



**Horsham
District
Council**

Mr Trevor Pullen
Pullen Architecture Ltd
41/42 Southgate Place
Chichester
West Sussex
PO19 1ET

Our ref: DISC/26/0116
Your ref: The Barn
Email: planning@horsham.gov.uk
Direct Line: 01403 215 258
If Calling Please ask for: Shazia Penne
Date: 28th May 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 condition 3 to approved application DC/24/1693.

The Barn West Chiltington 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:

3. **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Bat Emergence Survey Report (MBM Ecology, revised 21 January 2025) has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
- a) detailed designs or product descriptions for biodiversity enhancements; and
 - b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Date of approval - 28th May 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	Planning statement	688-605	02.04.2026
Plans	Biodiversity enhancement strategy	688-110	02.04.2026

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