White & Sons Est. 1817

jds/am

10 February 2025

Barbara Childs
Director of Place
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Dear Ms. Childs,

Re: DC/24/1433 – Goffsland Farm Coolham Road West Chiltington West Sussex – Discharge of conditions 3 and 4

I refer to the above. We have been instructed by Mr. James Georgiadis to prepare an application to discharge conditions 3 and 4 of permission ref: DC/24/1433 (External alterations to building 'C', new roller shutters on building 'D', re-siting of mobile home and new fencing along the front boundary.)

For clarification the conditions applicable to the permission state are confirmed below:

> ***"3 Pre-Commencement (Fencing) Condition: No development pertaining to the fencing hereby approved shall take place until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Deepdene Ecology Ltd., June 2024), has been submitted to and approved in writing by the Local Planning Authority. The enhancement measures shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.***
>
> ***Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of***

the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

4 Pre-Commencement (Fencing) Condition: No development pertaining to the fencing hereby permitted shall take place until details of new soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).”

This covering letter and the application form are supported by the following documents:

- Ecological Enhancements Plan as prepared by Deepdene Ecology

Condition 3 and 4

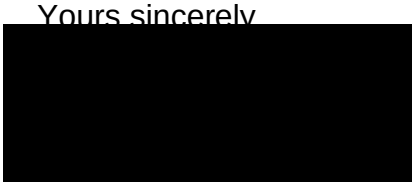
In respect of both conditions the supporting Ecological Enhancements Plan fulfils the requirements of both conditions, in particular the plan outlines the location of the existing trees and the measures to be undertaken to protect the root protection areas. Whilst there are no TPOs on the site, the applicant will seek to retain the existing mature oak trees as those indicated on the plan, these will play host to the bat boxes.

The plan also identifies the type of planting proposed and ecological enhancements at the site including the provision of both bat and bird boxes at the site, with there being several new plum trees and mixed nature hedging in the areas visible on the

plans. The details support the originally submitted Preliminary Ecological Appraisal prepared by Deepdene Ecology (June 2024).

I hope that this is acceptable and that the application to discharge the conditions can be approved without delay. However, if you have any comments or queries, please do not hesitate to contact us.

Yours sincerely



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Principal Planner
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