Horsham District Council

Mrs Lorraine Clipperton
56 Burlands
Langley Green
Crawley
West Sussex
RH11 7LG

Our ref: DISC/25/0210
Your ref:
Email: planning@horsham.gov.uk
Direct Line: 01403 215059
If Calling Please ask for: Halima Chowdhury
Date: 29th August 2025

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 3 and BNG condition to approved application DC/25/0172

Land South of The Mount Farm The Mount Ifield 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, including ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:
   - o The off-site woodland trees to the south of the sand school and to the west of agricultural barn whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground. The fencing shall be erected within 2m of the woodland edge, and those adjacent to the southeast corner, adjacent to the areas of proposed development.
   - o Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
   - o Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

   Reasons: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 29th August 2025

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

Date of approval - 29th August 2025

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		NONE	29.06.2025
Supporting Docs	BNG Metric	NONE	29.06.2025
Supporting Docs	Biodiversity Gain Plan		08.07.2025
Supporting Docs	Habitat Management and Monitoring Plan	NONE	29.06.2025

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