

Appendix 3 Billingshurst

Consultee Ref	Consultee	Comment Number	How Consultee Responded	Nature of Response	Comment	Officer View and Recommendations	Officer Response	Keep updated
1	Geoffrey Lawes (Resident)	1	Online Form	Observation	1. Correction. The OS can be misleading, or maybe the net. Old Reservoir Farm is situated about a kilometer further East on the A272 than that shown on the image on Page 30. The photo is of my house, Mill Barn, formerly cowsheds for Hammonds Farm, of 19th century origin.	Noted - action proposed	Text for image on p.31 to be altered.	Yes
1	Geoffrey Lawes (Resident)	2	Online Form	Observation	I am pleased with the proposed boundary as shown on P54 which now includes the new Windmill Close, the historic ruined windmill and the footpath linking the A272 to the Bowling Alley woodland. What is not often noted is that just East of Mill Barn, adjoining the footpath is a deep underground L-shaped, arched roofed, brick-built water storage tank associated with an adjacent well. Both were of 19th century construction and must be considered as an interesting example of early water conservation, no doubt used to service the Hammonds dairy farm . There milk was dispensed by delivery or collection beside the present lay-by. As the area involved is scheduled as public open space in the new development I consider the conservation boundary should be expanded slightly to include them, and they should be incorporated into the public open space as a significant historical feature.	Noted - no action	It is not considered that the boundary should be altered.	Yes
2	Charles Watson (Resident)	3	Online Form	Observation	1.TREES: Many trees have been felled in the Conservation Area (CA) recently. HDC to: (a) look at impact to the whole CA when considering felling applications & (b) convert felling applications into pruning/lopping where feasible.	Noted- no action	The Council's Arboricultural Officer has examined the Plans for the revised conservation areas and provided input to the Council's consultants.	Yes
2	Charles Watson (Resident)	4	Online Form	Observation	2. INFORMATION FOR SHOPPERS/VISITORS ETC:(a)Signposts needed in High St to direct shoppers to key areas (e.g. Jengers Mead & public facilities). b."Tourist information" should be improved/modernised - possibly a board in Jengers Mead as well as Library area. (c.) Better signage and maintenance of, footpaths to countryside East & West of the CA as development is divorcing the CA from open countryside.	Noted- no action	Noted	Yes
2	Charles Watson (Resident)	5	Online Form	Observation	3.CAR PARKING: Merge the Library and Jengers Mead car parks (aquisition of central area) to maximise space & to provide green area to improve currently poor appearance of car parks.	Noted- no action	Noted	Yes
2	Charles Watson (Resident)	6	Online Form	Observation	4. PEDESTRIAN SAFETY IN HIGH ST. a. Traffic is heavy and speed limits are ignored by drivers. Action: widen the narrow footpaths, enforce speed compliance through speed camera & traffic calming. b. RETAIN guardrails/bollards in High St which protect pedestrians from vehicles; c.Discourage pavement parking, it obstructs buggies, mobility scooters etc d. Install CCTV - mainly for crime prevention. e. Assess need to protect pedestrians from vehicles veering onto pavements by additional bollards.	Noted- no action	Noted	Yes
2	Charles Watson (Resident)	7	Online Form	Observation	5. HGVS. Large HGVs damage foundations of old buildings and are a threat to pedestrians. Action; Ban HGVs from High St except for necessary access to shops/houses or pedestrianise central portion of the High St.	Noted- no action	Noted	Yes
2	Charles Watson (Resident)	8	Online Form	Observation	6. FLOODING OF HIGH ST: Storm drains at north end of High St were inadequate in 2013/14 winter with large rushes of water down the High St. Drains need to be improved especially at entrance to the Alders.	Noted- no action	Outside scope of Conservation Area Management Plan.	Yes
2	Charles Watson (Resident)	9	Online Form	Observation	7. COMMERCIAL PREMISES: Billingshurst needs strong retail sector. HDC should strongly discourage conversion of commercial units to residential in the CA especially the High St environs.	Noted- no action	The Management Plan does emphasise this.	Yes
2	Charles Watson (Resident)	10	Online Form	Observation	Maintain good footpaths from the CA to the open countryside to the East as some land bordering the town is being developed.	Noted- no action	Outside scope of Conservation Area Management Plan.	Yes
3	Jo Booth, Billingshurst Parish Council	11	Online Form	Objection	The Conservation Area Appraisal (CAA), in part, seeks to address the issue of the boundary bisecting properties. Yet the new boundary perpetuates this, e.g. The Billingshurst Centre.	Noted - action proposed	The boundary across the Billingshurst Centre will be checked.	Yes
