[redacted]
Sent: 16 October 2026 15:18
To: Planning
[redacted]
Subject: DC/26/1301 – 16 Jengers Mead, Billingshurst – Response to Consultation Representations (16.10.2026)
[redacted]

Categories: Comments Received

[redacted]

Dear Bethan Tinning,

Further to the consultation responses received in respect of the above planning application, please find attached our comprehensive response addressing the objections raised by Billingshurst Parish Council and neighbouring occupiers.

We have carefully considered the comments alongside the submitted drawings and would particularly draw your attention to the following:

- **Highways and parking:** West Sussex County Council Highways has confirmed that it raises no objection to the proposed development, including the absence of dedicated residential parking.
- **Cycle storage:** The proposed ground-floor plan already identifies a dedicated bicycle storage area. We can confirm that approximately 4.6 metres of wall space is available, capable of accommodating six vertical cycle hangers, subject to detailed installation requirements. This would exceed the minimum provision of four cycle spaces calculated in accordance with WSCC standards for the six dwellings.
- **Privacy and overlooking:** The proposed residential windows generally follow the established orientation of the existing apartment windows within the adjoining Jengers Mead buildings. We therefore consider that the proposal maintains the established pattern of residential outlook without introducing unacceptable overlooking.
- **Residential amenity:** Contrary to the Parish Council's comments, the proposed plans include private external terraces associated with the larger residential apartments.
- **Commercial premises:** The revised ground-floor arrangement retains a dedicated entrance to the commercial unit and improves its functionality through additional natural daylight and reinstated servicing access.

- **Drainage:** Southern Water has confirmed that continued use of the existing foul and surface water connections is acceptable in principle, subject to its technical requirements.

- **Conservation Area:** We particularly welcome the Council's Strategic Planning consultation response, which concludes that the proposal would not result in further discernible harm to the Billingshurst Conservation Area.

We would also emphasise that the principle of the additional residential accommodation and vertical extension was previously accepted by the Council under planning permission **DC/15/2699**, granted in May 2016. The current proposal retains that fundamental approach while introducing improvements to the internal layouts and functionality of the building.

We trust that our response provides the necessary clarification and satisfactorily addresses the material planning matters raised during consultation.

Should you consider that any further information or minor amendments are necessary to support a favourable determination, we would welcome the opportunity to address these before a decision is reached.

We would be grateful if you could confirm receipt and advise whether there are any outstanding matters requiring our attention.

Kind regards,

Planning Agent for Brindle Investments Ltd

K.Patel
On behalf of
YOUR **L**IVING **S**PACE LTD

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SUPPLEMENTARY PLANNING REPRESENTATIONS

Planning Application: DC/26/1301

Site: 16 Jengers Mead, Billingshurst, West Sussex, RH14 9PB

Applicant: Brindle Investments Ltd

Agent: Your Living Space Limited

Date: 16 October 2026

1. Cycle Parking Provision

The applicant wishes to clarify the proposed cycle parking arrangements in response to the concerns raised by Billingshurst Parish Council.

Secure communal bicycle parking has been incorporated into the development from the outset, as indicated on the proposed ground-floor plan, drawing **26_013_P1**.

The proposed bicycle storage is located within the communal residential circulation area, where approximately **4.6 metres of wall length** is available for a wall-mounted vertical bicycle storage system.

The residential development comprises four one-bedroom, two-person dwellings and two three-bedroom, six-person dwellings, including the existing dwelling.

West Sussex County Council's *Guidance on Parking at New Developments (September 2020)* identifies the following minimum cycle parking provision for flats:

- One- and two-bedroom flats with communal storage: 0.5 space per dwelling.
- Three-bedroom or larger flats: 1 space per dwelling.

Accordingly, the four one-bedroom flats generate a requirement for two bicycle spaces, while the two three-bedroom flats generate a requirement for a further two spaces.

The **total minimum cycle parking requirement for the completed six-dwelling development is therefore four bicycle spaces**.

Of these, three spaces are attributable to the five additional dwellings.

The approximately 4.6-metre length of available wall is sufficient in principle to accommodate at least four wall-mounted bicycles and has the potential to accommodate up to six bicycles using a suitably designed vertical hanging system.

The applicant proposes to provide **six secure bicycle parking positions**, subject to confirmation of the final rack dimensions, access and circulation clearances and applicable fire safety requirements.

This would exceed the West Sussex County Council minimum requirement for the completed residential development.

The bicycle storage will be located within the communal residential area, where access and security can be controlled independently of the commercial accommodation.

The applicant therefore considers that the cycle parking provision is appropriate for the scale and nature of the development and accords with the sustainable transport objectives of Horsham District Planning Framework Policy 40 and Policy BILL 14 of the Billingshurst Neighbourhood Plan.

The applicant also acknowledges the Local Highway Authority's recommendation for a condition requiring the final cycle parking details to be approved before occupation and is

agreeable to such a condition. We have included an amended drawing **26_013_P1A** with a note added to satisfy the cycle parking provision clearly

2. Privacy and Overlooking

The applicant has reviewed the concerns raised by Billingshurst Parish Council and neighbouring occupiers regarding the potential for overlooking towards surrounding residential properties, including those in the direction of Coombe Hill and Espero.

The existing and proposed location plans, together with the first- and second-floor plans and elevations, demonstrate that the residential development forms part of the established Jengers Mead commercial and residential building arrangement.

The proposed residential windows generally follow the orientation of the existing residential windows within the adjoining Jengers Mead buildings, including those associated with Nos. 14 and 15.

The proposed development therefore maintains the established directions of residential outlook within this part of the shopping parade, rather than introducing a fundamentally new orientation towards neighbouring residential gardens.

