



Mr Andrew Ball
AUD Architects
16b Victoria Road
Hale
Altrincham
WA15 9AD
GB

Our ref: DISC/26/0187
Your ref: Pear Tree Cottage, Discharge
of Condition 4
Email: planning@horsham.gov.uk
Direct Line: 01403 215598
If Calling Please ask for: Meg Bayliss
Date: 26th August 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 4 to approved application
DC/24/1703**

Pear Tree Cottage Sandy Lane Henfield West Sussex

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

4. **Pre-Commencement (Slab Level) Condition:** Prior to the development commencing above slab floor level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the species and habitat enhancement measures contained within the Ecological Impact Assessment (Imprint Ecology, October 2024), shall be submitted to and approved in writing by the local planning authority.

The habitats and enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (as amended).

Date of approval - 26th August 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	Biodiversity Enhancement Layout by Imprint Ecology		18.06.2026

Supporting Statement	Ecological Impact Assessment dated October 2024 by Imprint Ecology		18.06.2026
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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



Emma Parkes
Head of Development and Building Control