



To All Councillors,

You are summoned to an **EXTRAORDINARY** Meeting of Billingshurst Parish Council on **MONDAY 29 September 2025 at 7pm** at the Billingshurst Centre.

Members of the public are welcome to attend this meeting and speak for a maximum of three minutes about an item on the agenda for this meeting during the Public Session at the discretion of the Chairman. They must give their name. **AT THIS MEETING, IF ANY MEMBER OF THE PUBLIC WOULD LIKE TO SPEAK, PLEASE CONTACT THE CLERK IN ADVANCE TO RESERVE A 3-MINUTE SPEAKING SLOT.**


G.C. Burt

Clerk to the Council

22 September 2025

Please note that all supporting papers can be found on the Councils' website.

A G E N D A

1. Chairman's Announcements.
2. Apologies for Absence.
3. To Receive Declarations of Interest and consider any requests for a dispensation.
Adjournment for
4. Public Session (Members of the Public may speak for up to 3 minutes at the discretion of the Chairman). They must give their name.
Resume Meeting
5. Approval of the Minutes of the Meeting held on 16 September 2025. (Previously sent)
6. To consider landlord consent requests from HDC to carry out projects at Jubilee Fields, Station Road Community Gardens and Lower Station Road Recreation Ground, which have been suggested as part of the *Better Billingshurst* community infrastructure program – Appendix A.
7. Date of Next Meeting – 5 November 2025

Members of the public should be aware that being present at a meeting of the Council or one of its Committees or Sub-Committees will be deemed as the person having given consent to being recorded (photograph, film or audio recording) at the meeting, by any person present.

APPENDIX A

BILLINGSHURST PARISH COUNCIL

MONDAY 29 SEPTEMBER 2025

BETTER BILLINGSHURST INVESTMENT FUND (BBIF)

FOR DECISION

REPORT BY CLERK

I reported to Council in May last on work being done by Horsham District Council (HDC) to address a perceived deficit in infrastructure caused by new housing in the parish, via a *Better Billingshurst Investment Fund* made up of S106 funds and new money provided by HDC.

Projects were suggested by various stakeholders over the last 12 months. As some of the projects are on Parish Council land, Cllrs **RESOLVED** *to welcome the investment in its open spaces and consider in detail the proposals following the public consultation, prior to giving any landlord's consent. [The Council wishes to see all comments relating to its sites, suitably anonymised. Any consultation literature to make clear that the Parish Council has not considered the proposals in detail therefore currently is neither supportive or otherwise.]* (Min 39/25 refers)

The projects on BPC land are detailed in the attached slides, along with relevant extracts from the public consultation conducted by HDC over the summer.

These are only concepts at the moment and those projects that the Parish Council is willing to support/permit to be constructed on its land, will go to the *Better Billingshurst Investment Panel* (which comprises representatives from both the Parish and District Councils *et al*) this autumn which will decide what projects are progressed.

As the projects were not discussed with officers of the Parish Council before they were *launched*, officers comments are as per below.

In addition, I am obliged to point out to members that whilst HDC will be funding and managing these projects, no accompanying funds are provided for onward maintenance, although it accepted that initial maintenance will be low.

Groups with formal interests in the sites have been asked to attend the meeting and/or convey their views in advance.

LOWER STATION ROAD RECREATION GROUND		
A1	New ball sport area south of Tennis Courts	The Council previously rejected a proposal by the Tennis Club to construct a fifth tennis court here, citing the further encroachment upon the green open space, amid much opposition.
A2	New seating area adjoining Tennis Club and Scout Hut.	A seat here was recently removed due to anti-social behaviour.
A3	New perimeter path	The Parish Council struggles to maintain the car park and access road, plus trim trail at

		Jubilee Fields. Pathways are very expensive to maintain.
A4	New Pump Track	This will further reduce the green open space. HDC has failed to explain why a more suitable sloping site in its ownership, between Cherry Tree Close play area and the bypass path cannot be utilised.
A5	New Skate Park	This will further reduce the green open space. The existing concrete skate park next to the Parbrook already suffers with subsidence/heave. A replacement facility is required in the south of the village but should be sited away from a watercourse.
A6	Upgrade existing play area & new signage	Welcomed. The play area looks tired and requires refreshing.
	General comment: This site is the only large open space in the parish unencumbered by paths, marked games area and other facilities, lending itself to village events, informal play and sports, dog exercise etc. We regularly receive comments from dog walkers at Jubilee Fields complaining that too much of that site is given over to formal sports.	

