Horsham District Council

Mr Paul Quantrill
Architectural Services
Longdene House
Hedgehog Lane
Haslemere
GU27 2PH

Our ref:	DISC/26/0311
Your ref:	Arnold - DOC
Email:	planning@horsham.gov.uk
Direct Line:	01403 215598
If Calling Please ask for:	Meg Bayliss
Date:	9th November 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 and 5 to approved application DC/26/0294

Springlands Frylands Lane Wineham 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-commencement condition**: A Precautionary Method Statement for mobile protected and Priority species shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to mobile protected and Priority species during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

   Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

Date of approval - 9th November 2026

5. **Pre-commencement condition**: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be 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 or product descriptions to achieve stated objectives;
   c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
   d) persons responsible for implementing the enhancement measures; and
   e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.
Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Date of approval - 9th November 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	Precautionary method statement	none	15.09.2026
Supporting Statement	Biodiversity enhancement strategy	none	15.09.2026

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



Emma Parkes
Head of Development and Building Control