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Planning Department
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16th February 2026

Dear Sir / Madam

**Discharge of Conditions 3 and Biodiversity Net Gain Plan Relating to DC/25/1605
at North End Barn, West Chiltington Lane, Coneyhurst, West Sussex
Creation of a New Farm Track**

This letter accompanies a Discharge of Condition application relating to the creation of a new farm track via planning reference DC/25/1605.

Background

Planning permission was granted via reference DC/25/1605 on the 6th January 2026 and requires the following condition to be discharged as a pre commencement condition prior to any works above slab level take place and which are the subject of this application:

Condition 3 Pre-Commencement Condition: Prior to any works above slab level, a Biodiversity Enhancement 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 Enhancement Strategy shall include the following:

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





Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Submitted Evidence

Condition 3

A detailed Biodiversity Gain Plan and Ecological Enhancement and Management Strategy prepared by Leith Ecology is submitted with this application and consolidates the following into one comprehensive submission:

- Statutory Biodiversity Gain Plan (Schedule 7A, TCPA 1990)
- Condition 3 – Biodiversity Enhancement Strategy
- Condition 5 – Compliance with the approved Preliminary Ecological Appraisal (PEA)
- 30-Year Habitat Management and Monitoring Plan (HMMP)
- Construction ecology and precautionary working measures

The development delivers:

- Baseline value: 0.44 Habitat Units (HU)
- Post-development value: 0.57 HU
- Net gain: 0.13 HU (30.58%)

The scheme exceeds the statutory 10% requirement and secures biodiversity enhancements for a minimum of 30 years.

I trust that the attached information is sufficient to enable condition 3 to be discharged along with the requirement of a Biodiversity Gain Plan submission.

Please do not hesitate to contact me if you have any queries or require further information.

Yours faithfully



Charlotte Catton-Giltinane
Planning and Development

Enc. Biodiversity Gain Plan and Ecological Enhancement and Management Strategy

