

From: GLENCAIRN Ltd <rfb.gvs@gmail.com>
Sent: 25 August 2026 17:20:17 UTC+01:00
To: "ChaseFarm Partnership" <chase.farm.uk@hotmail.com>; "Daniel.Holmes" <Daniel.Holmes@horsham.gov.uk>
Subject: Re: DC/25/0568 - Chase Farm Retreat Planning Application Site Visit



Hi Daniel,

Further to my previous email, I wanted to confirm that we will be withdrawing the current application and submitting a revised application in light of the recent changes to the Biodiversity Net Gain (BNG) legislation, as the site now falls below the relevant threshold.

I assume the Council is not in a position to waive the BNG requirements for the current application, and therefore a fresh submission is the appropriate course of action.

We have now updated the Business Plan and all supporting documentation and expect to be in a position to submit the revised application within the next week.

Yours sincerely,

Rob

On Tue, 25 Aug 2026 at 16:31, ChaseFarm Partnership <chase.farm.uk@hotmail.com> wrote:
Hi Robert

FYI I have a business plan with figures which I will forward to you very shortly to review.

As discussed we have agreed to submit a new planning application so that we do not need to do BNG.

Do you want to respond to Daniel to update him or shall we?

Thanks

Karen

From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Sent: 25 August 2026 15:20

To: ChaseFarm Partnership <chase.farm.uk@hotmail.com>

Cc: Robert Schiller <rfb.gvs@gmail.com>

Subject: RE: DC/25/0568 - Chase Farm Retreat Planning Application Site Visit

I Louise,

Robert,

I wondered if you had an update on this? As the extension of time agreed has now surpassed, I wondered if it might be prudent to agree to a new EOT or agree to withdraw with a new submission once your PEA has been received.

Please let me know how you'd like to proceed,

Kind regards,

Danie Holme
I s
Senior Planning Officer

Telephone: [01403 21519](tel:01403215190)

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Email: [Daniel.Holmes@horsham.gov.u](mailto:Daniel.Holmes@horsham.gov.uk)
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Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

From: ChaseFarm Partnership <chase.farm.uk@hotmail.com>

Sent: 24 July 2026 10:40

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Cc: Robert Schiller <rfb.gvs@gmail.com>

Subject: Re: DC/25/0568 - Chase Farm Retreat Planning Application Site Visit

Hi Daniel

Thanks for your email. We had an PEA conducted last Tuesday and we are awaiting the results, which we expect by the end of the month.

We will keep you updated on this matter once we have the PEA report and decide from then what we do.

Have a good weekend and speak soon.

Kind regards

Louise Winder (née Edwards)

- Farm Manager

On 22 Jul 2026, at 10:47, Daniel.Holmes <Daniel.Holmes@horsham.gov.uk> wrote:

Dear Louise,

Thankyou for showing me around Chase Farm and I apologise for the delayed response following the visit. Following the visit and our discussions regarding application DC/25/0568, I wanted to set out my advice on the most appropriate way forward.

As you are aware, the current application has been under consideration for some time and, in its current form, does not provide sufficient information to enable the Local Planning Authority to reach a favourable recommendation. In particular, no ecological information or Biodiversity Net Gain (BNG) information has been submitted to support the proposal.

Since submission of the application, the Government has announced changes to the BNG regulations which will come into force on **6 August 2026**. These changes introduce a new exemption for developments on sites below **0.2 hectares**, meaning that qualifying developments will no longer be required to demonstrate mandatory Biodiversity Net Gain.

Based on my observations during the site visit, it appears that your proposal may fall within this threshold, subject to the site area being clearly identified and evidenced within the submitted plans.

In light of this, my advice would be to **withdraw the current application and submit a fresh application** once the new regulations have come into effect. A resubmission should include:

1. The plans already prepared for the development;
2. Clear site area information demonstrating that the development site falls below the 0.2 hectare threshold;
3. A **Preliminary Ecological Appraisal (PEA)** to ensure that ecological considerations have been appropriately assessed; and
4. Any other supporting information necessary to validate the application.

I consider this to be the cleanest and most efficient approach. It would allow the proposal to be assessed under the updated BNG regime and avoid the need to address the current mandatory BNG requirements, provided the exemption criteria are met. It would also avoid the current application progressing towards refusal on the basis of insufficient ecological and BNG information.

Should you decide to pursue this route, please let me know and I can arrange for the current application to be withdrawn accordingly.

Kind regards,

Danie Holme
I s
Senior Planning Officer

Telephone: [01403 21519](tel:0140321519)
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Email: Daniel.Holmes@horsham.gov.uk
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From: ChaseFarm Partnership <chase.farm.uk@hotmail.com>

Sent: 30 June 2026 10:18

To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>

Cc: Robert Schiller <rfb.gvs@gmail.com>

Subject: DC/25/0568 - Chase Farm Retreat Planning Application Site Visit

Dear Daniel

In preparation for your forthcoming visit to Chase Farm, please use the following what3words link to guide you to the farmyard:

///port.instant.haystack

<https://w3w.co/port.instant.haystack>

TQ148259

We look forward to meeting you at 9:30am on Wednesday, 2 July.

Kind regards,

Louise Winder (née Edwards)

- Farm Manager

Chase Farm Partnership

07743 862 790

01403 730 204

chase.farm.uk@hotmail.com

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