

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

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## 1. INTRODUCTION

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1.1. This Planning Statement Update has been prepared by Bellway Homes, in response to comments raised during the consultation period, in relation to 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.

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.

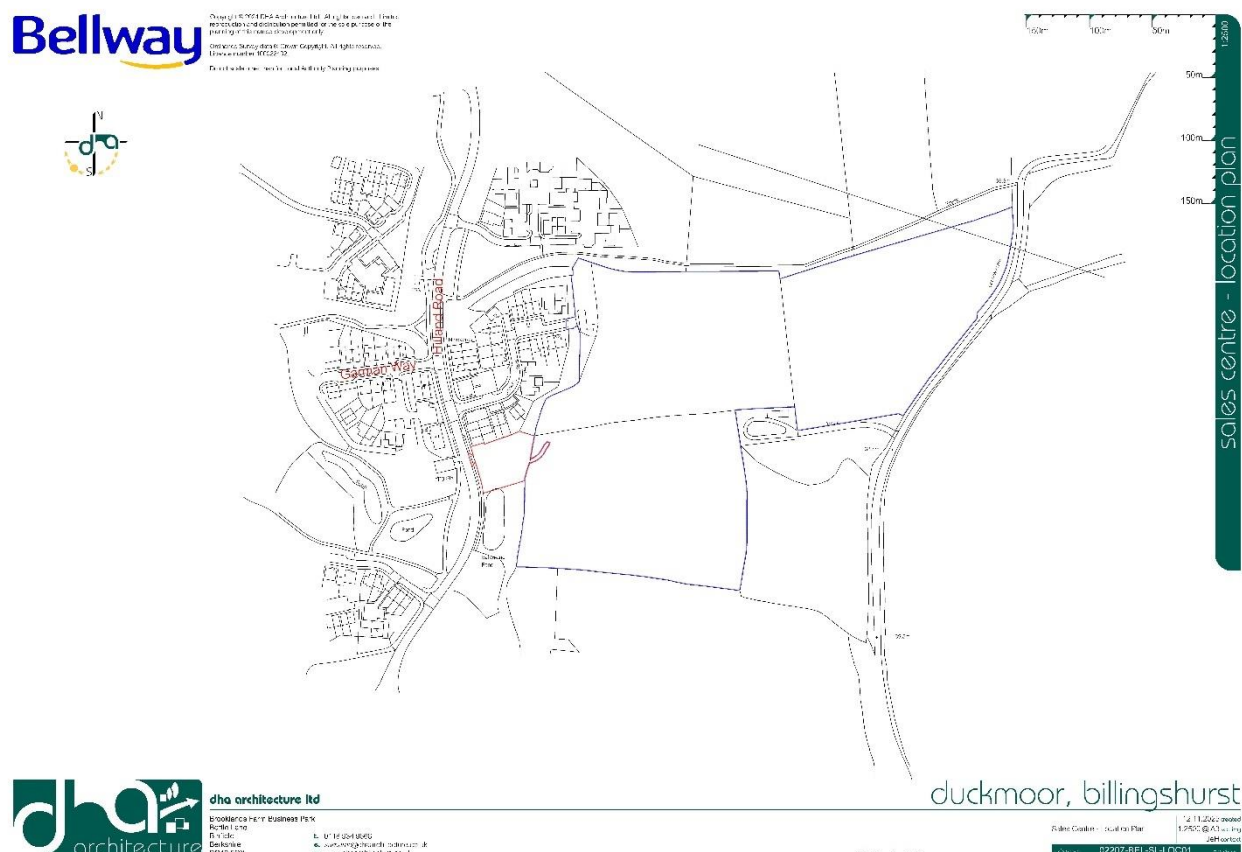


Figure 1: 02207-BEL-SL-LOC01 - PRELIM - 26.11.25 – Sales Centre Location plan

### 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. The original temporary period of time proposed was from March 2026 to September 2026. However, following consultation feedback on minimising impact to residents and the environment, and further review in terms of feasibility and deliverability, the temporary period is now proposed from the date of consent up to September 2028.

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 03MAR

07711-06 Elmfield Green Cabin\_External Elevations 27.02.26

3.4. Following consultation feedback, the signage and elevations documents have been updated. Key changes include:

- The extent of offside road signage has been reviewed and reduced in amount and size to reduce the impact to residents
- A window nearest the existing residents has been removed from the cabin

## 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 supplements 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 (from the date of consent up to September 2028). The landscaping plans provide further details on the proposed temporary sales area, including information on temporary screening measures for existing residents, and include a Reinstatement Plan which shows details on how the land will be restored.
- 5.2.2. The use of the land will be for a temporary sales area. The sales area will likely operate 7 days per week from 10am to 5pm. During quieter periods, this may reduce to Thursday to Monday from 10am to 5pm. No CCTV is intended unless future safety issues lead to its requirement.
- 5.2.3. 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.
- 5.2.4. A public consultation event for the wider development occurred in early February 2026, where information on the draft proposals for the temporary sales area was discussed with nearby existing residents. A key point discussed at this meeting was the need for temporary screening to be discussed and agreed with neighbouring residents to protect privacy. Our site manager met with an existing resident in February 2026, where temporary screening measures to protect privacy such as trellis with established climbers, and close boarded fencing in key locations were agreed. Furthermore, a window on the temporary sales cabin has been removed from the elevations. These further updates to the proposals have now been included.

### 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 07711-06 Elmfield Green Cabin\_External Elevations 27.02.26.
- 5.3.3. Sales lighting will be applied to some parts internally and externally, but these will be timed to be lit no longer than 1 hour prior to opening and 1 hour past closing of the Sales Office. External bollards lighting the path from the car park to the entrance will be required to allow safe passage. A backlit Facia sign is proposed to be fitted to the front of the cabin to increase marketing awareness, but this will be low level and light pollution will be minimal. Internally, the cabin will include ceiling lights only.

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

- 5.4.1. The application is supported by drawing ref 2303711\_B-SK04E Indicative Cabin by Ardent. This shows further details on temporary site pedestrian and vehicular access from Hilland Road and on-site vehicular parking arrangements. Temporary parking arrangements for 6 spaces (including one disabled bay) are included. In response to consultation feedback, it is confirmed that the dropped kerb will be removed after the temporary sales area period.

#### **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 Rev P02 – Sales Area Landscape Masterplan  
3360-APA-ZZ-XX-PP-L-2007 Rev P02 – Detailed Planting Plan Sales Area  
3360-APA-ZZ-XX-PP-L-2008 Rev P02 – Detailed Planting Plan Sales Area Reinstatement plan

##### *Arboriculture:*

2480 KC CA YTREE ImpactAssessment RevB  
2480 KC CA YTREE MethodStatement RevB  
2480-KC-CA-YTREE-TreeProtectionPlan01RevB

##### *Ecology/BNG:*

12039.EcoAss.SalesArea.vf (optimised) – Ecological Assessment  
12039.BNG Report.SalesArea.vf1 – BNG Report  
12039.The\_Statutory\_Metric\_Macro\_Enabled\_1.0.4.SalesArea.vf1 – BNG Metric

- 5.5.2. The above updated landscaping drawings include further details regarding the retention of existing planting and proposed additional planting including privacy screening measures. The updated drawings also respond to both statutory consultation, and engagement and feedback from residents.
- 5.5.3. The above updated 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 Appraisal and updated BNG report and information provide further details. These updates also respond to statutory consultation feedback. 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. through public consultation including with existing residents and the updated proposed planting enhancements which now include additional privacy screening measures. 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 which also been updated following consultation feedback including from public consultation and local residents. 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.