Station Road Community Gardens		
B1	Ball Court resurfacing.	Welcomed although concern over costs of maintaining.
B2	Improvements to Youth Shelter seating area	Welcomed.
B3	Ground level lighting	The Parish Council has in the past looked at some lighting in the Gardens but it has never been progressed. This proposal is therefore welcomed, however officers would object to lighting in the ground due to reliability and cost of maintenance. More conventional column-mounted lighting is recommended.

Jubilee Fields		
C1	New play area with cricket nets relocated alongside.	Having been mentioned in the past this would be a welcome addition to the family offering at Jubilee Fields. However, the proximity to the cricket outfield would require careful consideration. [Note, the suggested site is actually in the leasehold ownership of the Billingshurst Sports and Recreation Association (BSRA) and it is doubted they would be willing to take responsibility for it, so there would need to be arrangements put in place for BPC to look after this.]

The Council is invited to consider if it is willing to give landlord's consent for each project accordingly.



Better Billingshurst:

Playgrounds & Recreation

Feedback from the Early Stakeholder Engagement

“Upgrade the children's play area in Station Road Gardens and recreation ground.”

“Would like play parks improved to take children to for outdoor play.”

“There is a lack of a central, well equipped children's play area, like dinosaur island in Southwater for example. The existing playgrounds are small, remote and 'tucked away', leaving them vulnerable to vandalism and can feel unsafe.”

“Playgrounds need updating and need to be enclosed.”

Billingshurst Parish Neighbourhood Plan (2019-2031)

- The Local Green Space (LGS) designation is a powerful tool for neighbourhood planners to protect community assets such as open space.
- Once allocated, the level of protection afforded to LGS is akin to 'green belt'.
- The national policy on LGS refers to treating such spaces as green belt which carries an 'exceptional circumstances' test.

POLICY BILL15: LOCAL GREEN SPACES

A. The following 15 areas shown on the Policies Map in Section 12 are designated as a Local Green Spaces:

1. Manor Fields
2. Cherry Tree Close Play Space
3. Wood at Bypass
4. Bowling Alley
5. Green at Frenches Mead
6. Carpenters Green
7. Cleveland Gardens
8. Forge Way Green
9. Green, fronting Carpenters
10. Green north of Ostlers View
11. south of Ostlers View
12. Maple Road Green
13. Green at Broomfield Drive (South)
14. Station Road Gardens
15. Lower Station Road Recreation Ground



Figure 9.1: Local Green Spaces

POLICY BILL 4: PROVISION OF LEISURE AND RECREATION FACILITIES

A. In order to provide for the increased need for leisure provision to support the growing population of Billingshurst, development proposals that deliver the following shall be strongly supported:

i. The improvement in the quality of existing play areas to conform to HDC standards¹³.

ii. The provision of additional play areas to serve the needs of children of all ages, in line with the HDC's Quantity Standard¹⁴. Where possible, this should incorporate areas for 'natural play'¹⁵. New residential development should demonstrate how it has actively provided for natural play through the design of public green spaces.

iii. The modernisation of facilities serving Jubilee Fields, including the provision of a 4G astro turf pitch.

iv. The provision of additional and improved youth facilities, including improvements to the facilities at the existing skate parks.

v. The provision of a Multi-Use Games Area, incorporating a 3G pitch and appropriately-designed and sensitive floodlights, as well as improvements to existing artificial turf pitches.

B. The delivery of new facilities or improvements to existing facilities – including the Sports Hall at Billingshurst Leisure Centre - will be secured through Section 106 contributions or Community Infrastructure Levy funding or provided on site.

Policy conformity: NDP Objective: 2; HDPPF Policy: 43; NPPF para: 91, 92, 96, 97



Billingshurst Parish Neighbourhood Plan (cont.)

- Policy Bill 4 of the Billingshurst Parish Neighbourhood Plan does make provision for play areas to serve the needs of children of all ages and also the provision of additional and improved youth facilities.
- The LGS designation background information prepared by the Neighbourhood Plan team identified the recreational value of the sites and the existing play and activity areas.
- Given the LGS designations of these two sites and that the proposed improvements are on Parish-owned land, the Parish Council's feedback on the proposals will be critical.

Lower Station Road Recreation Ground



Lower Station Road Recreation Ground



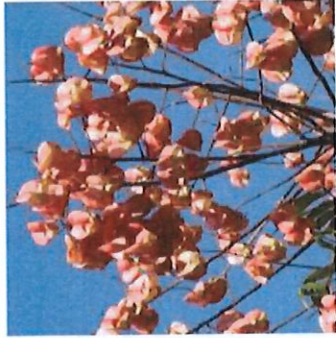
Potential Improvements - Lower Station Road Recreation Ground

Sensory and natural play



Lamb's Ear: Fuzzy and soft to touch.

