

Planning Services
Horsham District Council
Albery House, Springfield Road
Horsham, RH12 2GB

13 July 2026
W3105

Dear Whom it May Concern,

DISCHARGE OF CONDITIONS 4 (TIMBER CLEANING) AND CONDITION 7 (BIODIVERSITY ENHANCEMENT STRATEGY) FOR APPLICATION DC/25/2149

Whaleback is instructed by the applicant to discharge conditions 4 and 7 as imposed on application DC/25/2149 (and associated Listed Building Consent DC/25/2150) which is for the *“Erection of a single storey in-fill extension to rear elevation. Repair, restoration, selective alterations, including window repairs/replacements. Construction of a new driveway, and associated works”* at Jarvis, Jarvis Lane, Steyning – which was approved on 24 April 2026.

Condition 4 – Timber Cleaning

The wording of condition 4 is as follows:

“Before timber cleaning work is undertaken on site, the person(s) responsible for supervising the timber cleaning works must meet the conservation officer of the Local Planning Authority, to undertake a trial patch of timber cleaning and confirm the timber cleaning can progress without harm to the special interest of the listed building.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).”

The timber cleaning works will be undertaken by [REDACTED] Sandpiper Restoration. A trial clean was carried out by [REDACTED] during the week commencing 29 June, and the required details and supporting information have been provided to Mr Sean Rix. The trial patch was completed without harm to the special interest of the listed building. Accordingly, the requirements of this condition have been satisfied.

Condition 7 - Biodiversity Enhancement

The wording of condition 7 is as follows:

“Prior to the commencement of the development taking place above slab level, a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Bat Survey and Assessment (Babec Ecological Consultants Ltd., November 2025) and Preliminary Ecological Assessment (Lizard Landscape Design and Ecology, October 2025) shall be 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."

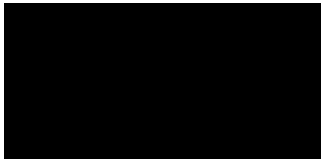
The Biodiversity Enhancement Layout (BEL) was completed in July 2026. It includes details of the proposed biodiversity enhancements, together with a plan showing their locations. The BEL and plan have been prepared in accordance with the recommendations of the *Bat Survey and Assessment* (Babec Ecological Consultants, November 2025) and the *Preliminary Ecological Assessment* (Lizard Landscape Design and Ecology, October 2025).

Documents Submitted with this Discharge of Conditions Application:

- Biodiversity Enhancement Layout (Lizard, 13 July 2026)
- Site Habitat Plan (Lizard, 13 July 2026)

We trust that the submitted information is sufficient to discharge these conditions. Should you require any further information, please contact us.

Yours sincerely,



Amy Wolanski, AssocRTPI
Planner

WHALEBACK