Horsham District Council

Mr Jack Dunckley
Birchfield Nursery
Garden Sage Nurseries
London Road
Henfield
West Sussex
BN5 9AB

Our ref:	DISC/26/0234
Your ref:	Discharging of planning conditions 3,7 and 8
Email:	planning@horsham.gov.uk
Direct Line:	01403 215436
If Calling Please ask for:	Alice Johnson
Date:	18th November 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 3 (Drainage), 7 (Car Parking) and 8 (Parking, Turning and Access) to approved application DC/25/1828 (Demolition of existing temporary coffee shop facility and erection of a single-storey permanent coffee shop structure).

Birchfield Nursery, Garden Sage Nurseries Kidders Lane Henfield 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 commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

   Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Date of approval - 18th November 2026

7. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied or in use until a plan showing the layout of the proposed development and the provision of car parking spaces (including garages where applicable) for vehicles has been submitted to and approved in writing by the Local Planning Authority. No dwelling (or use) hereby permitted shall be occupied or use hereby permitted commenced until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

   Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015) and Policy 4 of the Henfield Neighbourhood Plan (2021)

Date of approval - 18th November 2026

8. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied or used until details of the parking, turning and access facilities for the site have been submitted to and approved by the Local Planning Authority in writing. The first use of the building herby permitted shall not occur until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking, turning and access facilities shall thereafter be retained as such.

   Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015) and Policy 4 of the Henfield Neighbourhood Plan (2021)

Date of approval - 18th 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 Docs	Drainage Strategy REV B Surface Water and Foul Water Management Birchfield Nursery, London Road, Henfield, West Sussex, BN5 9AA		23.07.2026
Plans	Condition 7 Parking with hedging		24.09.2026
Plans	Drainage plan		23.07.2026

Notes to Applicant:

The Applicant is made aware that:

i) the car parking provision, and turning and access facilities details that are the subject of approval in this decision notice pertain to the café use only and NOT other uses on the site.
ii) landscaping plans for planning permission DC/25/1828 and for other applications on site, is subject to future discharge, requiring more landscaping than the hedge as approved.

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