

Ref: RW/RW/03019/L032

13 March 2026

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

Dear Nicola,

Planning Application by Dunmoore Group

Land to the south of Billingshurst Business Park, Stane Street, Billingshurst, RH14 9HN

On behalf of our clients Dunmoore Group, owners of the application site and owners and developers of the Billingshurst Business Park immediately north of the application site, please find enclosed an application in respect of the above site seeking planning permission for the following:

“Engineering operation to create attenuation basins and swale.”

The application has been submitted via the Planning Portal (PP-14778835), the requisite application fee payment of £383 will be paid separately. The submitted application forms and ownership certificate and CIL form are accompanied by the following plans and documents:

- Site Location Plan Ref. 02 P03
- Soft Landscape Proposals Ref. 02 P03
- Small Sites BNG Metric

Proposed Development

The application proposes to utilise unused land at the southern-western edge of the wider site to create landscaped attenuation features as shown in the enclosed soft landscape proposals plan.

Planning Policy

The following development plan policies are relevant to the issues raised by this application.

HDPF (2015)

- Policy 1 Strategic Policy: Sustainable Development
- Policy 2 Strategic Policy: Strategic Development

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- Policy 24 Strategic Policy: Environmental Protection
- Policy 25 Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 Strategic Policy: Countryside Protection
- Policy 31 Green Infrastructure and Biodiversity

BPNP (2021)

The following policies of the BPNP are considered relevant to the consideration of this application.

- Policy BILL 1: Billingshurst Built-up Area Boundary

Assessment

Principle of Development

The proposals do not include any built form, being limited to the engineering operation needed to create the attenuation features.

The soft landscaped features are appropriate in this location.

Landscape Design

The features will be of an attractive soft landscaped design, which will include the introduction of new tree planting.

Biodiversity

The application is supported by a small sites BNG metric and will provide the statutorily required BNG.

Conclusions

The application proposals are consistent with the national and development plan policy requirements. They will result in no negative impacts on the landscape character, and will secure new tree planting and biodiversity enhancements and provide a fitting edge to the developed site to the north.

We trust that the enclosed information is sufficient for the application to be registered, however if 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

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