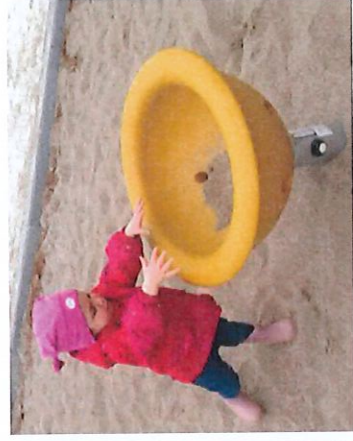
(Images:



Golden-rain Tree: Fruit capsules clatter in the wind and are fun to play with.

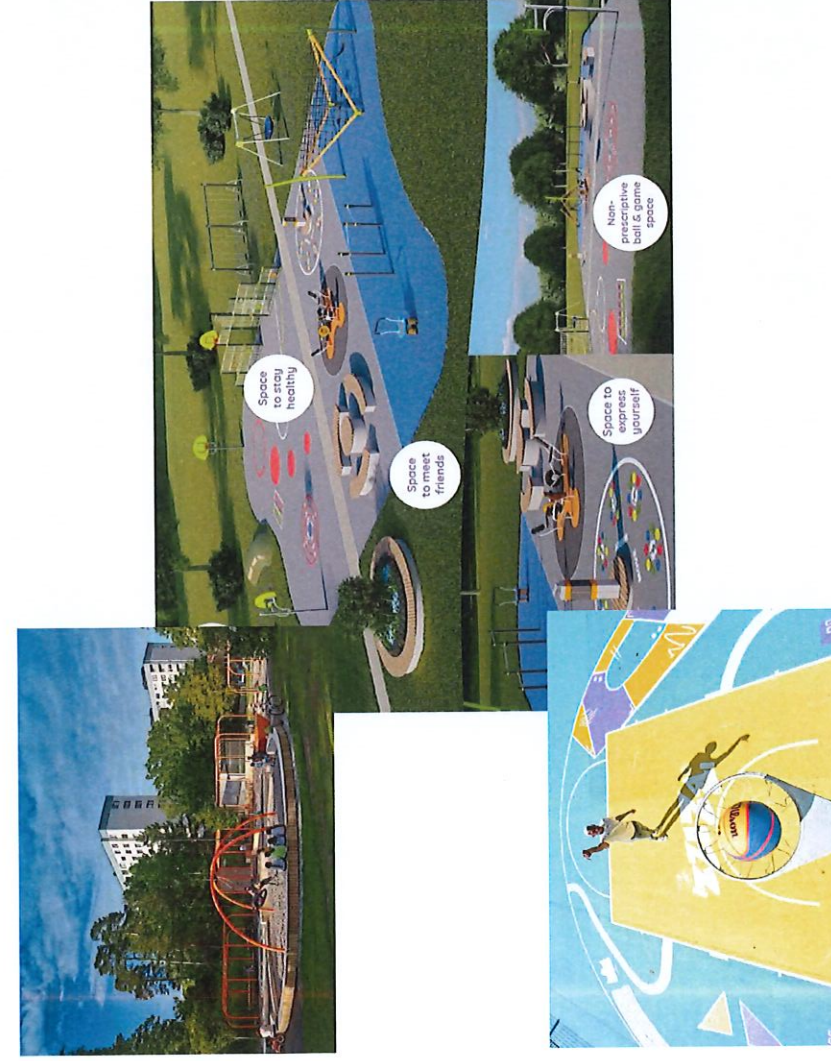


Lavender: pleasant and calming fragrance.



Potential Improvements - Lower Station Road Recreation Ground

Multi sports area



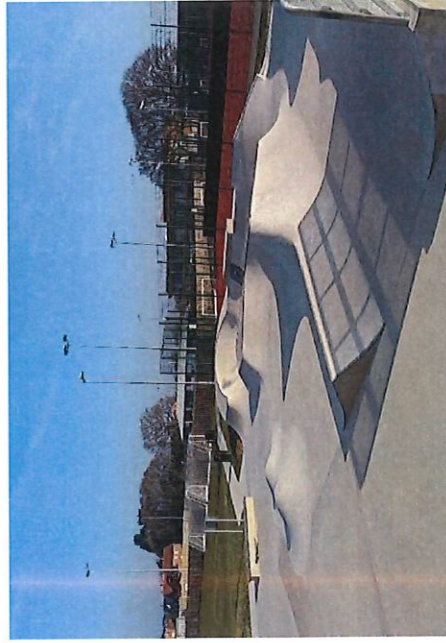
Potential Improvements - Lower Station Road Recreation Ground

