Horsham District Council

Lucy Butler
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Our ref:	DISC/24/0147
Your ref:	1960 - NBS_Planning Conditions
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	6th August 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Approval of Details pursuant to Conditions 13 (Biodiversity Enhancement Strategy) and 15 (lighting scheme) to approved application DC/21/2350 Construction of new primary and secondary school buildings, landscaping, creation of new playing fields and additional car parking. School expansion from 60 to 120 pupils.

Rapkyns Care Village New Barn School Guildford Road Broadbridge Heath

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

13. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a Biodiversity Enhancement Strategy for protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following: a) Purpose and conservation objectives for the proposed enhancement measures; b) detailed designs to achieve stated objectives; c) locations of proposed enhancement measures by appropriate maps and plans; d) persons responsible for implementing the enhancement measures; e) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

    Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015) and Policy 4 of the Slinfold Neighbourhood Plan (2018)

Date of approval - 6th August 2024

15. **Pre-Occupation Condition**: No external lighting of any part of the development hereby permitted shall be installed unless and until a detailed lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of

obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations.

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 lighting contour plans, Isolux drawings and 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.

Reason: To safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015) and to allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015) and Policy 4 of the Slinfold Neighbourhood Plan (2018)

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The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Landscape and Ecology Management Plan and Biodiversity Enhancement REV 1 by The Ecology Co-op 17th February 2023 Project No: P876 New Barn School, Broadbridge Heath, West Sussex		11.06.2024
Supporting Docs	Carpark Luminaire data Installation: New Barn School by NSMITH Electrical Date: 04.04.2024 Project Number: D1028		11.06.2024
Supporting Docs	Building Mounted External Luminaires Installation: New Barn School Project Number: D1028 Date: 04.04.2024 by NSMITH Electrical		11.06.2024
Supporting Docs	Proposed car Park Lighting and external lighting 23rd May 2024 New Barn School - Horsham New Secondary School Building		11.06.2024
Plans	Electrical Services External	E501 Rev C1	11.06.2024

	Electrical Services		
Plans	Electrical Services Car Park Lighting Iso Lighting Plots	E502 REV C1	11.06.2024
Plans	Electrical Services Wall Mounted Extl Lighting Iso Plots	E503 REV C1	11.06.2024

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control