



Mrs Liz Lawrence
Pentire
Dobbin Lane
Trevone
Padstow
PL28 8QP

Our ref: DISC/26/0112
Your ref: Coombelands conditions
Email: planning@horsham.gov.uk
Direct Line: 01403 215245
If Calling Please ask for: Sophie Moore
Date: 12th June 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 (construction site set-up) and 4 (Biodiversity Enhancement Strategy) and the biodiversity gain condition to approved application DC/24/0623 (Replace warm up area with the erection of a show jumping arena, viewing gallery and provision of grass summer parking area).

Coombelands Equestrian Stane Street Codmore Hill West Sussex

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:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.
- i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
 - ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities
- The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 12th June 2026

4. **Pre-Commencement Condition:** No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
- a) Purpose and conservation objectives for the proposed enhancement measures.
 - b) detailed designs to achieve stated objectives.
 - c) locations of proposed enhancement measures by appropriate maps and plans.
 - d) persons responsible for implementing the enhancement measures.
 - e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

Date of approval - 12th June 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

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 Statement	Amended Biodiversity Gain Plan Form	NONE	01.06.2026
Plans	Preliminary Site Layout Plan	2020/21/11 C	27.03.2026
Plans	Ecological Enhancement Plan v2	NONE	27.03.2026
Supporting Docs	BNG Plan 1	NONE	27.03.2026
Supporting Docs	BNG Plan 2	NONE	27.03.2026
Supporting Statement	Construction environmental management plan	NONE	27.03.2026
Supporting Statement	Biodiversity Enhancement Strategy Version 1	NONE	27.03.2026
Supporting Statement	Statutory Biodiversity Metric Iteration 4	NONE	27.03.2026
Plans	Proposed Habitat Plan v2	NONE	11.05.2026
Plans	Existing Habitat Plan v2	NONE	11.05.2026
Supporting Statement	Biodiversity Condition Assessment	NONE	11.05.2026

Notes to Applicant:

The applicant is reminded that there is a separate S106 Obligation requiring the submission of a Biodiversity Gain Plan and HMMP to the Council which will need to be discharged in addition to the Biodiversity Gain Condition.

The applicant is advised of the following comments from the Council's BNG Ecologist:

A HMMP has not been submitted as part of this application to discharge, however it is acknowledged that HMMP documents had been uploaded under the full planning application DC/24/0623 after the consultation period ended. It is understood that the HMMP is an obligation within the S106 agreement

and therefore the HMMP and approved BGP will need to be submitted separately to discharge the obligation within the S106.

Notes on HMMP

- o Management organisation responsibility for implementing the HMMP will need to be finalised.
- o The overview of the baseline needs tweaking to reflect the metric entries.
- o Table under PM-T01 needs amending to reflect the uplift with regards to the trading rules i.e., the baseline habitat type of modified grassland cannot be traded with native hedgerow.
- o Note that the margins should not be kept too low like that of the adjacent retained modified grassland because it needs to achieve criterion B (targeted) and needs to achieve criterion A which will not be possible with an intensive cutting regime. In addition, management will become confusing for contractors if the adjacent grasslands are similar in appearance. Please specify regularity of cutting within April-October. It is advised a minimum of 2-3 cuts a year are included to minimise rigorous grasses and undesirable species taking over. Furthermore, one cut should be undertaken earlier in the year to encourage germination of yellow rattle (*Rhinanthus minor*). Please detail time frame for arisings to be removed from the site and specify that cutting should only be undertaken in favourable weather conditions to avoid churning and compacting the soil.
- o Please detail the management prescription to ensure Criteria B2 and B3 are met for native hedgerow creation.
- o Please include management of modified grassland habitat to be created.
- o It is advised, if possible, to create the hedgerow with a width greater than 1m for structural stability.
- o Please detail the monitoring strategy, and refer to HDCs reporting periods of year 1,2,5,10,15,20,25 and 30.

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