



**Horsham
District
Council**

Miss F Whiles
Bellway Homes Limited (Southern Counties)
1st Floor, Regent House
1-3 Queensway
Redhill
RH1 1QT

Our ref: DISC/26/0176
Your ref: Elmfield Temp Sales Area
Condition 6 Temp Works
Schedule
Email: planning@horsham.gov.uk
Direct Line: 01403 215245
If Calling Please ask for: Sophie Moore
Date: 25th August 2026

Dear Sir/Madam,

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

Application for Approval of Details Reserved by Conditions 5 (HMMP) and 6 (Temporary Works Schedule - BNG) to approved application DC/26/0049 (temporary residential sales area to include provision of parking, landscaping and use of a sales cabin).

Bellway Homes Development Site Wooddale Lane 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):

5. Pre-commencement Condition: The development hereby permitted shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan and including:
- a) a non-technical summary;
 - b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - c) the planned habitat creation and enhancement work to create or improve habitat to achieve the biodiversity net gain; together with a timetable of its provision;
 - d) the management measures to maintain habitat identified in the HMMP for a period of 30 years from the completion of development;
 - e) the monitoring methodology and frequency in respect of the created and/or enhanced habitat(s); and
 - f) the contingencies and/or remedial actions necessary in response to common risks, and the trigger for these where the results of the monitoring show that the aims and objectives of the HMMP are not being met;

has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy 31 of the Horsham District Planning Framework (2015).

Date of approval - 25th August 2026

6. Pre-Commencement Condition: The development hereby permitted shall not commence until a Temporary Works Schedule has been submitted to and approved by the Local Planning Authority. The schedule must identify the timing, description and arrangement of all proposed works across the construction, operation and demolition phases, a timetable for reinstatement, and the responsible person(s) or organisation for managing these actions.

Reason: To ensure the development temporary work schedule aligns with the objectives within the approved HMMP and delivers a biodiversity net gain on site in compliance with Schedule 7A of the Town and Country Planning Act 1990 and Policy 31 of the Horsham District Planning Framework (2015).

Date of approval - 25th August 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
Layout plan	Temporary Works Schedule	022207-BEL-SL-SALES REV B	21.08.2026
Supporting Docs		12039.HMMP-BES vf2	10.08.2026

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