Seating areas



Potential Improvements - Lower Station Road Recreation Ground

Pump track and skatepark



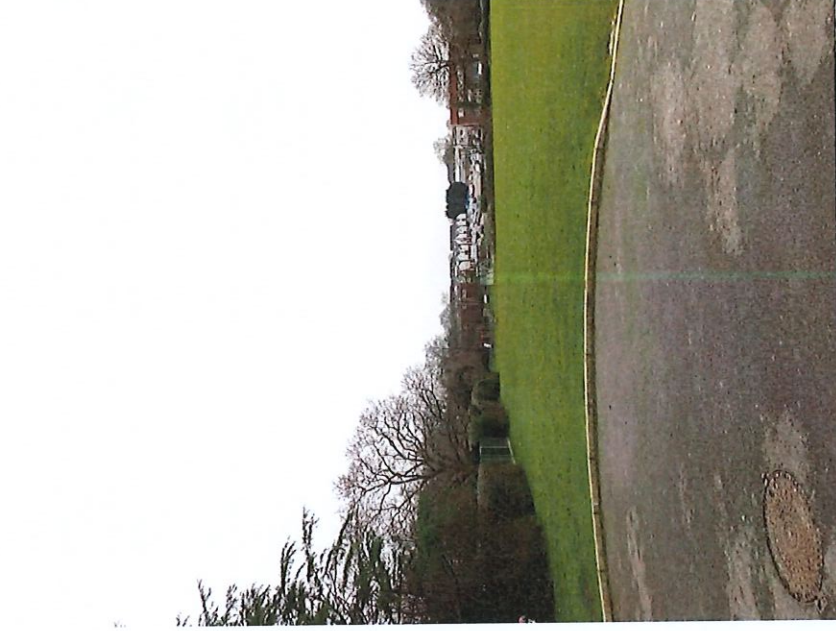
Potential Improvements - Lower Station Road Recreation Ground

