



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1108
Denhams , Andrews Hill, Billingshurst, West Sussex, RH14 9JT

DESCRIPTION:

Construction of 1no. detached dwelling and 2no. semi-detached dwellings.

RELEVANT PLANNING HISTORY

DC/07/2291	Closure of existing vehicle access and proposed new crossover and private driveway	Application Permitted on 14.02.2008
DC/08/0455	Erection of 1 dwelling - land adjacent to Denhams (Outline)	Application Refused on 25.04.2008

DESCRIPTION OF THE SITE

The application site comprises an area of approximately 0.086 hectares of land located on the eastern side of Stane Street (A29), at Andrew's Hill, Billingshurst. The land adjoins the residential property known as Denhams to the north and lies immediately south of a small cluster of dwellings, including Flagstones and Home Cottage, both of which are Grade II listed buildings.

The site currently forms part of the residential curtilage of Denhams and is largely open in character, bounded by mature hedging and trees along its eastern and southern boundaries. The land is presently undeveloped and does not contain any permanent structures. Access is taken from Stane Street, a principal route running north-south through the locality.

The site lies outside but close to the defined built-up area boundary of Billingshurst, which is approximately 430 metres to the north. The surrounding area is semi-rural in character, comprising a mix of detached and semi-detached dwellings of varying age and design interspersed with open countryside. The site is not subject to any specific landscape designation, although it lies within the setting of several designated and non-designated heritage assets, including Flagstones, Home Cottage, and Denhams.

DESCRIPTION OF THE APPLICATION

The application seeks full planning permission for the erection of three dwellings on land adjoining Denhams, Andrews Hill, Billingshurst. The scheme comprises one detached two-storey dwelling and a pair of two-storey semi-detached dwellings, each providing three bedrooms.

The dwellings are of brick and tile construction with pitched, hipped roofs and are designed to reflect the local rural vernacular. Each property will have private garden space, cycle storage and allocated parking, with additional communal bin storage provided on site. Vehicular access will be taken directly from Stane Street, with permeable surfacing, rainwater harvesting and electric vehicle charging points incorporated into the layout.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 – Parking

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five-year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five-year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Billingshurst Parish Design Statement

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Arboricultural officer: Advice - The application lacks a measured tree survey and assessment of existing trees on or adjacent to the site. Based on on-site observations, the trees present are mostly small and domestic in scale, and do not pose significant constraints to potential redevelopment. However, the proposed development would require the removal of all internal site trees and vegetation.

HDC Conservation: Objection - The proposal for three dwellings on this site was previously assessed in 2020, with concerns raised about its density and formal layout conflicting with the informal, piecemeal character of the surrounding historic buildings. That view remains unchanged. The current scheme, particularly the positioning of the semi-detached dwellings, creates a perception of a continuous build line with Denhams, which contrasts with the existing informal and less dense arrangement of buildings. Design changes since the pre-application stage—such as the removal of chimney stacks, a deeper footprint, and an artificial break in the elevation—further reinforce a suburban character that is out of keeping with the rural setting.

The development would have a suburbanising effect, diluting the rural character of the group of historic buildings. Flagstones and Home Cottage are identified as the most affected, with the proposal causing less than substantial harm at the lower end of the scale. Webb Cottage would also be impacted, though to a lesser degree, due to its visual connection with Home Cottage. While St Andrew's House would still be experienced in its setting from certain viewpoints, the proposed dwellings would be intervisible from the A29, resulting in negligible but still present harm.

Although the area has undergone changes over time, these have not been as impactful as the proposed development. References in the heritage statement to modern farm buildings and other nearby changes are acknowledged, but they are seen as less intrusive and more reflective of the area's agrarian character, rather than suburban expansion. The suggestion that the area has evolved into a townscape is strongly disputed.

In conclusion, while there may be potential to develop the site, it should be done in a way that respects and reinforces the informal, rural character of the historic setting. The current proposal does not achieve this and would result in harm. However, there is a willingness to engage with the applicant and their agent to explore alternative schemes that would be more appropriate and avoid such harm.

OUTSIDE AGENCIES

Ecology Consultant: No Objection - The site does not support roosting bats but lies within the sustenance zone for Barbastelle bats associated with The Mens and Ebernoe Common SACs. The loss of eight trees and potential for light spill could fragment foraging and commuting routes, therefore mitigation is required. An ecologically sensitive lighting strategy, biodiversity compensation for lost trees, and precautionary measures for species such as hedgehog and amphibians should be secured

by condition. Biodiversity enhancements, including bird and bee boxes, are also recommended. The HRA Appropriate Assessment concludes that, with mitigation, there would be no adverse effect on the integrity of designated sites. Final determination remains subject to Natural England's comments on water neutrality and bats.

