COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION NO. / ADDRESS

DC/24/0887 – Hilland House, New Road, Billingshurst, West Sussex, RH14 9AA

Outline Application for redevelopment of the site to provide up to 117 private and affordable dwellings and parking together with an access from New Road, new landscaping and open space, an ecological and woodland park together with associated works, with all matters reserved except access.

RESOLVED:

At its meeting on the 17th December 2024, the Development Management Committee South members resolved to refuse the application, contrary to officer recommendation.

The Decision can therefore be issued in accordance with the following reason for refusal:

1 The proposed development, by reason of the substandard access for walking, wheeling and cycling derived from the practical limitations of the use of the footway on New Road, and the suitability of the year-round surfacing of footpath 1942 and uncertainty over its fencing within the field, fails to accord with policy 40 of the Horsham District Planning Framework (2015), policy BILL 12 of the Billingshurst Neighbourhood Plan (2021), and paragraphs 110, 115a and 135a of the NPPF (2024).

Case Officer sign	Nic Pettifer	Date:	18.12.2024
Authorising Officer sign	Adrian Smith	Date:	18/12/2024