

20 January 2026



Planning Services,
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Dear Sir/Madam

Removal of Condition 3 of previously approved application DC/24/0498 (Demolition of existing 2No cottages and erection of 1No dwelling with associated landscaping and car parking), and the requirement to submit a Non-Licensed Precautionary Method Statement for Hazel Dormouse.

Application Reference: DC/25/0586

Keepers Cottage Coolham Road Coolham Horsham

Introduction

This Covering Letter has been prepared to accompany an application for approval of details reserved by condition following approval of application ref: DC/25/0586. The application is submitted to Horsham District Council (HDC) on behalf of the Christ's Hospital Foundation (CHF). This application seeks to discharge Condition 3

Condition 3 (European Protected Species Mitigation Licence)

"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.*

A Licence application has been submitted to and approved by Natural England on 19th December 2025. The confirmation from Natural England has been submitted with this application to discharge Condition 3.





Conclusion

I trust that the above is in order and look forward to receiving confirmation that the application has been validated and approved in due course. If you have any queries or require further information, do please get in touch.

Yours sincerely,

Hannah Keyte MRTPI

Planner

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