



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

Ref: 23/273

1 April 2026

DISCHARGE OF CONDITION APPLICATION

Dear Sir/Madam

LPA Ref: DC/25/0944
Applicant Mr K Rucklidge
Proposal: Discharge of Condition 4 (Plant /Machinery), 5 (Biodiversity Enhancement Layout) & Biodiversity Net Gain Condition of planning application DC/25/0944 for erection of barn for use by Merryhill Mushrooms business, acoustic fencing and alterations to driveway
Site: Merryhill, Storrington Road, Thakeham, West Sussex,

Please accept this Discharge of Condition Application to Discharge Conditions 4, 5 & BNG (a copy of the decision is submitted with the application for ease of reference).

(4) *Pre-Installation Condition:* *No external plant/machinery (if required) shall be installed until a plan detailing the location, type, and specification of any proposed external plant/machinery (including but not limited to refrigeration and air conditioning units) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details.*

Reason: To ensure that any external plant or lighting does not result in unacceptable harm to the visual amenity of the area or the residential amenity of nearby occupiers and to ensure compliance with Policy 33 of the Horsham District Planning Framework (2015).

(5) Pre-Commencement (Slab Level) Condition: *A Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal (Arun Ecology, May 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 Local Planning Authority to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and*
- (b) the planning authority has approved the plan.*

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

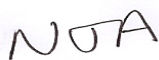
In respect of Condition 4, the attached documents 'CON 4 - DE1223 - Merryhill Mushrooms-Proposed Elevations – 05'; CON 4 - DE1223 - Merryhill Mushrooms-Proposed Plans - 04 and CON 4 - DE1223 - Merryhill Mushrooms-Proposed site - 06 as prepared by DMA Building Designs provides comprehensive details submitted in full discharge of this condition.

In respect of Condition 5, the attached document 'CON 5 - C-NJA-056-001 Biodiversity Enhancement Strategy' as prepared by Arun Ecology provides comprehensive details submitted in full discharge of this condition.

In respect of the Biodiversity Net Gain Condition the Biodiversity Gain Plan has been submitted as part of the application but for clarity is reattached as part of this application. Also attached is document BNG - 2026.03.30 - Merryhill Mushrooms - Land at Merryhill Storrington Road Thakeham Pulborough RH20 3ED - Unit Purchase Agreement and Reservation Certificate. Both documents 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