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Emma Parkes
Head of Development and Building Control
Horsham District Council
Chart Way, Horsham
RH12 1RL

6th December

Dear Ms Parkes,

Application for Discharge of Conditions (Condition 8) RE: Full Planning Application - Vincent House, 31 North Parade, Horsham, West Sussex, RH12 2DP (DC/23/1566)

Please find enclosed information in support of an application for the Discharge of Condition 8 in relation to the proposed development at *Vincent House, 31 North Parade, Horsham, West Sussex* (planning ref. **DC/23/1566**): 1 and 8.

Below is an extract of the conditions and a summary of the response with references to the submitted drawings and further technical information as required.

Condition 8 – Lighting Scheme Design for Biodiversity

No part of the development hereby permitted shall be occupied until a lighting design scheme for biodiversity based on GN: 08/23 shall has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

The external lighting has been sensitively designed to limit upwards light spill and maintain dark skies for wildlife. A combination of street lights and wall mounted bulkheads provide the minimum levels of luminance to vehicle access roads and pedestrian paths for safe operation of the site, as summarised below and detailed in the attached.

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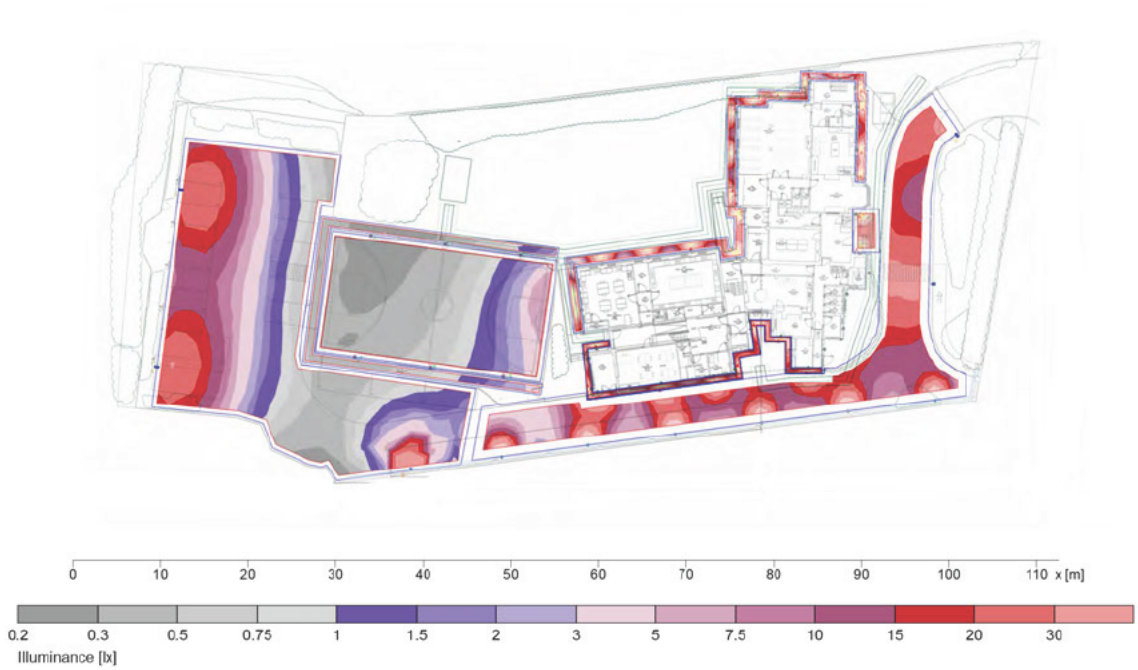

Ecologists, SLR Consulting, have the following comments on the external lighting proposals:

"The areas of light spill above 15 lux are small and concentrated and mostly fall onto areas of developed, sealed habitats, which is good. Bats were observed foraging adjacent to the south side of the building, along the driveway, but due to the narrow band of light spill in that area, would still allow some opportunities nearby for bats to forage unimpacted. The lighting proposal has also created a fairly dark corridor (0.2-0.75 lux) to the rear of the building, running north south, which is where the greatest amount of bat foraging occurred, and therefore, reduce the impacts of bats in the area. Bats would still have an opportunity to fly across the rear gardens without any real impacts and forage around the onsite vegetation."

Please refer to *094-P-013 Proposed External Lighting* prepared by e-gg Architecture and Unova MEPH Consultants and *Vincent House Horsham-24-05-07-Rev I (10-08) External* prepared by Ansell Lighting Design.

We trust the attached is clear and sufficient to achieve a positive determination in a timely manner. Please let us know if there is anything further that you require.

Yours Sincerely

[redacted]

Guillermo Marijuan Guimera
MA (ETSAV-UPCE) ARB RIBA
Director
for and on behalf of **e-gg**