



Applications & Appeals Services
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FAO Bethan Tinning
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Ref: 21/305

18 August 2026

DISCHARGE OF CONDITION APPLICATION

Dear Bethan

LPA Ref: DC/24/1766
Applicants Mr David Healy
Proposal: Discharge of Condition 3 (Biodiversity Enhancement Layout) of planning application DC/24/1766 for conversion of detached garage into a one bedroom residential annexe ancillary to St Johns Farm
Site: St Johns Farm, Trout Lane, Brooks Green, West Sussex, RH13 0JN

Please accept this Discharge of Condition Application to Discharge pre-commencement condition 3 (a copy of the decision is submitted with the application for ease of reference).

- 3) *A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Arun Ecology, November 2024), shall be submitted to and approved in writing by the local planning authority.*

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 and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (as amended).

In respect of Condition 3 please see the attached documents from Arun Ecology "CON 3 - C-NJA-012-003 - Biodiversity Enhancement Layout" dated 16 March 2026. These comprehensive details provided are submitted 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
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Limited