



**Horsham
District
Council**

Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Our ref: DISC/26/0115
Your ref: 23/273 Merryhill Mushrooms
DOC Application
Email: planning@horsham.gov.uk
Direct Line: 01403 215 258
If Calling Please ask for: Shazia Penne
Date: 13th July 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 4, 5 and BNG to approved application
DC/25/0944.**

Merryhill Storrington Road Thakeham West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition:

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

Date of approval - 13th July 2026

4. **Pre-Installation Condition:** No external plant/machinery (if required) shall be installed until a plan detailing the location, type, and specification of any proposed external plant/machinery (including but not limited to refrigeration and air conditioning units) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details.

Reason: To ensure that any external plant or lighting does not result in unacceptable harm to the visual amenity of the area or the residential amenity of nearby occupiers and to ensure compliance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 13th July 2026

5. **Pre-Commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal (Arun Ecology, May 2025) 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 and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Date of approval - 13th July 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
Supporting Statement	Biodiversity enhancement strategy	C-NJA-019-003-001	01.04.2026
Supporting Docs	Covering letter	23/273	01.04.2026
Site plan	Proposed	DE1223 / 06	01.04.2026
Elevation plan	Proposed and sections	DE1223 / 05	01.04.2026
Floor plan	Proposed ground floor, first floor and external fan details	DE1223 / 04	01.04.2026
Supporting Docs	BNG Gain Plan Rev 2	NONE	29.04.2026
Supporting Docs	BNG Summary Page	NONE	29.04.2026
Supporting Docs	BNG Metric Rev 2	NONE	29.04.2026
Supporting Docs	BNG Unit Reservation Certificate Dated 30.03.2026	NONE	07.04.2026
Supporting Docs	BNG Unit Reservation Certificate Dated 31.03.2026	NONE	07.04.2026
Details plan	BNG Baseline Habitat Plan	NONE	29.04.2026
Details plan	BNG Proposed Habitat Plan	NONE	29.04.2026

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

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

Emma Parkes
Head of Development and Building Control