



Mr Nigel Parsons  
Court Farm  
Billingshurst  
RH14 9DL

Our ref: DISC/26/0142  
Your ref: Unit 8 Baileys Farm conditions  
discharge DC/26/0213  
Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)  
Direct Line: 01403 215538  
If Calling Please ask for: Hannah Darley  
Date: 26th June 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 4, 5, 6 and 7 to approved  
application DC/26/0213**

**Baileys Farm Brooks Green Road Coolham 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-Occupation Condition:** A Biodiversity Enhancement Layout for bespoke biodiversity enhancement 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 bespoke biodiversity enhancements; and
  - b) locations, orientations and heights for bespoke biodiversity enhancements by appropriate maps and plans.

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 Local Planning Authority to discharge its duties under the National Planning Policy Framework 2023 and s40 of the NERC Act 2006 (Priority habitats & species).

**Date of approval - 26th June 2026**

6. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No use hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

**Date of approval - 26th June 2026**

7. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a Delivery, Collection & Service Management Plan, which includes details of the types of vehicles, how deliveries and collections will take place and the frequency of deliveries relating to the B8 use has been submitted to and approved in writing by the Local Planning Authority. In addition, the plan shall detail the arrangements for the loading and unloading of deliveries, in terms of location and frequency, and set out arrangements for the collection of refuse shall be detailed. All deliveries and collections shall thereafter be carried out in accordance with the approved plan unless otherwise agreed to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

**Date of approval - 26th June 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 |
|----------------------|----------------------------------------------------|----------------|---------------|
| Location & Site plan | Building Layout & Elevations Site & Location Plans | 22-11-01       | 01.05.2026    |
| Supporting Docs      | Biodiversity Enhancement Layout Report.            | NONE           | 01.05.2026    |
| Supporting Docs      | Car parking facilities                             | NONE           | 01.05.2026    |
| Supporting Docs      | Covered cycle parking facilities                   | NONE           | 01.05.2026    |
| Supporting Docs      | Delivery Collection and service management plan.   | NONE           | 01.05.2026    |
| Supporting Statement | Planning Statement                                 | NONE           | 01.05.2026    |

**Notes to Applicant:**

Formal discharge of condition 5 is not required.

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

A handwritten signature in black ink, appearing to read 'Emma Parkes', with a stylized, flowing script.

Emma Parkes  
Head of Development and Building Control