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

Ref: 17/262

28 May 2025

DISCHARGE OF CONDITION APPLICATION

Dear Sir/Madam

LPA Ref: **DC/25/0216**
Applicant **Mr O Jupp**
Proposal: **Discharge of Condition 3 (Visibility Splays) and Biodiversity Net Gain Condition of planning application DC/25/0216 for erection of detached garage and garden store with a hobby room over; continued use of surrounding land as incidental residential curtilage; retention of second access point from Rock Road with gate**
Site: **The Barn, Rock Road, Washington, West Sussex, RH20 3BH**

Please accept this Discharge of Condition Application to Discharge Condition 3 and Biodiversity Net Gain Condition (a copy of the decision is submitted with the application for ease of reference).

3) *The access hereby permitted shall not be first used until visibility splays of 2.4 metres by 130 metres have been provided to the north and 2.4 metres by 120 metres have been provided to the south at the proposed site vehicular access onto Rock Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.*

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

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 3, the attached document 'CON 3 – OJ-24-05 – Proposed Site Plan and Visibility Splays' as prepared by Sara Rudkin, Architect 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 but for clarity is reattached as part of this statement.

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

[redacted]

Nikolas J. Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Limited