



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0176

Bellway Homes Development Site, Wooddale Lane, Billingshurst, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 5 (HMMP) and 6 (Temporary Works Schedule - BNG) to approved application DC/26/0049.

RELEVANT PLANNING HISTORY:

DC/26/0049	Erection of a temporary residential sales area to include provision of parking, landscaping and use of a sales cabin.	Application Permitted on 03.06.2026
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CONSULTATION:

HDC BNG Ecologist: *Recommended discharge the HMMP condition. Satisfied amendments to the Temporary Works Schedule have resolved concerns. Therefore, recommend discharging both conditions under DISC/26/0176.*

PLANNING ASSESSMENT

Planning Application DC/26/0049 was granted consent on 03 June 2026. This permission was for the following: Erection of a temporary residential sales area to include provision of parking, landscaping and use of a sales cabin.

Approval is sought to discharge the details reserved by conditions 5 (Habitat Management and Monitoring Plan) and 6 (Temporary Works Schedule – BNG).

Condition 5 (Habitat Management and Monitoring Plan):

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).

To satisfy the requirements of Condition 5, the applicant has submitted a Habitat Management and Monitoring Plan (ref. 12039.HMMP-BES.vf2) which outlines the ecological baseline of the site, the measures proposed to maximise its ecological potential and the management prescriptions to be undertaken over the next 30-years to ensure objectives are achieved. This document has been reviewed by the Council's BNG Ecologist who has advised that, following some minor revisions which have been made by the applicant, it is now sufficient to ensure the development delivers a biodiversity net gain.

The details submitted for approval for condition 5 have therefore been satisfied.

Condition 6 (Temporary Works Schedule – BNG):

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).

To satisfy the requirements of Condition 6, the applicant has submitted a Temporary Works Schedule (ref. 022207-BEL-SL-SALES REV B) outlining timescales for construction works as well as the length of operation of the sales cabin and works undertaken to remove it / reinstate the site as per the submitted HMMP.

This plan has been reviewed by the Council's BG Ecologist who has advised as the required amendments have been made (relating to reinstatement planting plan revisions and reference to bridge construction), the works schedule as updated would ensure this aligns with the objectives within the approved HMMP and delivers a biodiversity net gain.

The details submitted for approval for condition 6 have therefore been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

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/26/0176

(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
Layout plan	Temporary Works Schedule	022207-BEL-SL-	21.08.2026