Natural England: No Objection – subject to appropriate mitigation being secured.

Southern Water: Comment – Standard information given in relation to proposed disposal to ground from package treatment plant and proposed SUDS features.

WSCC Highways: More information required - Stane Street is a national speed limit A-road. The submission includes a Transport Statement by GTA Civils & Transport. While visibility splays of 2.4m x 160m have been demonstrated, speed survey data indicates that splays of 167m are required to meet Design Manual for Roads and Bridges (DMRB) standards. Additionally, there is concern that the northern visibility splay may be obstructed by the road's alignment and the brow of the hill. The LHA requests visibility to be demonstrated from a realistic driver's eye perspective and recommends reassessing forward visibility for vehicles approaching the site. These points should be raised with the applicant, and the LHA will reassess the application once the requested information is provided.

PUBLIC CONSULTATIONS:

Representations:

5 letters of Objection have been received from 4 addresses, objecting to the application on the following grounds:

- Residential amenity: Loss of privacy, overlooking, overshadowing and reduced daylight to Flagstones and Home Cottage (both listed buildings). Location of bin stores seen as harmful to neighbouring outlook.
- Character and heritage: Concern that the dwellings would appear "modern" and suburban, out of keeping with the rural cluster of historic listed buildings at Andrews Hill. Fear of overdevelopment and erosion of the hamlet's character.
- Highway safety: Stane Street described as a fast, dangerous road on a brow of a hill and bend. Increased use of the access considered unsafe, with risks to vehicles, cyclists and pedestrians.
- Ecology and environment: Loss of green space, vegetation and habitats for wildlife; general urbanising effect on a rural area.
- Infrastructure: Existing issues raised with water pressure, shared septic tank capacity and land maintenance at Denhams. Concerns that new dwellings will exacerbate problems. Also queries over energy supply (no mains gas, reliance on oil, LPG or electric heat pumps).

2 letters for Support have been received from 2 addresses, supporting the application on the following grounds:

- Opportunity to provide new housing in Billingshurst, with designs that make use of traditional brick and tile materials.
- Would provide family homes in a sustainable location, and note the inclusion of features such as rainwater harvesting and EV charging points.

Parish Comments:

Billingshurst Parish Council: Objection - The reasons for objection include concerns over overdevelopment of the rural site, with the proposed terraced-style housing considered out of character for the area. The increased housing density and terracing were also seen as having a negative impact on the setting of neighbouring listed buildings. Additionally, the committee raised safety concerns about introducing new housing access onto a fast-moving road located on a hill.

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

The application site is located outside the defined Built-Up Area Boundary (BUAB) of Billingshurst and is therefore designated as countryside in policy terms.

Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; where new development is focused in the larger settlements of Horsham, Southwater and Billingshurst; and limited new development is directed elsewhere, and only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible.

Policy 4 of the HDPF refers to the expansion of settlements outside the built-up area, and states that such development is only supported where: the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

As the site is located outside of any defined built-up area boundary, Policies 3 and 4 of the HDPF are of significant weight in the determination of the application. As stated within Policy 3 of the HDPF, development will be permitted within towns and villages that have defined built-up areas; with development in the countryside more strictly controlled through the provisions of Policy 4. This policy states that development outside of built up areas will only be supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins a settlement edge

It is not allocated for residential development in either the Horsham District Planning Framework (HDPF) or the Billingshurst Neighbourhood Plan. As such, the proposal conflicts with the spatial strategy set out in Policies 1, 2, 3, 4 and 26 of the HDPF, which collectively seek to focus new housing within or adjoining established settlements and to resist non-essential development in the countryside. The proposed development would not therefore accord with the spatial strategy expressed through Policies 3 and 4 of the HDPF.

Paragraph 82 of the NPPF states that in rural areas, planning decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Paragraph 83 continues that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive,

especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Paragraph 84 of the NPPF states that planning decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential building;
- or
- e) the design is of exceptional quality, in that it:
 - i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

While the proposed development could provide some economic benefit that would support local services and maintain the vitality of the rural community, the scale of the proposed development would not be considered appropriate or reflective of its countryside setting or the nearby settlement to which it would be served. As such, the proposed development is considered to be located in an inappropriate and unsustainable location, where the provision of private market dwellings, not linked with a rural use, would be contrary to Policy 26 of the HDPF. The development would not be in accordance with the overarching spatial strategy for development as set out in Policies 3 and 4 of the HDPF, and there are no material considerations that would outweigh this conflict. The proposed development is therefore considered unacceptable in principle.