Perimeter path

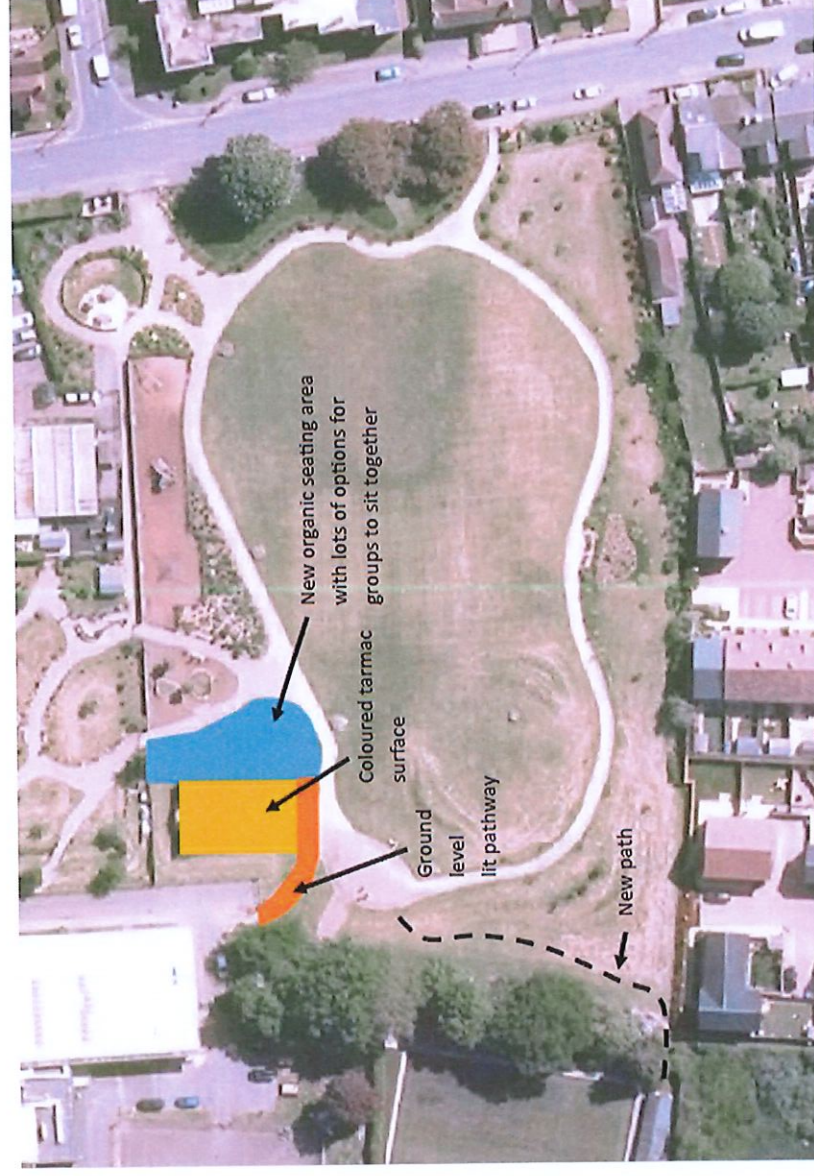


Potential Improvements - Lower Station Road Recreation Ground

Perimeter path

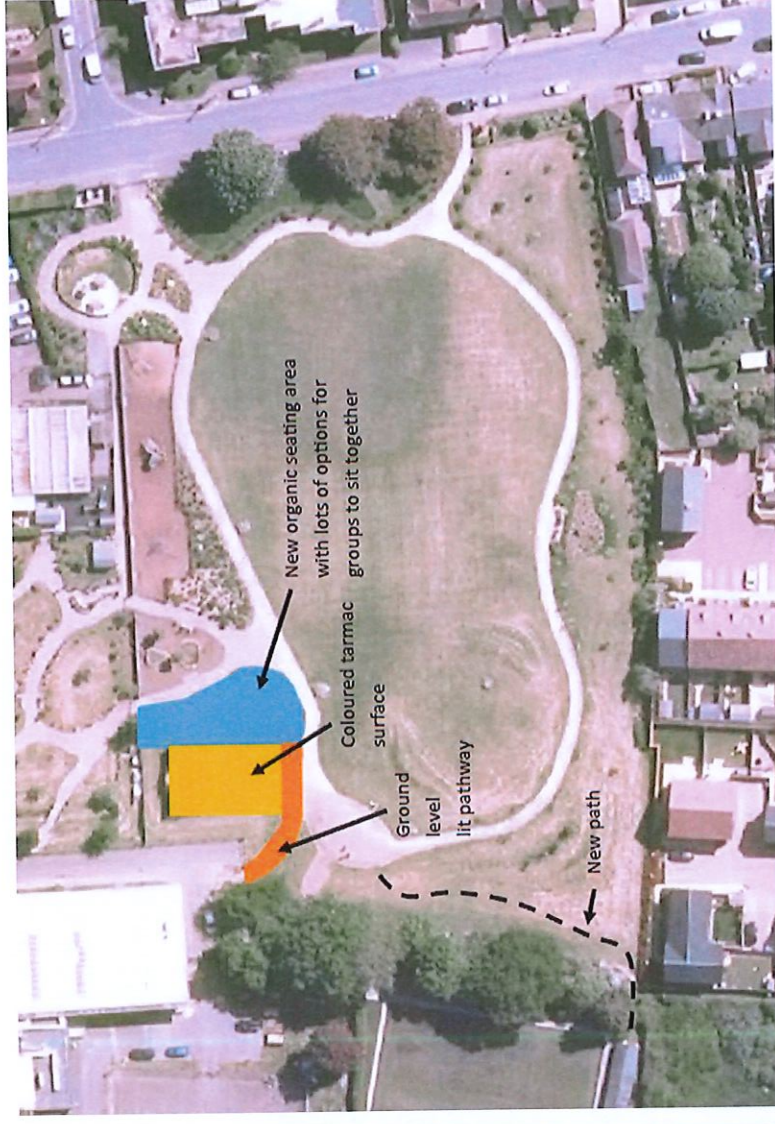


Station Road Community Gardens



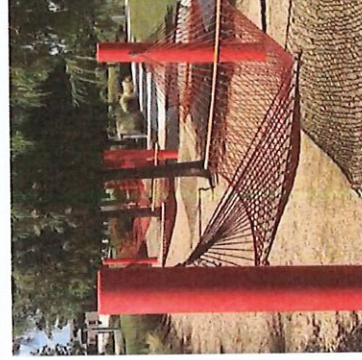
Potential Improvements - Station Road Community Gardens