3	Jo Booth, Billingshurst Parish Council	12	Online Form	Observation	Horsham District Council (HDC) itself defines a Conservation Area (CA) as 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. The present Jengers Mead development within the boundary makes the CAA difficult to accept for residents. There may be an argument to be had that the site itself is important - were the site to be redeveloped it certainly could enhance that part of the village centre - but members believe that residents will give little credence to the present development being part of a CA. Also, by being within the CA, perhaps this will be a limitation on how the area should in future be redeveloped;	Noted- no action	A long discussion between Horsham DC and the Built Heritage Consultancy decided on balance that removing all of Jengers Mead meant logically removing all of the housing north of East Street. Taking both out would seriously reduce the Conservation Area. Retaining it in the Conservation Area does at least mean that redevelopment would have to be an improvement on the present buildings	Yes

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3	Jo Booth, Billingshurst Parish Council	13	Online Form	Observation	The protection of certain present viewpoints are perplexing. Views from a 'rural' / undeveloped area will likely change as vegetation and trees grow; are the views to be protected forever more by managing the vegetation and trees within that view? And where do you stop considering views from? 'Rural' views, more so than those in the village centre, are a snapshot in time and should just be enjoyed as such - is it just the creep of planning control outside of the designated CA?	Noted- no action	The views were chosen as those at the time of survey that allowed the many historic buildings of Billingshurst to be appreciated.	Yes
3	Jo Booth, Billingshurst Parish Council	14	Online Form	Observation	The value of having a CA will only be realised if supported with appropriate enforcement resources. Members are not convinced that HDC will be assigning enough resource to effectively enforce protection of CAs, whether in having enough officers 'on the ground' or revising internal processes to ensure proper and full regard of CAs in determining planning applications.	Noted- no action	The Conservation Area document is designed to assist both Development Management and Enforcement at Horsham DC to know what it is that is important to see protected.	Yes
3	Jo Booth, Billingshurst Parish Council	15	Online Form	Observation	The proposed CA Management Plan reads like a wish-list to be delivered at others' expense.	Disagree - no action	The Management Plan does contain a number of environmental improvements that could be achieved with funding from a variety of sources	Yes
3	Jo Booth, Billingshurst Parish Council	16	Online Form	Observation	Members wonder whether it will have the effect, perhaps unintended, of extending protection to something that couldn't itself be statutorily protected, e.g. open space not being designated as a village green?	Noted- no action	There is very little open space apart from the churchyard included and that which is represents one of the last links from the built up area to open countryside.	Yes
3	Jo Booth, Billingshurst Parish Council	17	Online Form	Observation	It also seems to duplicate or at least 'tread on the toes of' other specialist assessments, e.g. Landscape and Heritage Plans; is it intended to interweave policies and not have them stand alone?	Disagree - no action	This is a document that reflects the policies and guidance in the other documents to be a development management tool for the town.	Yes
4	Joan Francis Horsham District Archaeology Group	18	Online Form	Observation	2. Introduction, Context p6 'The area where Billingshurst evolved was especially attractive to settlers as the soil here is more fertile than in the rest of the Weald'. Where has this information come from and is it correct?	Noted - no action	The information has come from reading various historical accounts of this part of West Sussex	Yes
4	Joan Francis Horsham District Archaeology Group	19	Online Form	Observation	5. Townscape and historic environment p22 The exact route of Stane Street through the town is not known and any opportunity to find this should be taken when development takes place whether by excavation or watching briefs.	Noted - no action	A decision would have to be take on any application for development on a site on the High Street that an archaeological condition could be applied	Yes
4	Joan Francis Horsham District Archaeology Group	20	Online Form	Observation	9. Management plan, the need for a Management Plan p35 'The demolition of any building or structure if its loss would damage the character or appearance of the Conservation Area' To include? Where an application for alteration/demolition is proposed to a listed building this should follow the guidelines set out in the Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings ABIR published 2014. So that the knowledge of their original construction can be preserved before it is lost. This does not always happen in West Sussex.	Noted - no action	Noted	Yes