Design and Appearance:

Policies 32 and 33 of the HDPF, together with Policy Bill 2 of the Billingshurst Neighbourhood Plan, require development to be of high quality, locally distinctive, and sympathetic to the character of its context. Paragraph 130 of the NPPF (2024) states that planning decisions should ensure developments are visually attractive, sympathetic to local character and history, and establish a strong sense of place. Paragraph 134 further advises that permission should be refused for development of poor design that fails to reflect local character.

The application proposes one detached and a pair of semi-detached dwellings, each of two storeys with hipped, tiled roofs and external walls of brick. While the use of traditional materials such as red brick and clay tile is noted, the overall design does not reflect the informality or detailing found within the historic cluster of dwellings at Andrew's Hill. The standardised design, with the omission of chimneys, the reliance on standardised elevations, and the uniform repetition of house types contribute to a suburban appearance, where this would appear in contrast to the more informal character and build pattern of the wider surroundings.

The proposed quantum of development, when coupled with the layout and design, would create the impression of a continuous frontage that erodes the looser, low-density character of the rural group of dwellings within the vicinity. The proposal would fail to reflect the built character and vernacular of the immediate setting, and would be unsympathetic to the townscape character of the locality.

The proposed hard surfacing for access and parking, together with the introduction of communal bin and cycle storage structures, reinforces a more suburban layout that does not sit comfortably with the prevailing rural grain. Whilst the proposed use of permeable surfacing and inclusion of rainwater harvesting is noted, these elements do not mitigate the overall suburbanising effect of the scheme.

Taken as a whole, the development would fail to integrate with the distinctive qualities of Andrew's Hill and would appear as an incongruous suburban insertion within a semi-rural context. The proposal therefore conflicts with Policies 32 and 33 of the Horsham District Planning Framework, Policy Bill 2 of the Billingshurst Neighbourhood Plan, and paragraphs 130 and 134 of the NPPF.

Heritage:

Policy 34 of the HDPF requires that heritage assets and their settings are conserved and enhanced. Policy Bill 2 of the Billingshurst Neighbourhood Plan similarly expects housing proposals to reflect and reinforce the historic and rural qualities of the parish. Section 16 of the NPPF (2024), in particular paragraphs 206 and 208, sets out that great weight should be given to the conservation of heritage assets, and that any harm to their significance requires clear and convincing justification. Paragraph 210 further clarifies that where a proposal would lead to "less than substantial harm" to a heritage asset, this harm should be weighed against the public benefits of the proposal.

The site lies within the setting of the Grade II listed Flagstones, Home Cottage, and Webb Cottage, along with the non-designated heritage asset Denhams. Their significance is bound up with their modest scale, irregular siting, and the loose, rural character of the group.

The Conservation Officer has objected, identifying that the scheme introduces a formalised, suburban layout inconsistent with this historic character. The semi-detached pair create a continuous frontage with Denhams, while the loss of chimneys, deeper footprints and contrived detailing reinforce the suburban appearance. This would dilute the distinctiveness of the group and erode the contribution of setting to the significance of the listed buildings and Denhams.

The proposal is therefore considered to be contrary to Policy 34 of the HDPF and Policy Bill 2 of the Billingshurst Neighbourhood Plan.

Trees and Ecology:

Policy 31 of the HDPF requires development to protect and enhance green infrastructure and biodiversity, resisting the loss of important landscape features such as trees and habitats unless appropriately justified and mitigated. Paragraphs 187(d) and 193(d) of the NPPF (2024) similarly require that planning decisions minimise impacts on biodiversity and secure measurable net gains.

The Council's Tree Officer notes that no arboricultural survey has been submitted, and the scheme would require the removal of all internal trees and vegetation on the site. While these are of domestic scale, their wholesale loss would materially diminish the established tree cover that contributes to the semi-rural character of Andrew's Hill. Without a full tree survey and impact assessment, it cannot be demonstrated that this loss has been properly evaluated or minimised. Had the proposal been considered acceptable in all other regards, this additional information would have been requested.

The Council's Ecologist acknowledges that the loss of eight trees and introduction of lighting could still fragment bat commuting routes within the sustenance zone of the Barbastelle bat SACs. Mitigation measures including sensitive lighting, biodiversity compensation, and precautionary methods for hedgehogs and amphibians are therefore recommended should the proposal be considered acceptable.

