

Ref: GA/RW/03716/L170

9 January 2026

Nicola Pettifer
Horsham District Council
Planning Department
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Dear Nicola

Planning Application

Outline application for erection of buildings for Eg(iii)/B2/B8 use

Land to the south of Billingshurst Business Park (Phases 3), Stane Street, Billingshurst, RH14 9HN

On behalf of our clients, Dunmoore Group, I am pleased to submit a hybrid planning application for the development at Phase 3 of the Billingshurst Business Park, Billingshurst. The application seeks approval for:

"Outline permission for erection of buildings for Eg(iii)/B2/B8 use with associated yard areas, vehicle parking and access. All matters apart from means of access reserved for future consideration."

The application has been submitted on the planning portal (Ref: PP-14608724). The requisite application fee payment in the sum of £8,340 will be paid separately. The application submission comprises this cover letter, the completed application form and ownership certificate and is supported by a package of plans and supporting documents as follows:

Plans/Documents	Reference/Author
Site Location Plan	D-101-Ph3-TP-SLP-01
Proposed Block Plan	D-101-Ph3-TP-PBP-01
Design and Access Statement (DAS)	DLA.2284.RPT02.DAS.V4
Planning Statement	03716/S009
Landscape and Visual Impact Assessments Parts 1 and 2	Dated 2 Oct 2025
BNG Design Stage Report	20253 1.2
Preliminary Ecological Appraisal	25142 V1

The Exchange | Colworth Science Park
Sharnbrook | Bedford | MK44 1LZ
t 01234 867135 | e info@arplanning.co.uk | w www.arplanning.co.uk

Armstrong Rigg Planning Ltd
Registered in England & Wales No 08137553. Registered Address:
The Exchange, Colworth Science Park, Sharnbrook, Bedford, MK44 1LQ.

Plans/Documents	Reference/Author
Archaeology & Heritage Assessment	ARP23188-AHA
Air Quality Assessment Report	29444-ENV-0402
Energy Statement	1543-50-RPT-01
Flood Risk Assessment & Drainage Strategy	1dubil 1904029
Environmental Noise Assessment	1818019
Transport Assessment	184379G
Arboricultural Assessment	Prepared by Tim Pursey

Background to the application

As discussed at our meeting on 7th January 2026, the submission of this application follows the submission of an application to the north on the balance of the undeveloped phase 2 land for:

1. 125no. dwellings which is currently under consideration, HDC Ref. DC/25/1910.
2. A further hybrid application for 102no. homes (outline permission), plus detailed permission for 1,338sqm business floorspace on the balance of the undeveloped phase 2 land at Billingshurst Business Park and 5,605sqm of Eg(iii)/B2/B8 floorspace on the phase 3 land to the south is also under consideration, HDC Ref. DC/25/1697.

This stand-alone application for business floorspace will in a similar manner to the hybrid application provide for high quality new business space the precedent for which has already been set by the detailed planning permission which has been granted for EVM's new workshop headquarters which neighbours the application site to the east (planning permission ref. DC/25/0458). Work is proactively moving forwards to discharge pre-commencement planning conditions on that permission to enable the delivery of EVM's new premises to enable their relocation from Southwater at the earliest opportunity.

The environmental effects and planning policy considerations relating to this application and application no.1 (above) when considered together are very similar to that for the hybrid application no.2.

In the event the applications are approved the applicant would benefit from having the choice of implementing application 2, which would complete phases 2 and 3, or application 1 and this one which would similarly complete phases 2 and 3 of this site.

The applications are evidence of the applicant's longstanding commitment and efforts to bring forward beneficial development of the site. Importantly the proposals offer deliverable proposals for which interest has already been expressed and will enable the completion of this site. It will also enable the remainder of the undeveloped site to make a much needed and positive contribution to future housing needs, including affordable housing needs, on Phase 2 land to the north, while this particular application will ensure a viable and deliverable supply of high-quality, well located employment land continues to be provided for in Billingshurst.

In summary the application proposals, together with the separate application to the north by the same applicants for housing offer an exciting opportunity to help address both employment and housing needs on an otherwise stalled site due to delays and deliverability. Benefits which can be achieved at a highly sustainable site with safe and suitable access already in place. This will aid the speedy delivery of the site and realise its benefits for the local community, making effective and efficient use of underutilised land in accordance with national policy.

We trust the enclosed documents and drawings are acceptable and enable you to validate and determine the application, however, should you require any further information please do not hesitate to contact me.

Yours sincerely



Roger Welchman (roger.welchman@arplanning.co.uk)

Associate

Armstrong Rigg Planning

Direct Line: 01234 867132

Mobile: 07803 505361