4	Joan Francis Horsham District Archaeology Group	21	Online Form	Observation	Key threats: p38 'Loss of setting relationship between Billingshurst as a settlement and the countryside around it with the approval of development over the ridge on East Street directly east of the Conservation Area' Development of the Marringdean lane area a former north south track with its fields and hedgerows further adds to the loss of setting. Public footpaths form an important part of an area and how it is used and enjoyed by the public and should be shown on one of the maps in this document.	Noted - no action	This is a useful extra analysis of the findings from the survey. Some of the footpaths are marked on Map 6 which shows links	Yes
4	Joan Francis Horsham District Archaeology Group	22	Online Form	Observation	Appendix 1: Historic development p40 'The Weald was densely forested and, because of that and the heavy clay soil, it was not suitable for arable farming'. Recent archaeological evidence is suggesting that this may not be entirely true. The date of this landscape particularly to the east of Stanes street with its linear tracks and field pattern has not been dated and is a unique and little understood landscape. Evidence suggests some field boundaries found at Wickhurst green to the north of Billingshurst could be of a prehistoric date and while there was woodland it may not have been as densely forested as first thought.	Noted - no action	This is useful extra information but the text used do not contradict the new findings, and field boundaries could demarcate some areas where more fertile soil was found and the area cleared early on for farming.	Yes
4	Joan Francis Horsham District Archaeology Group	23	Online Form	Observation	'Important links' to the wider landscape are shown on the maps but it is not clear if these are the foot paths mentioned in the documents and if all foot paths in an area. Do they show bridle paths? Some of the areas foot paths and trackways may be of considerable age and in some case date from pre-historic times (Margary, Roman ways in the Weald)	Noted - action proposed	The links are generally footpaths or early roads, and not all the rights of way are marked. We will review them and add any that appear to be early routes.	Yes
4	Joan Francis Horsham District Archaeology Group	24	Online Form	Observation	Archaeological timeline Palaeolithic 750,000 -10,000 Mesolithic (c.10, 000 BC - c.5, 000 BC) Neolithic (c.5, 000 BC - c.2, 300 BC) Bronze Age (c.2, 300 BC - c.600 BC) Prehistoric Iron Age (c.600 BC - AD 43) Roman/Romano British (AD 43 - c. AD 410) Anglo Saxon (AD 410 - AD 1066) Medieval (AD 1066-AD 1485)	Noted - no action	Noted, the time periods chosen reflect distinct eras when there was similar development activity.	Yes

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5	Anthony Curry (Resident)	25	Online Form	Observation	1. I wish to add my support to the proposal set out in section H of Appendix 4 to the document to delete part of the existing Conservation Area by removing modern developments of little or no architectural or historic value and to provide a more logical and thought out boundary to the area. (I declare a personal interest in owning and living in a property which would no longer be within the Conservation Area if this is adopted.)	Noted - no action	We have carefully reviewed the existing boundaries and development that has taken place since 1973 and we believe that the areas of modern housing removed are those that do not contribute to the Conservation Area's character or appearance.	Yes
5	Anthony Curry (Resident)	26	Online Form	Observation	2. I would suggest that the adoption of section H should also lead to a re-appraisal of the proposed plan and the total deletion of the area to the south of the junction of the A272 (West Street) with the A29 adjacent to the Trinity United Reformed Church. The new boundary would then run along the centre of the A272 (West Street) and continue across the roundabout and then eastwards as shown on the existing proposal plan. It would remove the proposed addition set out in section G of Appendix 4. More importantly, it would provide a more logical positioning of the boundary. It would remove properties of little or no interest and indeed one considered negative to the area. I would further suggest that the junction of the A29 (High Street) with Station Road is such a hodge-podge and clutter of signs, posts, utility boxes and railings that it is unworthy of inclusion in the Conservation Area.	Noted - no action	We have carefully reviewed the existing boundaries and development that has taken place since 1973. We felt it important to retain Alicks Hill with its views north to the church and the houses on its west side, as well as those on the south side of West Street.	Yes
