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Planning Department
Horsham District Council
Albery House
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1st September 2026

Dear Sir / Madam

**DC/26/0414 – Land to the West of Horsham Road, Steyning, BN44 3AA
Creation of a New Access to Kilham Barn and adjoining Residential Property
Discharge of Condition 7 and BNG Plan**

This letter accompanies a Discharge of Condition application relating to the creation of a new access to Kilham Barn and adjoining residential property.

Background

Planning permission was granted under reference DC/26/0414 dated 11th August 2026.

The approval was subject to the following pre commencement condition:

Condition 3

Pre-Commencement Condition: *The development hereby permitted shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan and including:*

- (a) *a non-technical summary;*
- (b) *the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the Biodiversity Gain Plan; and*
- (c) *the management measures to maintain habitat in accordance with the Biodiversity Gain Plan from the completion of development.*

has been submitted to, and approved in writing by, the Local Planning Authority.



The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Any proposed or retained planting, which within a period of 5 years after the completion of development, 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 the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy 31 of the Horsham District Planning Framework (2015).

In order to discharge Condition 3, a Habitat Management and Monitoring Plan (HMMP) has been prepared by Ivana Murphy of AEWC Ltd. The HMMP has been informed by the ecological assessment undertaken in support of the proposed development, together with the Biodiversity Net Gain (BNG) Plan.

It is considered that the enclosed information satisfies the requirements of Condition 3, and we respectfully request that this pre-commencement condition is discharged.

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

Yours faithfully



Charlotte Catton-Giltinane
Planning and Development

Enc. Habitat Management and Monitoring Plan
BNG Plan