Ground level lighting



Potential Improvements - Station Road Community Gardens

Seating area

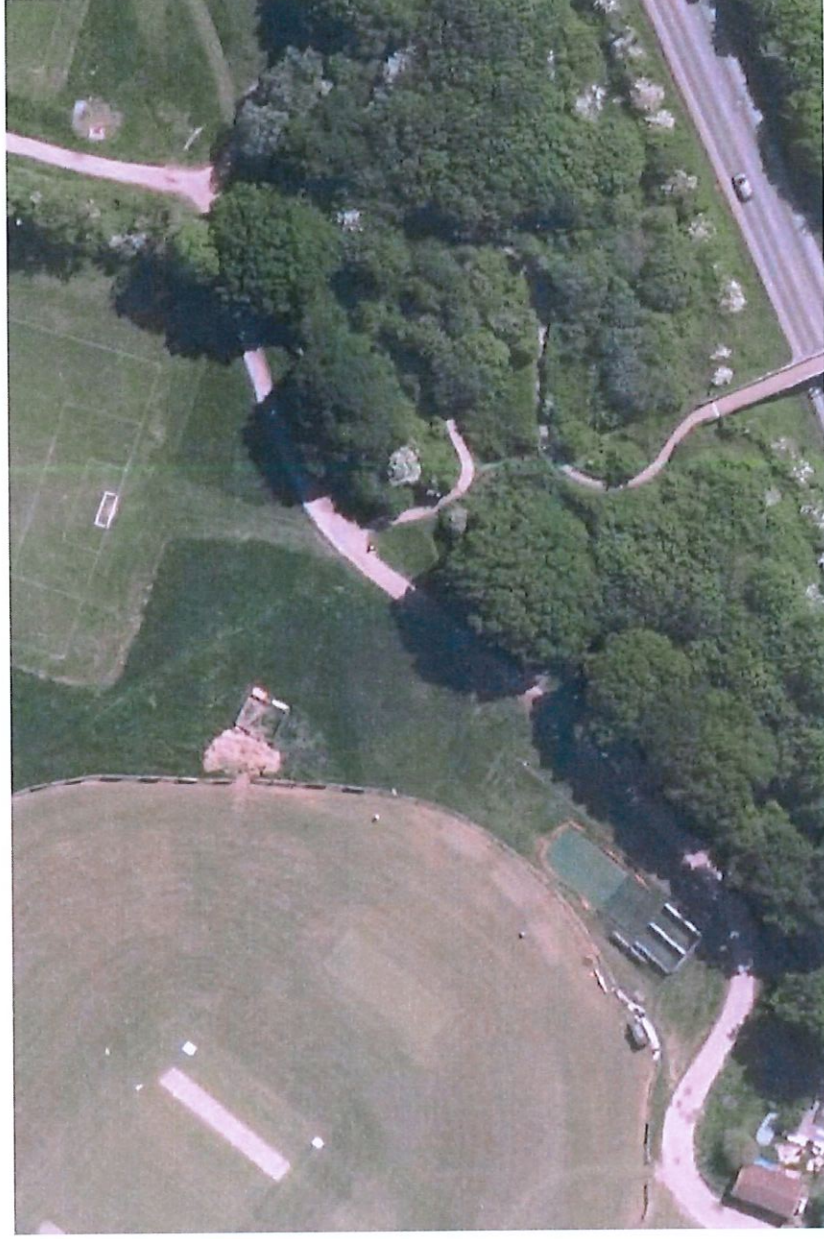


Potential Improvements - Station Road Community Gardens

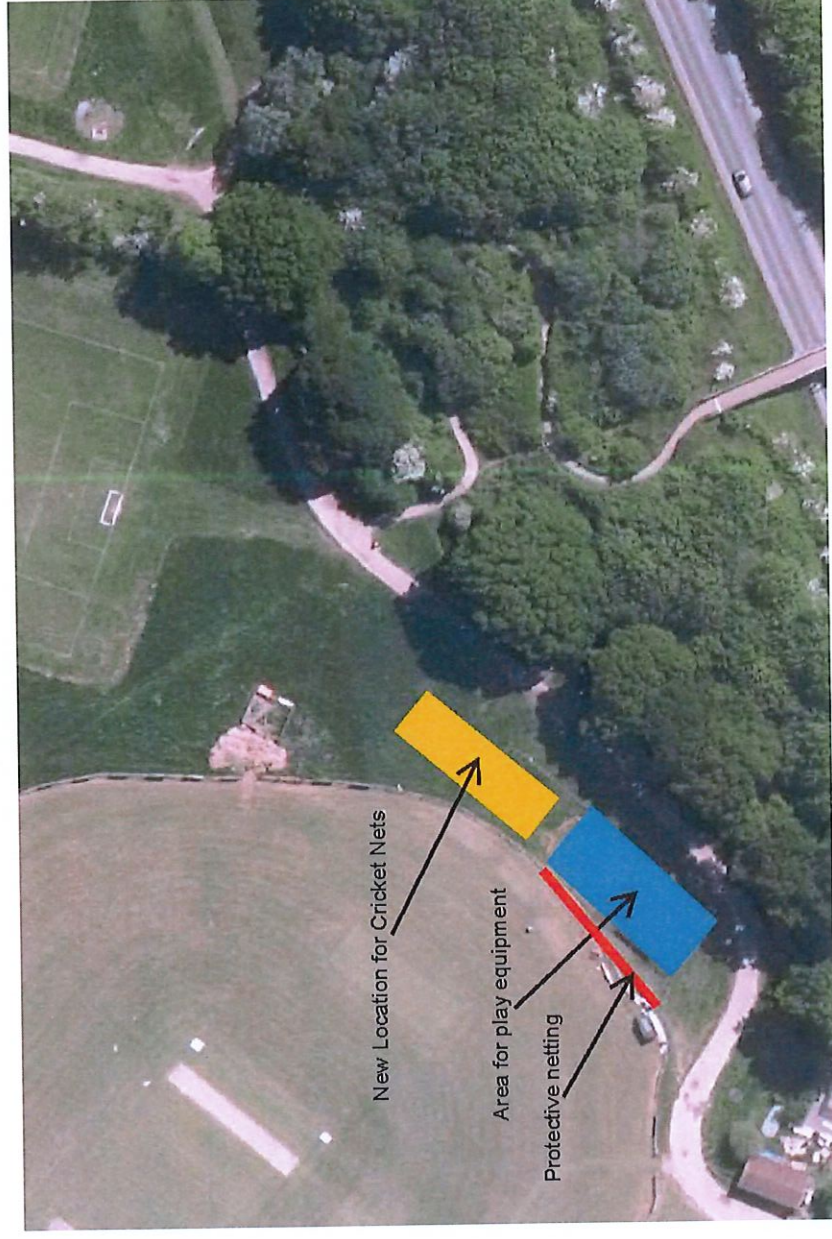
Ball court resurfacing



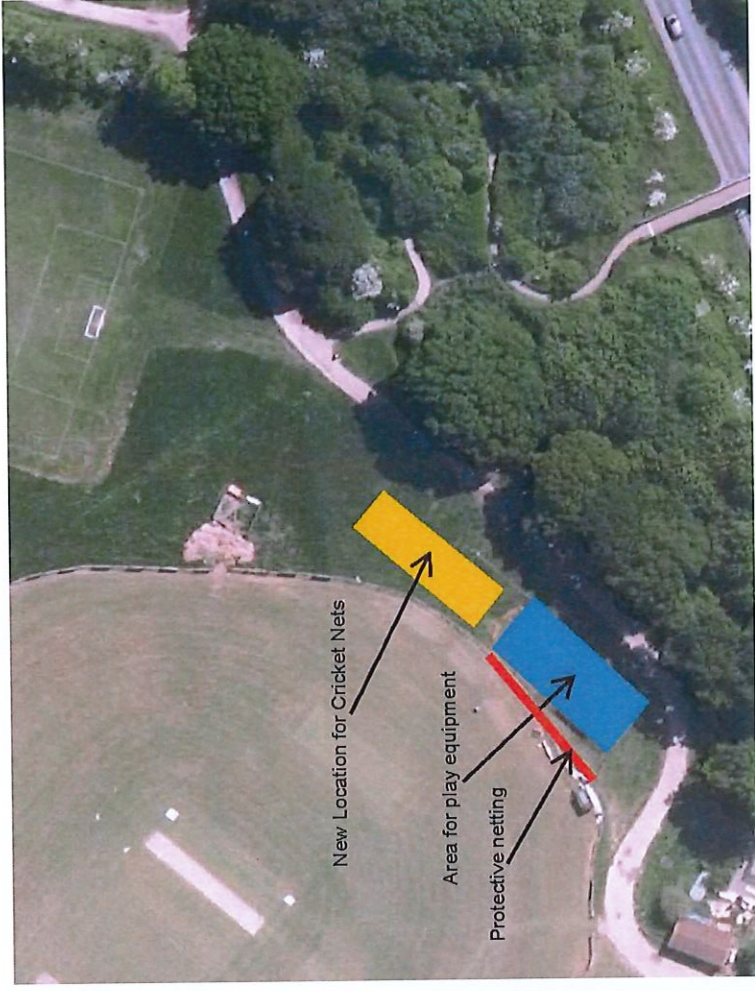
Jubilee Fields



Potential Improvements - Jubilee Fields



Potential Improvements - Jubilee Fields



Public Consultation

Open Space & Recreation – Overview

- Consensus that play and recreation areas are crucial for children and young people.
- Several respondents found anti-social behaviour to be an issue in the village, Many suggested there is a lack of engaging outdoor spaces for older children and teenagers. The green sheltered seating area at Station Road Community Gardens was highlighted as a problem.
- Green spaces would benefit from improvements to accessibility and functionality including additional seating, picnic benches and connections between areas.
- Respondents supported replacing or repairing outdated play equipment and to provide a wider variety of equipment. New equipment should be easily accessible and usable in winter too.
- Jubilee Fields was frequently recognised as a key green space used by much of the community. Additional leisure and recreation were requested
- Respondents were more in favour of larger open spaces and play areas.

