



**Horsham
District
Council**

Mr James Legate
Burlands
Charlwood Road
Crawley
West Sussex
RH11 0JZ

Our ref: DISC/26/0232
Your ref: Danefold Farm BNG
Email: planning@horsham.gov.uk
Direct Line: 01403 215436
If Calling Please ask for: Alice Johnson
Date: 25th August 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 condition (Biodiversity Net Gain) to approved application DC/25/1023 (Relocation of existing farm yard manure storage, construction of a silage clamp and construction of a slurry lagoon incorporating importation and use of materials and all associated engineering works).

Danefold House Littleworth Lane Partridge Green West Sussex

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

0. 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. For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:

Submit a biodiversity gain plan - GOV.UK (www.gov.uk).

Date of approval - 25th August 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	Habitat Management and Monitoring Plan by The Ecology Co-op Issue Date 6th January 2026 Project No: P10278		14.08.2026
Supporting Statement	Biodiversity Impact Calculation by The Ecology Co-op Issue Date 1st December 2025 Project No: P10278		22.07.2026
Supporting Statement	The Statutory Biodiversity Metric Iteration 3 1st December 2025		22.07.2026
Supporting Statement	Biodiversity gain plan application form 04/05/26		22.07.2026

Notes to Applicant:

The applicant should note that the approved Biodiversity Net Gain plan is required for the discharge of the S106 obligation. The Habitat Management and Monitoring Plan will also need to be provided.

The applicant's attention is drawn to the following comments made by the Council's BNG Ecologist on the submitted Habitat Management and Monitoring Plan to resolve prior to discharge of the S106 legal agreement obligation:

HMMP comments 14/01/26 -

- o Advise that, if possible, the length of the ONG sward should ideally be kept at no longer than 5cm until early spring, to allow the yellow rattle to germinate. If there is excessive growth over the winter period, an additional cut may be required in February providing ground conditions are suitable. Also, arisings should be removed from the site when dry, and in some cases 1 day to be left in situ is too short a timeframe for seeds to drop.
- o Note that monitoring reports will be required for HDC approval in years 1,2,5,10,15,20,25 and 30. Please amend Section 4 of the HMMP to reflect this.
- o Further information will be required pertaining to responsible person(s) for producing monitoring reports, when known.
- o Note that the extent of replacing failed trees/shrubs for mixed scrub may also extend beyond the first 2 years, to ensure that the mixed scrub habitat is delivered successfully by year 30. Given the likely pressure from deer browsing, it is appropriate to detail fencing requirements if the need arises due to excessive damage.
- o Please add the additional activities to the work schedule: wildflower grassland ground preparation and seeding, and mixed scrub tree/shrub planting.

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