6	Daniel Corcoran, Planning Manager Devine Homes	27	Online Form	Objection	Objects to extension of CA, particularly with regards to land to the north of Little East Street - especially with regard to two recently-approved applications (45 & 475 dwellings).	Noted - no action	This extension allows an open space link to the east along the stream valley and to protect the wood.	Yes
7	John Fraher	28	Online Form	Support	I would like to comment that I am pleased you have reviewed and changed the boundaries to reflect the most historical parts of the village. I agree with the new boundaries.	Noted - no action	-	Yes
7	John Fraher	29	Online Form	Observation	What a shame that developments to the south of the existing area in the past 10 years have been so poorly planned to distract from the historical vernacular.	Noted - no action	-	Yes
7	John Fraher	30	Online Form	Observation	"A recently completed development at the very southern area of the Conservation Area has been planned around a three-sided courtyard and comprises three storey dwellings with uncharacteristic fenestration. Upon entering Billingshurst from the south, views are not possible of the Conservation Area until one reaches the junction with Station Road." What a waste of an opportunity to enhance the village with a development that was in keeping with village heart, an enhancement on the view from the south and not just a commercial success for Taylor Wimpy.	Noted - no action	-	Yes
8	Historic England	31	Email	Observation	Thank you for consulting Historic England on the above documents. We welcome and support the approach that Horsham Council is taking to revising and updating its conservation area appraisal and plans and the above documents, in our view, appropriately reflect the advice set out in our own guidance and more broadly in the National Planning Policy Guidance. While we have no specific comments to offer at this time on the individual conservation area documents, we would be pleased to offer advice on any specific matters arising from the preparation of the documents that fall within our remit, e.g. listed building repairs or parks and gardens enhancement.	Noted - no action	-	Yes
9	Natural England	32	Email	Observation	Natural England does not consider that these Draft Conservation Area Appraisals and Management Plans poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.	Noted - no action	-	Yes
10	Peter Shelswell	33	Email	Observation	Greetings, Thanks for the letter notifying me of the Draft Conservation Area Appraisal and Management Plan for Billingshurst. I live in Little East Street, on the border of an area proposed to be included in the new conservation area (Appendix 4, Section C). I would like this to be included. However there is a current planning application (DC/17/1502) for the allotment gardens. These gardens are part of the proposal to be included in the conservation area. There would appear to be a conflict here. How would this affect your proposals? Also, where the proposed additional conservation area enters the wood, it does not include the whole wood, merely following the line of a diagonal path up the hill. This path is often overgrown with bracken at this time of year. Locals tend to use the two paths at either end of the wood. I wonder whether it would be appropriate to include the whole of the woodland in the conservation area? This would then include and protect the valuable amenities of the paths most used by ramblers, dog walkers, and children playing games.	Noted - no action	Given the residential development that has been permitted to the east of Billingshurst, it is important that the historic wooded and agricultural setting of the Conservation is enhanced- this can be achieved by incorporating the allotments at the end of Little East Street and wooded area and footpaths connecting this area with Hammonds and Mill Barn on East Street.	Yes
11	Martin Stewart	34	Online Form	Observation	We whole heartedly endorse the proposal as it relates, in particular, to the east end of Little East St. Billingshurst, The character of the existing open land/allotments and woods provide a useful and well used community space and leisure areas. This also provides habitat for wildlife such as bats, butterflies and bees in the area. Given that the land is close to the centre of the village they allow those of all ages to use and walk in the location. Any further development would destroy this public amenity. Yours sincerely Mr & Mrs Stewart	Noted - no action	Given the residential development that has been permitted to the east of Billingshurst, it is important that the historic wooded and agricultural setting of the Conservation is enhanced- this can be achieved by incorporating the allotments at the end of Little East Street and wooded area and footpaths connecting this area with Hammonds and Mill Barn on East Street, as set out in Map 2 of the Billingshurst Conservation Area Appraisal.	Yes