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T: 0117 214 1820

Newcastle
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98-100 Pilgrim Street
Newcastle Upon Tyne
NE1 6SQ
T: 0191 8202 006

Horsham District Council (Planning),
Albery House,
Springfield Road,
Horsham,
RH12 2GB

12th November 2026

Our Ref: 24/8476

Dear Sir/Madam,

Application for the Discharge of Condition No.4 of Planning Permission DC/26/0166
The Fox Inn, Guildford Road, Rudgwick, Horsham, RH12 3JP

On behalf of our client, Hall & Woodhouse, please find enclosed an application to discharge Condition No.4 of Planning Permission DC/26/0166 for the:

Erection of a single storey side extension, and internal and external alterations.

This application has been submitted by the Planning Portal (ref: PP-15364795) and includes completed application forms and the relevant documentation set out below. An online payment of £408.00 has been made via the Planning Portal.

Condition No. 4

Condition No. 4 is concerned with the provision of Biodiversity Measures for protected, Priory and threatened species. The wording of this Condition is as follows:

Prior to any works above slab level, a Biodiversity Measures Strategy for protected, Priority and 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 Measures Strategy shall include the following:

- *a) Purpose and conservation objectives for the proposed measures or features;*
- *b) detailed designs or product descriptions to achieve stated objectives;*
- *c) locations of proposed measures or features by appropriate maps and plans (where relevant);*
- *d) persons responsible for implementing the measures or features; 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.

This document may have been prepared with the support of AI tools, including Microsoft Copilot, which can assist with research and initial drafting. Where AI tools have been used, all content has been reviewed, edited, and validated by our professional team. The findings, recommendations, and conclusions reflect our expert judgement based on the information available at the time of writing. This report forms one component of the wider decision-making process and is intended to be read in conjunction with any other relevant professional advice. Any AI-generated measurements or spatial outputs are approximate; critical information has been independently verified where required.

Reason: To support protected, Priority and threatened species and allow the Local Planning Authority to discharge its duties under National Policy N2 1(f) of NPPF August 2026 and s40 of the NERC Act 2006 (as amended).

The following information has been submitted as part of the application:

- Biodiversity Measures Strategy Document.

This document has been prepared by a suitably qualified ecologist and is considered to contain all the required information set out within the wording of the Condition, including the proposed measures, where they will be located and how they will be maintained. It is therefore considered that this is suitable in discharging this condition.

It is considered that the above and enclosed are suitable to allow for the validation and determination of this application, however, please do not hesitate to contact me should you have any queries.

Yours sincerely,



Elizabeth Godfrey

Planner

Planning Potential

Bristol

Enc.