PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/24/1452

Unit 18 Billingshurst Trade Park, Stane Street, Billingshurst, West Sussex, RH14 9LZ

Erection of a single storey building (3,110 sq.m gross floorspace) with ancillary external storage/sales area to accommodate either: 1. employment (E(g(iii)/B2/B8); or 2. retail warehouse use E(a); with associated customer/staff car park, landscaping and two adjoining access roads.

RESOLVED:

At its meeting on 10.02.2025, the Planning Committee South resolved to refuse approve the application, in accordance with the Officer recommendation, subject to an additional reason for refusal as follows:

It has not been demonstrated that the proposed development would not have a severe residual cumulative impact on the road network following mitigation, contrary to paragraph 116 of the NPPF (2024).

The decision to refuse planning permission can now be issued.

1 The proposed development would lead to the loss of employment floorspace within an existing employment area. It has not been demonstrated that the site is not needed or is not viable for employment use therefore the proposal for retail use of the site would undermine the delivery of planned for employment floorspace and employment opportunities within the district in conflict with policies 2, 7 and 9 of the Horsham District Planning Framework (2015).

2 It has not been demonstrated that there are no sequentially preferrable sites reasonably available within town centre or edge of centre locations within the proposal's catchment area for the proposed retail use. Furthermore, the significant scale and very broad retail offer of the proposal would result in a significant adverse impact on the vitality and viability of Billingshurst town centre and would undermine the district's retail hierarchy which promotes Horsham Town and the Broadbridge Heath Quadrant as the primary retail centre for the district, contrary to the provisions of policies 2, 12 and 13 Horsham District Planning Framework (2015), and paragraph 95 of the NPPF (2024).

3 The proposed development fails to secure the off-site delivery and ongoing monitoring of the statutory Biodiversity Net Gain for a period of 30 years by way of an appropriate legal agreement. Therefore, the proposal would not be in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

4 It has not been demonstrated that the proposed development would not have a severe residual cumulative impact on the road network following mitigation, contrary to paragraph 116 of the NPPF (2024).

Case Officer: Nic Pettifer	**Date:** 17th February 2025
Authorising Officer: Adrian Smith	**Date:** 19.02.2025