



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Bellway Homes Development Site Wooddale Lane Billingshurst West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 6 to approved application DC/26/0049.
REFERENCE:	DISC/26/0176
RECOMMENDATION:	Modification / More information
SUMMARY OF COMMENTS & RECOMMENDATION: It is recommended to discharge the HMMP condition (5). Comments are still outstanding with regards to the Temporary Works Schedule (condition 6).	
MAIN COMMENTS: <u>Condition 6</u> 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). The following amendments are requested prior to discharging Condition 6 - - Reinstatement planting plan drawing no. needs amending to - 3360-APA-ZZ-XX-PP-L2008 Rev P03. - Reference to bridge construction. Has not been addressed. As above, the reason for this condition is to ensure its alignment with the objectives within the approved HMMP. The HMMP has not yet been received, and therefore this cannot be commented on. <u>Condition 5</u> A HMMP has now been submitted to discharge Condition 5, which reads:	

"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)."

~~The following comments are requested to be addressed to discharge Condition 5-~~

- Absence of watercourse module in Table 3.1. Please can this be amended.
- Section 3.2.2 mentions mixed scrub for newly created habitat, which is not reflected in any reports, plans or the metric.
- Section 3.2.5 mentions one individual tree to be retained, although no individual trees were recorded at baseline. It is presumed that this is referring to one individual tree as part of the development to be retained when decommissioning and reinstating the site.
- Please complete the condition assessment pass/fail criteria in Table 3.4.
- Please confirm if Table 3.8 should be a birch species or hornbeam.
- Please prune hedgerows nearest to February as possible, to allow fruits to be available to wildlife.
- Please add details regarding enhancement of existing native hedgerows to species rich native hedgerows.
- Please detail seeding rate of other neutral grassland Emorsgate seed mix.
- Please add details of management of green walls.
- The HMMP states that reinstatement is likely to happen 3-5 years following development. This does not align with the temporary works schedule, and therefore it is requested that the wording is amended to reflect the temporary nature of the development being 2 years, and within 1 year of it being decommissioned all reinstatement plans will have been actioned.

All comments addressed, concerns resolved with thanks. It is recommended to discharge the HMMP condition (5).

Please note that the Biodiversity Gain Plan and final metric required to discharge the deemed biodiversity gain condition (please see informative on the decision notice for DC/26/0049) must align with the final HMMP.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

Linsey King
Ecology Officer (Planning)

DEPARTMENT:

Strategic Planning - Specialists

DATE:

02/07/2026
[27/07/2026](#)
[19/08/2026](#)