



Mrs Elizabeth Pellett
Ranfold Barn
Five Oaks Road
Slinfold
West Sussex
RH13 0RL

Our ref: DISC/26/0113
Your ref: Ranfold Barn DC/25/1033
Email: planning@horsham.gov.uk
Direct Line: 01403 215 258
If Calling Please ask for: Shazia Penne
Date: 29th 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 conditions 3 and 4 to approved application DC/25/1033.

Ranfold Barn Five Oaks Road Slinfold West Sussex

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

4. **Pre-Commencement Condition:** The development 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 planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the Biodiversity Gain Plan; and
 - (c) the management measures to maintain habitat in accordance with the Biodiversity Gain Plan from the completion of development.

has been submitted to, and approved in writing by, the local planning authority.

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 Plan-ning Framework (2015).

Date of approval - 29th May 2026

Biodiversity Net Gain Condition

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to Section 13(2) of Schedule 7A of the Town and Country Planning Act 1990.

Date of approval – 29th 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 Docs	Biodiversity Gain Plan	NONE	30.03.2026
Supporting Docs	Statutory BNG Metric Project Name D-LPE-001 Ranfold Barn, Five Oaks Road, Slinfold, West Sussex, RH13 0RL dated 12 March 2026	NONE	07.04.2026
Plans	Existing Baseline Habitat Plan	NONE	30.03.2026
Plans	Proposed Habitat Plan	NONE	30.03.2026
Supporting Statement	Habitat Management and Maintenance Plan by Arun Ecology dated March 2026	D-LPE-001-001-001 Revision 001	30.03.2026

Note to Applicant:

The Applicant is advised that Condition 3 does not require the submission of details or formal discharge through an Approval of Details application.

The Applicant is advised that Condition 5 of planning permission reference DC/25/1033 requires all works to be carried out in strict accordance with the approved Arboricultural Method Statement (AMS). The AMS also requires the applicant to notify the Council's Arboricultural Officer in advance of any development commencing so that they can attend and agree the tree protection measures. Prior to development taking place, it is advised that the Applicant contact the HDC Arboricultural Team to agree a site meeting.

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