



Hannah Keyte
Savills
74 High Street
Sevenoaks
TN131JR

Our ref: DISC/26/0018
Your ref: Keepers Cottage Dwelling
Condition 3
Email: planning@horsham.gov.uk
Direct Line: 01403 215538
If Calling Please ask for: Hannah Darley
Date: 17th March 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 to approved application
DC/25/0586.**

Keepers Cottage Coolham Road Coolham Horsham

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition:

3. **Pre-Commencement Condition:** Prior to the commencement of the development, a European Protected Species Mitigation Licence (EPSML) shall be submitted to and approved in writing by the local planning authority. The measures and/works shall be carried out strictly in accordance with the approved details submitted and approved within the License and shall be retained in that manner thereafter.

Reason: To 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 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

Date of approval - 17th March 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	Cover letter	NONE	20.01.2026
Supporting Statement	Natural England email	NONE	20.01.2026

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

A handwritten signature in black ink, appearing to read 'Emma Parkes', with a stylized, flowing script.

Emma Parkes
Head of Development and Building Control