



Applications & Appeals Services
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Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Ref: 19/324

25 February 2026

DISCHARGE OF CONDITION APPLICATION

Dear Sir/Madam

LPA Ref: DC/25/1408
Proposal: Discharge of Condition 3 of DC/25/1408 for part conversion of existing garage outbuilding to form a residential annexe
Site: Crays Cottage, Crays Lane, Goose Green, Pulborough, West Sussex, RH20 2LR

Please accept this Discharge of Condition Application to Discharge Condition 3 (a copy of the Decision Notice is submitted with the application for ease of reference).

- 3) ***Pre-Commencement (Slab Level) Condition:*** No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal (Arun Ecology, August 2025) has been submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- (a) *detailed designs or product descriptions for biodiversity enhancements; and*

(b) *locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

The 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 & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

In respect of Condition 3 please see attached the following document from Arun Ecology 'CON 3 - C-NJA-001 Biodiversity Enhancement Layout' dated February 2026.

This comprehensive document submitted is in full discharge of this condition.

I trust this is sufficient for now to enable you to validate the application, but should you have any queries please do not hesitate to contact me.

Yours faithfully



Nikolas J. Antoniou
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Chartered Town Planner
For and on behalf of NJA Town Planning Limited