

Date: 18 December 2025
Ref:

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

Bellway

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Hilland Road, Billingshurst, Horsham, West Sussex, England, RH14 9FS / Land at Duckmoor Farm, East of Billingshurst Billingshurst RH14 9DZ

Application for Full Planning Permission for a temporary residential sales area to include provision of parking, landscaping and use of a sales cabin (this proposal relates to a wider development site that was granted permission on 29 November 2024 (ref DC/20/2607))

Dear Sir/Madam,

Please see enclosed further details for an application for Full Planning Permission for a temporary residential sales area to include provision of parking, landscaping and use of a sales cabin (this proposal relates to a wider development site that was granted permission on 29 November 2024 (ref DC/20/2607), for a temporary period of time (from March 2026 to September 2026).

The Proposal

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. For further details, please refer to the Location Plan ref 02207-BEL-SL-LOC01 - PRELIM - 26.11.25.

The proposed sales area includes provision of parking, landscaping and use of a temporary sales cabin. Please refer to the Sales Area Plan ref 022207-BEL-SL-SALES-A, for further details. Also, the Engineering Drawing ref 2303711_B-SK04D Indicative Cabin, provides further technical details including dimensions of the temporary sales cabin and further information on the proposed access and parking arrangements.

A supporting Signage Planning Document has also been provided which details further information on the proposed sales area advertisements including details on dimensions, text, colours, specifications and locations etc.

The proposal also includes co-ordinated tree, landscaping, ecological assessment, Biodiversity Net Gain supporting documents, in order to enhance the natural environment and to meet BNG planning policy requirements (please refer to the supporting documents table for further information on these elements).

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

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proposals have been designed to meet these considerations e.g. proposed hedging to offer screening to existing homes. The sales cabin will also only be required for a temporary period of time.

Supporting Documents:

| Document / Drawing | File Name / No. |
|--|--|
| Location Plan | 02207-BEL-SL-LOC01 - PRELIM - 26.11.25 |
| Sales Area Red Line Plan | 022207-BEL-SL-SALES-01 - PRELIM - 26.11.25 |
| Sales Area Plan | 022207-BEL-SL-SALES-A |
| Sales Signage Planning Information | 07573-03 Elmfield Green Signage Planning Document 13NOV-2 |
| Engineering Drawing | 2303711_B-SK04D Indicative Cabin |
| Tree Impact Assessment | 2480 KC CA YTREE ImpactAssessment RevA |
| Tree Method Statement | 2480 KC CA YTREE MethodStatement RevA |
| Tree Protection Plan | 2480-KC-CA-YTREE-TreeProtectionPlan01RevA |
| Sales Area Landscape Masterplan | 3360-APA-ZZ-XX-LA-L-1003 P01 |
| Detailed Planting Plan Sales Area | 3360-APA-ZZ-XX-PP-L-2007 P01 |
| Detailed Planting Plan Sales Area Reinstatement Plan | 3360-APA-ZZ-XX-PP-L-2008 P01 |
| BNG Assessment | 12039.BNG Report.SalesArea.vf The_Statutory_Metric_Macro_Enabled_1.0.4 Statutory_Biodiversity_Metric_Condition_Assessments duckmoor 14.7.25 |
| Ecological Assessment | 12039.EcoAss.SalesArea.vf (optimised) |

Due to large file / file type restrictions, please see the file link below for several documents:

https://bellway-my.sharepoint.com/:f:/g/personal/fern_whiles_bellway_co_uk/IgB3-h7R-jwUTbGpWMrp_FacASCaZ5bU5iLGieRKd_zvI8I?e=cw1AZA

I trust that the enclosed application meets your requirements and look forward to receiving your written confirmation to this effect in the form of condition discharge in due course.

Yours sincerely,

For and on behalf of **Bellway Homes Limited (Southern Counties)**



Fern Whiles MRTPI
Planning Manager
Tel.: 01737 785 500



Bellway is proud to be supporting Cancer Research UK as their charity of the year.

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