

**PLANNING STATEMENT  
ELMFIELD GREEN (DUCKMOOR)  
TEMPORARY SALES AREA APPLICATION**

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## 1. INTRODUCTION

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1.1. This Planning Statement has been prepared by Bellway Homes, in support of its Full Planning Application for a temporary residential sales area to include provision of parking, landscaping and use of a sales cabin for a temporary period of time (from March 2026 to September 2026).

1.2. The description of development is as follows:

**“Full Planning Application for a temporary residential sales area to include provision of parking, landscaping and use of a sales cabin.”**

1.3. The proposal relates to a wider development site at Land at Duckmoor Farm, East of Billingshurst by Bellway Homes that was granted permission on 29 November 2024 (ref DC/20/2607).

1.4. The purpose of the application is to allow for the temporary use of a residential sales area on land nearby the consented Bellway Homes development site at Land at Duckmoor Farm.

1.5. This Planning Statement describes the proposed development and reviews the extent to which the proposals comply with national planning policy guidance and strategic and local planning policies through a review of the relevant documents. It includes:

- Section 2 – Application Site and Planning History
- Section 3 – Proposed Development
- Section 4 – Planning Policy Framework
- Section 5 – Planning Appraisal
- Section 6 – Summary and Conclusions

## 2. APPLICATION SITE AND PLANNING HISTORY

- 2.1. The application Site is approximately 0.017ha in size and currently comprises ruderal/ephemeral habitat, hard standing, modified grassland and a native hedgerow linear feature.
- 2.2. The site is located to the east of Billingshurst, Horsham, West Sussex. Agricultural land lies to the north, south and east of the site. To the west, residential development and the village centre of Billingshurst.
- 2.3. The site (shown in the red line below) is located at Hilland Road adjacent to the wider consented development site at Duckmoor Farm (shown in the blue line below). The land is owned by Devine Homes and is adjacent to their development known as Part of Parcel H7 Land East of Billingshurst (DC/19/0839). Bellway Homes have served notice of the planning application to Devine Homes ahead of submission.



Figure 1: 02207-BEL-SL-LOC01 - PRELIM - 26.11.25 – Sales Centre Location plan

### 3. PROPOSED DEVELOPMENT

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3.1. The proposal is for a temporary residential sales area on Hilland Road, Billingshurst, which relates to a wider consented development site at Land at Duckmoor Farm, East of Billingshurst. The proposed sales area includes provision of parking, landscaping and use of a temporary sales cabin for a temporary period time (from March 2026 to September 2026).

3.2. The following drawings include further supporting information:

022207-BEL-SL-SALES-B – Proposed Sales Area

02207-BEL-SL-BP01 – Block Plan

02207-BEL-SL-LOC01 - PRELIM - 26.11.25 – Sales Centre Location plan

022207-BEL-SL-SALES-01 - PRELIM - 26.11.25 – Sales Centre

3.3. The proposal also includes temporary sales signage that would be displayed during this temporary period. Further details on the proposed sales area advertisements items such as details on dimensions, text, colours, specifications and locations etc. are included within the following document:

07711-06 Elmfield Green Signage Planning Document 8JAN-2

## 4. PLANNING POLICY FRAMEWORK

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4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that the determination of a planning application must be in accordance with the Development Plan, unless material considerations are indicated otherwise.

4.2. The Development Plan of relevance to the proposal comprises the Horsham District Planning Framework (Adopted November 2015).

4.3. The National Planning Policy Framework (NPPF) (published December 2024) and National Planning Practice Guidance (NPPG) set out the Government's planning guidance and are also important material considerations.

4.4. Provided below is a summary of relevant national policy and guidance, relevant adopted and emerging local Development Plan policies and other relevant material considerations.

### **i) National Planning Policy and Guidance**

#### *National Planning Policy Framework (NPPF)*

4.5. The NPPF sets out the Government's planning policies for England and provides the national context within which local planning policies should be formulated and local determinations of individual planning applications should be made.

4.6. Updated in December 2024, the following are considered the most relevant sections of the Framework applicable to the proposed development:

**Chapter 2 – Achieving Sustainable Development**

**Chapter 9 – Promoting Sustainable Transport**

**Chapter 11 – Making Effective Use of Land**

**Chapter 12 – Achieving Well Designed Places**

**Chapter 15 – Conserving and enhancing the natural environment**

#### *National Planning Practice Guidance (NPPG)*

4.7. The PPG was published by the Government in March 2014 and is updated regularly. The PPG supplement those overarching objectives of The Framework. The guidance provided by the PPG has been fully considered in the creation of this application and the proposals are seen to be fully compliant with it.

### **ii) The Development Plan**

#### *The Horsham District Planning Framework (Adopted November 2015)*

4.8. The following policies of the HDC Planning Framework (the 'HDPF') are relevant to this Full planning application:

- **Policy 24 (Environmental Protection):** Provides in summary for developments to minimise exposure to and the emission of noise, odour, air and light pollution.
- **Policy 25 (District Character and the Natural Environment):** Provides in summary that the Council will support proposals which protect, conserve and enhance the landscape and townscape character, and that maintain and enhance the Green Infrastructure Network.
- **Policy 31 (Green Infrastructure):** States that development will be supported where it maintains or enhances the existing network of green infrastructure.
- **Policy 33 (Development Principles):** Provides in summary for the scale, layout, massing and appearance of developments to be of a high standard that relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views. The policy also requires proposals to incorporate where appropriate, convenient, safe and visually attractive areas for parking and the storage of bins/recycling facilities.
- **Policy 41 (Parking):** Requires development to provide adequate parking and facilities within developments to meet the needs of anticipated users.

