



Mr Johnny Lung
Small Design Studio
23 Church Street
Steyping
BN44 3YB

Our ref: DISC/26/0111
Your ref: Park Farm House - Planning
Conditions Discharge
Email: planning@horsham.gov.uk
Direct Line: 01403 215059
If Calling Please ask for: Halima Chowdhury
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/25/2053.

Park Farm House Wheatsheaf Road Woodmancote BN5 9BA

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:** Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

Specifications of roof covering material.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby pre-serving the special architectural or historic interest which it possesses, and to comply with Poli-cy 34 of the Horsham District Planning Framework (2015).

Date of approval - 29th May 2026

4. **Pre-commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout for biodiversity enhancements shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout 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, Priority and threatened species 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 - 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
Roof plan	Proposed	069-PFH-004	27.03.2026
Supporting Docs	Tile Data sheet	NONE	27.03.2026
Layout plan	Biodiversity enhancement	069-PFH-003 REV P1	22.05.2026
Design & Access Statement		NONE	27.03.2026
Supporting Statement	Heritage	NONE	27.03.2026
Photos	Tile photo	NONE	27.03.2026
Supporting Statement	Planning statement	NONE	27.03.2026

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