



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

S106/25/0038

Land at , Hilland House, New Road, Billingshurst, West Sussex, RH14 9AA

DESCRIPTION:

Deed of Variation to amend the site boundary in respect of the retained dwelling at Hilland House.

RELEVANT PLANNING HISTORY:

DC/24/0749	Outline Application for redevelopment of the site to provide up to 125 dwellings, ancillary parking new landscaping and open space, an ecological and woodland park together with associated works and landscaping with all matters reserved except access	Permitted on 08.07.2025
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PLANNING ASSESSMENT

Planning Application DC/24/0749 was granted consent on 8th July 2025. This permission was for the following:

Outline Application for redevelopment of the site to provide up to 125 dwellings, ancillary parking new landscaping and open space, an ecological and woodland park together with associated works and landscaping with all matters reserved except access.

An associated s106 Legal Agreement was submitted in support of the Planning Appeal on 17th June 2025.

Consent is sought to substitute the site plan to exclude the retained plot and dwelling of Hilland House (First Owner) from the obligations of the s106 agreement relating to the development of land for residential use.

The following changes are noted:

- Application Site Plan - Reference number 2198 DLA DR L 48 SO2 (dated September 2025) and labelled "S106 Boundary" as appended to the Deed of Variation.
- The plan appended hereto at Appendix 1 shall from the date hereof be substituted for and replace the plan previous appended as plan 1 at Schedule 1 to the Principal Deed.

The requirements of the Schedule have been satisfied, and the replacement site plan accords with the consented plans under DC/24/0749.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

