



**Horsham
District
Council**

Mr C Scrase Dickins
Coolhurst Vineyards Ltd
Renvyle
Okehurst Lane
Billingshurst
West Sussex
RH14 9HR

Our ref: DISC/26/0019
Your ref: Rickfield Farmhouse
Email: planning@horsham.gov.uk
Direct Line: 01403 215538
If Calling Please ask for: Hannah Darley
Date: 20th March 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 3, 4, 5 and 6 to approved application DC/25/1321.

Rickfield Farm Brighton Road Mannings Heath West Sussex

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

3. **Pre-Commencement Condition:** No development, including works of demolition, shall commence until a Method Statement detailing how existing stone within the western gable and chimney breast, the timber framed roof gable and Horsham Stone will be salvaged and re-used has been submitted to and approved in writing by the Local Planning Authority. The development shall take place in strict accordance with the agreed details.

Reason: To preserve a finite resource of considerable historic character and special architectural interest in accordance with Policy 34 of the Horsham District Planning Framework (2015).

Date of approval - 20th March 2026

4. **Pre-Commencement Condition:** No development, including works of demolition, shall commence until a plan detailing all landscaping and planting to be retained on the site has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details and no trees or hedges shown to be retained shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 20th March 2026

6. **Pre-Commencement (External Lighting) Condition:** No external lighting shall be installed until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. No further external lighting shall be installed without prior consent from the Local Planning Authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Date of approval - 20th March 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	Discharge of Condition 3 - Heritage Method Statement	NONE	20.01.2026
Supporting Statement	Discharge of Condition 4 - Tree Survey Plan and Schedule reference TSP 1.0 by Barry Holdsworth Ltd dated 13 March 2025	NONE	20.01.2026
Supporting Statement	Discharge of Condition 6 - Lighting Design Strategy for Biodiversity Issue/Revision 1 by Abrehart Ecology Ltd dated January 2026	NONE	20.01.2026

I can also confirm that the submitted information is **NOT** acceptable pursuant to the following condition(s):

5. **Pre-Commencement Condition:** No development, including any works of demolition, shall take place until either one of the following has been submitted to and approved in writing by the Local Planning Authority:
- A Natural England license pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended), or
 - A statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

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

ADDITIONAL INFORMATION

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.