Residential Amenity:

Policy 33 of the HDPF seeks to ensure that development is designed to avoid unacceptable harm to neighbouring occupiers. Paragraph 135(f) of the NPPF (2024) similarly requires that planning decisions secure a high standard of amenity for existing and future users.

The nearest properties most affected are Flagstones and Home Cottage to the north. The proposed semi-detached pair would sit close to the shared boundary, with no first-floor windows in the side elevation. It is not therefore considered that the proposal would result in adverse harm through overlooking and loss of privacy.

It is considered that sufficient distance would be maintained between the development and the nearby residential properties to ensure that there would be no overbearing impact.

For these reasons, the proposal is considered to accord with Policy 33 of the HDPF.

Highways Impacts:

Policies 40 and 41 of the HDPF require development to provide safe and suitable access for all users and to ensure that transport impacts are acceptable.

The proposal includes a new vehicular access onto Stane Street to serve one detached and two semi-detached dwellings. The application was originally supported by a Transport Statement, which the Local Highway Authority (LHA) reviewed and requested further evidence on visibility, particularly in relation to recorded traffic speeds and the brow of the hill to the north.

The applicant has since submitted a Transport Technical Note with updated access drawings and photographic evidence, citing the recently introduced 40mph speed limit and demonstrating splays of 2.4m x 120m. However, these additional details have not been formally reviewed by West Sussex County Council as the LHA. Given that the application is recommended for refusal on principle, heritage and design, re-consultation on the highway's information would not alter the outcome of the application.

Accordingly, whilst it is acknowledged that further technical evidence has been submitted, the highways position does not form a determinative issue in this case. The application is recommended for refusal on other substantive planning grounds.

Water Neutrality:

The site lies within the Sussex North Water Supply Zone, where Natural England has advised that it cannot be concluded with certainty that ground-water abstraction does not adversely affect the Arun Valley SAC, SPA and Ramsar sites. All new development must therefore demonstrate water neutrality, with sufficient certainty, before permission can be granted.

The applicant has submitted a Water Neutrality Statement supported by the Council's Appropriate Assessment. Baseline calculations estimate a combined demand of 253,101 litres per annum for the three proposed dwellings, based on an average occupancy of 2.47 persons per dwelling and water efficiency fixtures reducing use to 93.58 litres per person per day.

To offset this, a package of measures has been proposed:

- Water efficiency in existing property (Denhams, adjacent to the site): retrofitting flow restrictors to existing taps, yielding an estimated saving of 98,404 litres per annum.
- Rainwater harvesting new dwellings: installation of rainwater harvesting systems for WCs, washing machines and external taps in each of the three new dwellings, saving an estimated 91,525 litres per annum.
- Rainwater harvesting Denhams: installation of a rainwater harvesting system at Denhams, securing a further 121,107 litres per annum in savings.

Together, these measures provide a total saving of 311,036 litres per annum, exceeding predicted demand by approximately 57,934 litres.

Natural England have confirmed that they raise no objection to the application subject to the mitigation being secured by condition and/or legal agreement. The Appropriate Assessment concludes that, with these measures in place, the development would not adversely affect the integrity of the Arun Valley SAC, SPA or Ramsar sites.

Accordingly, the proposal is capable of demonstrating water neutrality, in compliance with Policy 31 of the HDPF, paragraphs 185–186 of the NPPF (2024), and the Conservation of Habitats and Species Regulations 2017 (as amended).

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The applicant has submitted a statutory biodiversity metric and a Habitat Management and Monitoring Plan. These demonstrate that the required 10% BNG can be achieved on-site, through a combination of:

- Creation of new mixed scrub planting across the southern and eastern boundaries.
- Planting of four native trees within the site.
- Enhancement of grassland areas through modified management.
- Provision of biodiversity features including house sparrow terraces and bee boxes.

The Habitat Management and Monitoring Plan sets out a 30-year regime of management and monitoring to ensure that the on-site habitats and features are established and maintained.

On this basis, the proposal demonstrates that it is capable of achieving the statutory 10% BNG requirement on-site, in line with Policy 31 of the HDPF, Schedule 7A of the Town and Country Planning Act 1990 (as amended), and the NPPF (2024).

Conclusions:

The Council are currently unable to demonstrate a five-year housing land supply. The Authority Monitoring Report (April 2025) confirms that the District has a supply of only around one year, significantly below the requirement. In accordance with paragraph 11(d) of the National Planning Policy Framework (NPPF), the presumption in favour of sustainable development is therefore engaged. This means that permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.

