From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 October 2026 10:46:02 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/26/1301
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 07/10/2026 10:46 AM.

Application Summary

Address:	16 Jengers Mead Billingshurst West Sussex RH14 9PB
Proposal:	Reconfiguration of the existing ground floor retail unit and erection of an additional storey to provide 5 additional self-contained residential dwellings (Class C3), resulting in a total of 6 residential dwellings, with associated alterations to fenestration and rear access.
Case Officer:	Bethan Tinning

Click for further information

Customer Details

Address:	Billingshurst Village Hall Roman Way Billingshurst West Sussex

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise
Comments:	At the Planning and Environment committee meeting of 6 October 2026, the committee resolved to an OBJECTION to this application due to continuing concerns related to the property's

location and overdevelopment within this commercial area.

OVERDEVELOPMENT AND PARKING

The proposal to split the building into as many as 5 dwellings on the first and new second floor is a proposal for overdevelopment. This site is in the corner of a commercial row surrounded by a privately owned carpark and access roads. The increase in height of the building, whilst set back, would cause an impact on the skyline of Billingshurst.

There is no residents' parking available for this site. There is no cycle parking shown in the plans for the application only three bike hangers within the foyer. There is also no space for visitors to these flats. All of this would encourage more on street parking in cramped access roads, making it more difficult for service and emergency vehicles to attend.

These issues do not align with POLICY BILL 14: RESIDENTIAL PARKING PROVISION of the Billingshurst Neighbourhood Plan. "For all new residential developments, including redevelopments where there is an increase in the number of bedrooms in a property, the minimum number of car parking spaces to be provided should be in accordance with the West Sussex Residential Parking Demand Calculator, unless it can be satisfactorily demonstrated that an alternative provision would be appropriate on a specific site. Parking spaces can take the form of spaces or garaging/car port facilities but should be designed with the intention of being permanently available for parking use."

There is already demand exceeding supply for parking spaces for those living in Jengers Mead currently. Spaces in Jengers Mead car park are used by residents, and shoppers alike. On the basis that this application shows four 1-bed 2-person flats, and two 3-bed 6-person flats, and that residents in Billingshurst have an average of 1.53 cars per dwelling (2021 data), this development would add need for a minimum of 9.2 additional vehicles. Given that Billingshurst has grown exponentially over the last 5 years, the reliance on private cars for transport is a great concern for increased congestion in and surrounding Jengers Mead.

It is not possible to say that all residents would travel by bicycle, nor use public transport - Billingshurst being a rural centre means that most journeys are by car.

PRIVACY

The committee still raises previous concerns regarding the increase in the number of windows and height of the building looking out over the gardens and into the homes of the existing properties in Coombe Hill.

DESIGN

Whilst the committee are happy to see that the retail space retained, it has been empty for a decade already, the setting back of the already hidden shop frontage as presented in the application gives concern that the without an entrance onto the footpath, the unit may become even less attractive as a retail unit to businesses without a strong high-street presence.

The rest of the Jengers Mead parade are single dwellings above each shop, where often it has been the shop owner, living above. Whilst the shop owners have moved away as businesses change hands, the flats remain single dwellings, generously spaced out across two floors which do not exceed the roof level that this application would exceed.

The committee finds it hard to believe that planning statement claims "the residential accommodation has also been redesigned to provide improved internal layouts and more generous accommodation" but also claims that the smaller dwellings have been designed to the "50m² minimum area applicable to a one-bedroom, two-person dwelling under the Nationally Described Space Standard".

The plans show that Flat B is exactly 50m2, Flat A and E at 50.01m2 and Flat F at 50.27m2 which highlight just how crammed in these dwellings will be into the existing structure.

Billingshurst Parish Council's Neighbourhood Plan, Policy BILL2 intends to ensure that these are taken into account in planning policy, which will help to safeguard against development that feels too dense.

These dwellings are designed to accommodate 20 residents, but offer no outside space, are 300m even as the crow flies to the nearest outdoor space for exercise. Where there is no access to open space nearby, more space should be given indoors where residents will spend the majority of their time.

In short these dwellings would be small, overpopulated, overdeveloped dwellings shoe-horned into a concrete commercial area where parking is already restricted, for these reasons, Billingshurst Parish Council STRONGLY OBJECTS to this planning application.

This objection follows our previous objections to the enlargement of this site as listed below.
DC/15/0824 - Strong Objection - Application Refused
DC/15/2699 - Strong Objection - Application Permitted
DC/22/0707 - Objection - Application Withdrawn

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council