## **5. PLANNING APPRAISAL**

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### **5.1. Introduction**

5.1.1. The principal issues in relation to this development are as follows:

**Principle of Development**

**Design Form and Appearance**

**Transport and Highways**

**Landscape, Arboriculture, and Biodiversity and Ecology**

**Residential Amenity**

### **5.2. Principle of Development**

5.2.1. The application site relates to a wider consented development at Duckmoor Farm (ref DC/20/2607). The proposals for a temporary sales area located nearby the main development would be required only for a temporary period (March 2026 to September 2026). After this period, the sales area serving the development would be located on the main development within permitted development.

5.2.2. Although no formal pre-application meeting with the LPA has taken place, informal advice was sought by Bellway Homes via email with the previous case officer for the wider development who confirmed that a Full planning application was required for this type of proposed development. Therefore, Bellway Homes has followed the suggested advice in submitting a Full planning application for the proposed development.

### **5.3. Design Form and Appearance**

5.3.1. The design, form and appearance of the proposals have considered the site's context. The retention of existing landscape features where possible, alongside new enhanced planting forms a key part of the proposals.

5.3.2. The application is supported by further documents that include further details on the temporary sales area. Further details on the appearance and elevations of the temporary sales cabin are included in drawing ref 05362-02 Cabin\_External Elevations 01.26.

### **5.4. Transport and Highways**

5.4.1. The application is supported by civil engineering drawing ref 2303711\_B-SK04E Indicative Cabin by Ardent. This shows further details on site pedestrian and vehicular access from Hilland Road and on-site vehicular parking arrangements. Parking arrangements for 6 spaces (including one disabled bay) are included.

### **5.5. Landscape, Arboriculture, and Biodiversity and Ecology/BNG**

5.5.1. The application is supported by the following drawings and reports:

*Landscaping:*

3360-APA-ZZ-XX-LA-L-1003 P01 – Sales Area Landscape Masterplan

3360-APA-ZZ-XX-PP-L-2007 P01 – Detailed Planting Plan Sales Area

3360-APA-ZZ-XX-PP-L-2008 P01 – Detailed Planting Plan Sales Area Reinstatement plan

*Arboriculture:*

2480 KC CA YTREE ImpactAssessment RevA

2480 KC CA YTREE MethodStatement RevA

2480-KC-CA-YTREE-TreeProtectionPlan01RevA

*Ecology/BNG:*

12039.EcoAss.SalesArea.vf

Statutory\_Biodiversity\_Metric\_Condition\_Assessments duckmoor 14.7.25

The\_Statutory\_Metric\_Macro\_Enabled\_1.0.4

- 5.5.2. The above landscaping drawings include further details regarding the retention of existing planting and proposed additional planting.
- 5.5.3. The above arboriculture drawings and report confirm that the proposed temporary sales area and pathway connection requires only the loss of a small remnant of scrub. Overall, it results in no material impact to the other significant trees in the location of the proposals, all of which are retained.
- 5.5.4. Additionally, the above Ecology/BNG report and information provide further details. Overall, considering the on-site and off-site provisions detailed within the report, it is considered that the development will achieve the minimum 10% net gain in biodiversity as set out in the Environment Act and would adhere with adopted national and local planning policy and legislation.
- 5.5.5. Overall, it is considered that the proposals, following the recommendations in the above reports, would fully accord with national and local policy and will not lead to any adverse impacts on any sites designated for nature conservation, habitats of ecological interest or protected/notable species.

## **5.6. Residential Amenity**

- 5.6.1. With regards to Horsham District Planning Framework (November 2015) Policy 33 (Development Principles), the proposals comply with the Horsham residential amenity policy – Policy 32 (Development Principles), as the proposals avoid causing unacceptable harm to the quality of life of nearby residents, by minimising overlooking, noise, and other disruptions by considering a development's scale, massing, and orientation. The proposals have been designed to meet these considerations e.g. proposed planting enhancements. Furthermore, the sales area will also only be required for a temporary period of time. After this, the proposed plans will revert to the Detailed Planting Plan Sales Area Reinstatement plan.

## 6. SUMMARY AND CONCLUSIONS

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- 6.1. In summary, this statement has been produced by Bellway Homes in support of a Full planning application relating to Hilland Road / Land at Duckmoor Farm. The proposals are supported by a comprehensive suite of technical assessments. These confirm that the proposals can be delivered without giving rise to unacceptable impacts in respect of Design Form and Appearance, Transport and Highways, Landscape, Arboriculture, and Biodiversity and Ecology, and Residential Amenity.
- 6.2. Also, the proposals are for a temporary period of time. After the temporary sales area period is over, the area will revert to being an area of landscaping thus with enhancements in line with national and local planning policy. When assessed against the Development Plan as a whole and all other material considerations, the proposals are fully justified, and planning permission should be granted.