



To All Councillors,

You are summoned to an Extraordinary Meeting of Billingshurst Parish Council on **Tuesday 2 December 2025 at 6pm** 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.

G.C. Burt

Clerk to the Council

24 November 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. To receive an update from Martin Hawthorn of the Highwood Group on the proposed *West of Billingshurst* development.
6. Approval of the Minutes of the Meeting held on 5 November 2025. (Previously sent)
7. Clerk's Report.
8. To consider a response to major planning application:

DC/25/1697

Billingshurst Business Park, Land at Stane Street, Billingshurst, West Sussex.

Hybrid application comprising: Mixed use development, including detailed permission for means of access and 1,338 sqm business floorspace with the remainder of the development in outline, comprising up to 102no. homes and up to 5,605 sqm of business floorspace (Classes E g (iii)/B2/B8).

(In case the Council wishes to object, then suggested reasons are attached, Appendix A.)

9. Date of Next Meeting – **7 January 2026**

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
Billingshurst Centre
Roman Way
Billingshurst
RH14 9QW

Nicola Pettifer, Case Officer

Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Application: DC/25/1697

Hybrid application comprising: Mixed use development, including detailed permission for means of access and 1,338 sqm business floorspace with the remainder of the development in outline, comprising up to 102no. homes and up to 5,605 sqm of business floorspace (Classes E g (iii)/B2/B8)

Billingshurst Business Park Land at Grid Reference 509292 126746 Stane Street Billingshurst West Sussex

Dear Nicola,

We have received notice of this application and find it deeply worrying that such a change to the agreed use of this site is being submitted.

The change of use of this part of the site, from workshops and trade units - intended for local businesses - to housing, is a clear divergence away from the reasons for which previous applications have been supported by the Parish Council.

Design and Overdevelopment

Whilst an outline application, the concept of inserting up to 102 dwellings, in an area of approximately 3.35 hectares, outside of the existing built-up area boundary (BUAB) is not in line with the Billingshurst Neighbourhood Plan Policy BILL 1: Billingshurst Built-up Area Boundary nor the Horsham District Local Plan (2023-40) Strategic Policy 3: Settlement Expansion.

We have recently had approved an application at the south of the village on an area of 3.55hectares and that was only for 79 dwellings – a figure of 22.25 dwellings per hectare, which was already considered higher than the developments around it. This change to the trade park would see a density of 30.45 dwellings per hectare, which is not in keeping with

the rural design of Billingshurst, especially when tacked onto the side of the village outside the BUAB.

This proposal is not in line with HDPF's monitoring framework commitment to Policy 3 - Strategic Policy: Development Hierarchy, where the target to be achieved was cited as "no development to be delivered outside BUAB unless through Neighbourhood Development Plans" which this would go against.

Whilst not yet completed, the removal of the smaller units from this development would also go against the ethos of the strategic policy for economic growth, where we would be losing potential employment land. Under the original application for the site, HDC's Economic Development team commented, as a consultee, that within Billingshurst:

"There is currently a lack of supply of modern fit for use commercial sites in the District, both in terms of meeting the needs of smaller and larger businesses. This is evident in the poor performance of business rates growth and the lack of opportunities provided for existing companies to expand. Enquiries from businesses to Economic Development for commercial floorspace fit for purpose have recently increased. Much of the current stock is in need of updating in order to meet these needs. Priority 1 of the Economic Strategy states the importance of ensuring businesses have the confidence to invest in Horsham District as an economic location. The championing of strategic sites and new commercial developments will be critical in achieving inward investment from companies outside of the District.

This is furthered in Priority 2: Enterprise, in which a key point is to ensure our businesses become more productive and resilient to support long term growth. The provision of additional commercial floorspace will provide businesses the opportunity to expand and further their growth. These priorities are key to ensuring economic growth in the District. The current proposal would be another move to improve the commercial offer the District has and provide space for businesses in the District to expand as well as sites for inward investment. Economic Development strongly supports this application as it addresses key points within the economic strategy.

It was for this reason that the parish and the district supported the trade and business park being built and its change to housing would deviate from the support it was given.

The HDPF seeks to focus growth within defined built-up area boundaries (Policies 1,2,3), while the countryside is protected against inappropriate development thus only development essential to its countryside location is considered acceptable (Policy 26). This proposed development site is located outside of the BUAB of Billingshurst. It therefore does not accord with Policy 3 and conflicts with Policy 26 because it is not essential to its countryside location. Turning this into another housing development would go against the nature of the site, the reasons for which it was supported and the need which Billingshurst requires.

Highway Access and Parking

There are already concerns regarding the traffic on the A29 at present, with morning queues building up from the New Road Roundabout back to the Hilland Roundabout each day, adding an additional potential of 204 morning journeys trying to exit onto this roundabout will cause further delays given that most dwellings will own two cars. This stretch of the A29 is already a dangerous road with Department for Transport accident statistics showing three slight [yellow], one serious [orange] and two fatal collisions [red] in the past three years of data (2021-2024) and these are just those reported to be included with the DfT figures.



The use of this land as housing will create a much greater level of increased traffic than the use of the land as trade and business units, as approved.

Loss of General Amenity, Privacy Light and Noise

If the application were permitted, we would be looking at 102 new dwellings, with vehicles entering and exiting the site, through the existing commercial area, and some of these dwellings living behind a petrol station operating 24 hours a day.

Those residents who opted to live there would be subject to large vehicle movements, noise from commercial units, and the smell of petrol fumes. As a commercial site, the site is vacant much of the night (excluding the 24-hour petrol station) and therefore create minimal light pollution however a residential area creates noise, light and car movements all round the clock. This would have an adverse effect on the local environment, light pollution onto New Road, which is not within the applicant's ownership.

For the reasons given above, we therefore do not agree with the change in the purpose of this site, and **OBJECT** to this planning application.

Yours sincerely,

Richard Plant
Assistant Clerk
Billingshurst Parish Council