The Council's Facilitating Appropriate Development (FAD) guidance provides criteria for assessing proposals on unallocated sites outside BUABs in the context of the housing shortfall. These include that developments should adjoin the settlement edge, be proportionate to the scale and function of the settlement, address identified local housing needs, avoid prejudicing long-term comprehensive development, and be contained within a defensible boundary while maintaining and enhancing landscape character.

In this case, the site lies approximately 430 metres south of the Billingshurst BUAB and does not directly adjoin the settlement edge. It instead forms part of a small cluster of dwellings at Andrew's Hill, which is visually and physically detached from the main built form of Billingshurst. The proposal therefore does not fully satisfy the FAD criteria. Furthermore, as set out in later sections, the development has potential to impact the character of the countryside and the setting of nearby heritage assets.

The site lies outside the defined Built-Up Area Boundary and the principle of residential development in this countryside location conflicts with the adopted spatial strategy. The design, form and layout of the dwellings would introduce a uniform suburban character that fails to respect local distinctiveness and would cause harm to the setting of nearby designated and non-designated heritage assets.

While the delivery of three family homes would contribute to meeting identified housing need, this would only be modest. Whilst the Council cannot currently demonstrate a five-year housing land supply and the tilted balance is engaged, the proposed development would conflict with the adopted spatial strategy and result in adverse impacts that would significantly and demonstrably outweigh the limited benefits of delivering the proposed dwellings in this location. The benefits of providing 3no. dwellings are not therefore considered to outweigh the harm identified.

The proposal therefore does not represent sustainable development when assessed against the Horsham District Planning Framework, the Billingshurst Neighbourhood Plan and the NPPF (2024), and is recommended for refusal.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
Plot 1 (semi-detached)	102		102
Plot 2 (semi-detached)	102		102
Plot 3 (detached)	120		120
		Total Gain	306
		Total Demolition	

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Refused

Reason(s) for Refusal:

1. The proposed development would be sited within an unsustainable location in the countryside, outside of a defined built-up area boundary, and on a site not allocated for housing development within the Horsham District Planning Framework, or a made Neighbourhood Plan. Furthermore, the proposed development is not essential to its countryside location. Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2024) at paragraph 11(d), it is not considered that there are any material considerations in this instance which would outweigh harm arising from conflict with Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015) and Policy Bill1 of the Billingshurst Parish Neighbourhood Plan 2019-2031.

2. The proposed development, by reason of its quantum, siting, scale, and suburban form, would fail to reflect the informal and low-density pattern of development that characterises the immediate rural context of Andrew's Hill. The proposal would erode the informal and piecemeal character that defines the historic cluster of dwellings at Andrew's Hill, including the adjacent Grade II listed buildings Flagstones, Home Cottage and Webb Cottage, as well as the non-designated heritage asset Denhams, and would fail to relate sympathetically to the built form, character, and settlement pattern of the immediate surroundings. The proposal would therefore fail to integrate with the character and visual amenity of the townscape, contrary to Policies 25, 32, 33, and 34 of the Horsham District Planning Framework (2015) and Policy Bill 2 of the Billingshurst Parish Neighbourhood Plan 2019-2031.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/1108

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Location Plan and Block Plan	1.01	04.07.2025
Site plan	Site Plan as Proposed	2.01 REV A	04.07.2025
Supporting Statement	Transport Statement by gta Civils & Transport dated January 2022	10244D	04.07.2025
Supporting Statement	Heritage Statement by The Heritage Advisory dated November 2021	2021/5524	04.07.2025
Supporting Statement	Planning Statement by Batchellor Monkhouse dated July 2025	NONE	04.07.2025
Supporting Statement	Water Neutrality Statement by Batchellor Monkhouse dated February 2025	NONE	04.07.2025
Supporting Statement	Air Quality Statement by gem Air Quality Ltd dated March 2025	AQ2581	04.07.2025
Supporting Docs	Preliminary Ecological Appraisal by arun ecology dated May 2025	D-WIL-001-001-001	04.07.2025
Elevation & Floor plan	Elevations & Plans as Proposed	2.02	04.07.2025
Plans	Visibility Splay	2.03	04.07.2025
Supporting Docs	Response to WSCC Comments by gta Civils & Transport dated September 2025	10244E	08.09.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 09.09.2025

Authorising Officer sign/initial Tamara Dale Date: 11.09.2025