Public Consultation - Comments relating to Lower Station Road Recreation Ground Proposed Improvements

- "...Natts lane play park is a hub for the young people of the village, and especially for the new estates springing up in the south of the village. The rec (as it was affectionately known by my friends and I when we were young) has always been a great space to be, with the scout hut and tennis club within, and the Billingshurst carnival every year, it is another well-loved and used area by a very broad sector of the community..."
- "...Open spaces needed with plenty of seating to enjoy our environment..."
- "...natts lane, lots of play areas need attention. Pump track for teens would be great..."
- "...the recreation areas of lower station road and jubilee fields are large and really nice..."
- "...Pump track please..."
- "...The lower station road field hosts the Billingshurst show and is used by 200 plus youth every week. We should keep this green space and not restrict its size in any way. Ideal for dog walkers too..."
- "...Vital to retain and maintain very limited green spaces remaining in Billingshurst. Good to have an accessible area in the village for all age groups to meet and socialise informally. This could possibly be located in lower station gardens with a community cafe as currently the only places face the main car park or main road (High St) ..."
- "...Billingshurst needs a Pump Track - it will benefit so many..."
- "...Lower station Road field is a great, open space, used by Scouts and Guides for activities and general public for dog walking and games. If this was over developed the uses mentioned, and The Billingshurst Show, would have reduced space..."
- "...Pump track would give a place for youths to go to do to spend positive time creatively..."
- "...Open spaces needed with plenty of seating to enjoy our environment. Consideration should be given to smooth footpaths for walking, pushchairs, wheelchairs and those using walking aids."
- "...More investment in health and wellbeing-focused spaces—such as covered training areas, outdoor gyms, or multi-use sports zones—would be a valuable addition to the local economy and community life..."
- "Lower station Road field is a great, open space, used by Scouts and Guides for activities and general public for dog walking and games. If this was over developed the uses mentioned, and The Billingshurst Show, would have reduced space."
- "...Pump track for teens would be great..."
- "...Benefits for all across ages including children, lower station rd in particular has so much potential but currently very limited use through the year..."

Public Consultation - Comments relating to Station Road Community Gardens Proposed Improvements

"...The green open space created at station road gardens has been a wonderful success over the years, and is an amazing space to bring the community together for events. Being within the school hub, it is a well loved and used facility by the parents and children of the village daily. It creates a wonderful first impression for visitors coming into the village by train and we should be rightly proud of this. It is amazing oasis to the end of the village that was forgotten for many years..."

"...any improvements to the seating would be great, as teenagers are the only people comfortable using the metal structures near the leisure centre. I think they are orientated to allow seating for only a small group..."

"...I would like to see more improvements in the village centre and station road gardens. Where young people can safely access facilities and activities as well as elderly..."

"...Some nice seating with back rests in station row gardens maybe a zip line"

"...the recreation areas of lower station road and jubilee fields are large and really nice, any improvements to the seating would be great, as teenagers are the only people comfortable using the metal structures near the leisure centre..."

"...More lighting in station road gardens would be good"

"...Install lighting on footpaths not already lit so women feel safe to walk out at night..."

"The green open space created at station road gardens has been a wonderful success over the years, and is an amazing space to bring the community together for events. Being within the school hub, it is a well loved and used facility by the parents and children of the village daily."

"...current green spaces e.g. Station Road Gardens need more support..."

"... You want them to be outside and playing and yes you have two hard courts (station road and new build area) but this is not enough. No free tennis courts. No climbing frames or adventures for the older kids. Nothing for them to do..."

Public Consultation - Comments relating to Jubilee Fields Play Proposed Improvements

"...Jubilee fields has so much potential. New play area, better pitches, new venue would create an amazing area for the community to use..."

"... Maybe a small playpark with tearoom for school holidays/weekends would be nice as well as a dog park. (At Jubilee Fields)..."

"...Jubilee fields would be the perfect place for a new play park..."

"...Keep the anti social behaviour down and create more community spirit with multi activities being housed in a community space centred around jubilee fields..."

"...expand and add other facilities such as Padel and a children's play area..."

"... We need a proper park like Southwater and like Horsham itself has in triplicate..."

"...The children could do with a nice big playground, not lots of little ones. Having one near the skate park would be perfect..."

Discussion