It is also important to distinguish the additional ground-floor windows from the proposed residential windows.

The four additional ground-floor windows serve the retained commercial premises and have been introduced to improve natural daylight and the functionality of the commercial accommodation.

These windows do not represent additional upper-floor residential accommodation overlooking neighbouring properties.

The applicant acknowledges that the additional storey will increase the number of residential windows visible from surrounding locations. However, this does not automatically result in unacceptable overlooking.

The relevant consideration is whether the proposed windows would introduce materially harmful new views into neighbouring private residential accommodation or private amenity areas.

Having regard to the established mixed-use surroundings, the existing orientation of neighbouring residential windows and the proposed building arrangement, the applicant considers that the development provides an appropriate relationship with its surroundings.

The applicant does not consider that the proposed development would result in an unacceptable loss of privacy sufficient to justify refusal.

3. External Amenity Space

Billingshurst Parish Council has expressed concern that the proposed dwellings do not provide external amenity space.

The applicant wishes to clarify that the submitted drawings demonstrate that private external amenity space is provided for the larger residential accommodation.

Drawing **26_013_P3** identifies two second-floor terraces measuring **7.46m² and 6.85m²** respectively.

These terraces are set behind the adapted parapet arrangement, which helps reduce their visual prominence when viewed from the shopping area below.

Furthermore, the first-floor plans indicate retained external terrace accommodation associated with the existing residential arrangement.

The assertion that the development provides no external amenity space is therefore not an accurate reflection of the submitted plans.

The one-bedroom apartments do not each benefit from individual private terraces. However, these apartments are located within an established village centre, where opportunities for external private amenity space are naturally more constrained than on conventional residential development sites.

The scheme makes efficient use of the available accommodation and provides internal floor areas meeting the applicable 50m² gross internal area benchmark for one-bedroom, two-person single-storey dwellings.

The development should therefore be considered in the context of its sustainable central location, the quality of the internal accommodation, the external spaces associated with the larger dwellings and the established built form.

The applicant considers that the arrangements provide an acceptable standard of residential accommodation within this mixed-use village-centre location.

4. Commercial Entrance and Retail Viability

The applicant acknowledges the Parish Council's support for the retention of the commercial premises but wishes to clarify its concern regarding the apparent absence of a retail entrance.

The proposed ground-floor plan, drawing **26_013_P1**, identifies a new entrance to the retail premises from the entrance foyer, which is approached from the pedestrian walkway.

The drawing therefore demonstrates that access to the commercial premises has been retained and incorporated into the revised layout.

The principal purpose of the internal reconfiguration is to rationalise the commercial floorspace and enable the retained retail unit to operate more efficiently.

The proposed four rear-facing windows will introduce additional daylight, while the revised loading bay and shutter arrangement will support commercial servicing.

The proposal does not involve the loss of the commercial premises or a change of use to residential accommodation.

The applicant therefore considers that the proposed arrangement supports the continued commercial use and viability of the building, consistent with the objectives of maintaining activity and commercial functions within Jengers Mead.

5. Conclusion

The applicant considers that the additional clarification provided above satisfactorily addresses the Parish Council's concerns regarding cycle parking, residential outlook, external amenity space and retail access.

The development provides sufficient space for secure cycle storage in accordance with West Sussex County Council's standards, while the residential windows generally follow the established directions of outlook of the adjoining residential accommodation.

The drawings also demonstrate that external terraces are provided and that access to the retained commercial premises has been incorporated into the ground-floor arrangement.

These matters should be considered alongside the formal consultation responses from West Sussex County Council Highways, Southern Water and Horsham District Council Strategic Planning.

The applicant respectfully requests that these clarifications are taken into account in the determination of planning application DC/26/1301.

RevNo	Revision note	Date	Signature	Checked
A	Amended following consultation response	16.10.26	kp	-

JENGERS MEAD

Existing external communal staircase provides access to existing residential units behind

KERB

PEDESTRIAN WALKWAY

BOUNDARY

Secondary bin storage/ collection area

BIN STORAGE/ COLLECTION AREA

UNIT 14 & UNIT 15

UNIT 16

Existing Retail Unit

142.23 sqm

JENGERS MEAD

New entrance to retail unit

New opening to loading bay

FOYER

10.28 sqm

COMMUNAL HALLWAY TO UPPER RESIDENTIAL UNITS

21.59 sqm

4600

BIN STORAGE

13.34 sqm

Former storage space used to house bins for upper floors

Forms barrier to extraction system on neighbouring building

MAIN ENTRANCE

Existing shop frontage removed

UNIT 17

CANOPY ABOVE

WALKWAY

6 No. secure vertical cycle hangers within 4,600 mm wall-mounted storage zone. Minimum WSCC requirement: 4 cycle spaces for 6 dwellings. Final installation subject to circulation and fire-escape clearances

1 GROUND FLOOR PLAN - PROPOSED

Scale: 1:100

0 2m 4m 6m 8m 10m 1:200

0 1m 2m 3m 4m 5m 1:100

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PLANNING 20.07.2026

GROUND FLOOR RETAIL UNIT INTERNAL ALTERATIONS + ADDITION OF SECOND FLOOR TO PROVISION 6 DWELLINGS

16 Jengers Mead, Billingshurst, West Sussex. RH14 9PB

PROPOSED GROUND FLOOR PLAN

Scale: 1:100 @ A3 | JUNE 2026 | Dwg. 26_013_P1A

General Notes: 1. Copyright: this drawing cannot be reproduced without the consent of the owner; 2. Do not scale from this drawing. All dimension are to be checked on site.; 3. All dimensions, levels and drain lines to be checked on site prior to commencement of work. Any discrepancies should be brought to the designers attention.