



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0123

Duckmoor Farm, Wooddale Lane, Billingshurst, West Sussex, RH14 9DZ

DESCRIPTION:

Application for Approval of Details Reserved by Condition 5 (Construction Management Plan) to approved application DC/20/2607 (Outline Application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access) Parts i – viii inclusive only.

RELEVANT PLANNING HISTORY:

DC/20/2607	Outline Application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.	Refused 06.04.2021 ALLOWED at Appeal 18-01-2023
DISC/25/0252	Approval of details reserved by condition 5 (Construction Environmental Management Plan) (initial works - enabling / site preparation works ONLY) to outline planning application DC/20/2607 (83 no. residential units, landscaping, access, parking and associated infrastructure).	Approved 7th November 2025
DISC/25/0055	Application for Approval of Details Reserved by Condition 5 (Construction Environmental Management Plan) PART IX A-H INCLUSIVE ONLY to approved application DC/20/2607 (83 no. residential units, landscaping, access, parking and associated infrastructure)	Approved 14-03-2025

REPRESENTATIONS:

1 letter of objection was received from 1 address, objecting to the application on the following grounds:

- General site working hours are listed within the CEMP as Monday to Friday 08:00 to 18:00, Saturday 08:00 to 13:00 and no works to take place on Sundays and Bank Holidays. This is contradictory to Condition 18 of permission DC/20/2607 (APP/Z3825/W/21/3283823) which states that works on Saturdays should take place between 09:00-13:00.

PLANNING ASSESSMENT:

Planning Application DC/20/2607 was granted consent on via appeal (APP/Z3825/W/21/3283823) on 18th January 2023. This permission was for the following:

Outline application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.

Consent is sought to discharge the details reserved by condition 5 (Parts i – viii inclusive only).

Condition 5:

The development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of a description of the construction programme definitions and abbreviations and project description and location;*
- ii. Details of how residents will be advised of site management contact details and responsibilities;*
- iii. Detailed site logistics arrangements, including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil);*
- iv. Details regarding parking or site operatives and visitors, deliveries, and storage;*
- v. The method of access to and from the construction site;*
- vi. The arrangements for public consultation and liaison prior to and during the demolition and construction works – newsletters, fliers etc.;*
- vii. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination.*
- viii. Locations and details for the provision of wheel washing facilities and dust suppression facilities;*
- ix. Details of measures to manage biodiversity environmental impacts, including:*
 - a) Risk assessment of potentially damaging construction activities;*
 - b) Identification of ‘biodiversity protection zones’*
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)*
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.*
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.*
 - f) Responsible persons and lines of communication.*
 - g) The role and responsibilities on site of an ecological clerk of works (ECow) or similarly competent person.*
 - h) Use of protective fences, exclusion barriers and warning signs.*

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Parts of Condition 5 have been discharged previously, as outlined below:

- DISC/25/0055 – Condition 5 (Part IX A-H inclusive only).
- DISC/25/0252 – Condition 5 (Initial Works- enabling / site preparation works only)

This application seeks to discharge Condition 5 parts i – viii for the remainder of the construction activity not covered by application DISC/25/0252. To enable this the applicant has submitted a Construction Management Plan (2303711_B-ACE-XX-XX-RP-C-0101C, June 2026) which has been reviewed by both the Local Highways Authority (LHA) and the Council's Environmental Health Team. Both have advised that they are satisfied with the submitted document, though the LHA has provided advice to the applicant which has been added as an informative below. Construction routing would avoid Dadswell Drive to the benefit of the amenities of those residents, via Woodale Lane and A272 subject to various control measures to ensure safe access.

It is noted that a representation has been received raising concerns around the site working hours listed in the Construction Management Plan originally submitted, as these did not match those agreed under Condition 18 of DC/26/0401. The hours have been subsequently revised within the agreed Construction Management Plan (2303711_B-ACE-XX-XX-RP-C-0101F).

Given the proposed location of the temporary tarmac access roads, the Council's Arboricultural and BNG Officers have been consulted, as it was initially unclear whether additional trees/vegetation would need to be removed or whether additional root damage would occur from construction vehicles. Confirmation was sought from the applicant that the access roads could be achieved without further tree loss/impact, in line with the latest Tree Protection Plan (ref. 2266-KC-XX-YTREE-TPP01RevF),

and a site visit undertaken by the Council's Arboricultural Officer. They have confirmed in their response that most tree protection measures have been installed in the correct locations however there were some instances where protective fencing had been relocated or removed entirely. They have recommended that Condition 5 not be discharged until this is rectified however this is a matter for planning compliance and not the purpose of this application, which is to simply to rule on the acceptability of the *details* submitted. In this regard, as the Construction Management Plan Rev F is now updated with all the tree protection measures as previously secured under previous discharge (DISC/25/0252) and with the tarmac access roads being temporary, Council's Tree Officer is satisfied those details offer sufficient protection for health and longevity of trees that positively contribute to place-making and visual amenity, discharge of the details can proceed.

With regards to Biodiversity Net Gain, concerns were raised around the impact of the tarmac access roads on the ability to achieve BNG on site (as agreed separately under DISC/25/0257) however it is recognised that the condition requiring 10% BNG was applied by the Inspector in their decision on 18th January 2023 (i.e. prior to the statutory requirement becoming mandatory), so there is opportunity to negotiate on the methodology to achieving the volunteered 10%, particularly as the tarmac access roads are a temporary measure that will allow for restoration post construction at operational stage. Any potential conflicts between the landscaping details agreed under both the Reserved Matters application (ref. DC/24/0768) and subsequent discharge of condition 13 (ref. DISC/26/0084) and the tarmac road have also been reviewed and it has been determined that no direct conflict exists.

It is therefore concluded that sufficient information has been provided to enable the discharge of Condition 5.

Recommendation: Application Permitted

NOTE TO APPLICANT

1. The applicant's design team is advised to contact the Highways Agreements Team to further discuss the Passing Bays along Woodale Lane. It is advised that these bays must be 5.5m edge to edge minimum.
2. The access works including passing bays would be subject to a Section 278 Agreement and therefore the applicant's design team should seek the views of the Highways Agreements Team prior to works commencing.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0123

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Construction Management Plan	2303711_B-ACE-XX-XX-RP-C-0101F	02/09/2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 04-09-2026

Authorising Officer sign/initial Matthew Porter Date: 04-09-2026