



Mr Ben Kirk
Promethean Planning Ltd
Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

Our ref: DISC/26/0210
Your ref: 2 Greenacres conditions
Email: planning@horsham.gov.uk
Direct Line: 01403 215429
If Calling Please ask for: Bethan Tinning
Date: 7th September 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 Condition 9 of allowed appeal ref:
APP/Z3825/C/25/3375768.**

2 Greenacres Farm 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(s):

9. 9. The use hereby permitted shall cease, all buildings and engineering operations shall be removed and all equipment and materials brought onto the land for the purposes of such use/materials resulting from demolition shall be removed within 56 days of the date of failure to meet any one of the requirements set out in i) to iv) below:
- i) Within 3 months of the date of this Decision schemes for:
 - (a) a Biodiversity Enhancement Strategy for Protected and Priority species
 - (b) Surface Water Drainage and Foul Water disposal
 - (c) hard and soft landscaping of the site, including walls, fences and boundary treatments and the reinstatement to grass of the area of hard surface shown shaded in yellow on the Plan attached to this Decision
 - (d) the storage of refuse/recycling facilities
 - (e) safeguarding the visibility splays at the entrance to West Chiltington Lane
 - (f) the delineation and retention of parking and turning areas on the site shall have been submitted for the written approval of the local planning authority. The scheme(s) shall include a timetable for their implementation.
 - ii) If within 11 months of the date of this Decision the local planning authority refuse to approve the scheme(s) or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
 - iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.

- iv) The approved scheme(s) shall have been carried out and completed in accordance with the approved timetable(s). Upon implementation of the approved scheme(s) specified in this condition, those schemes shall thereafter be maintained/retained/remain in use in accordance with details approved. In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.

Date of approval – 7th September 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
Plans	Fencing, Bike and Bin Store, Planting Schedule	2511GR_000 REV 1	02.09.2026
Supporting Statement	Drainage Strategy Condition 9 i)(b)	NONE	02.07.2026
Plans	Biodiversity Enhancement Strategy	P11147 REV A	02.07.2026

Notes to Applicant:

The applicant is advised that with regard to drainage, the site hereafter must maintain the ditch along the property boundary. The applicant / owners of the site must acknowledge their responsibility as Riparian Owners. HDC Drainage also advise that the applicant monitor the condition of the ditch downstream, so that the Drainage Strategy is not impeded by poor conditions within the ditch.

This discharge notice relates ONLY to Condition 9 (i)(a-f)

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