Horsham District Council

Mr Ife Akintokun
Roddy New Homes Ltd
Chapel House
31B London Road
Sevenoaks
Kent
TN13 1AR

Our ref:	DISC/25/0360
Your ref:	Billingshurst (4&6)
Email:	planning@horsham.gov.uk
Direct Line:	01403 215538
If Calling Please ask for:	Hannah Darley
Date:	9th January 2026

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by conditions 4 and 6 to approved application DC/24/1999.

Land At 509467 125933 Hilland Road Billingshurst West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

4. **Pre-commencement Condition**: No development shall take place until a Reasonable Avoidance Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement, which will reflect paragraph 6.1.2 of the Ecological Assessment ref: DFA24094V2, shall outline a precautionary approach to works prior and during construction to mitigate potential impacts to protected species. The development shall be carried out in strict accordance with the agreed details.

   Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

Date of approval - 9th January 2026

6. **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

   Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 9th January 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Tree schedule	BS 5837:2012	14.11.2025
Tree plan	Protection plan	12663 TPP 01	14.11.2025
Supporting Statement	Reasonable avoidance method statement	DFA25080	14.11.2025

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control