

26 March 2026



Planning Services,
Horsham District Council,
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Dear Sir/Madam,

Removal of Condition 3 of previously approved application DC/24/0498 (Demolition of existing 2No cottages and erection of 1No dwelling with associated landscaping and car parking), and the requirement to submit a Non-Licensed Precautionary Method Statement for Hazel Dormouse.
Application Reference: DC/25/0586
Keepers Cottage Coolham Road Coolham Horsham

Introduction

This Covering Letter has been prepared to accompany an application for approval of details reserved by conditions following approval of application ref: DC/25/0586. The application is submitted to Horsham District Council (HDC) on behalf of the Christ's Hospital Foundation (CHF). This application seeks to discharge Condition 10.

Condition 10 (Lighting Design Scheme for Biodiversity)

The condition reads as follows:

"10. Pre-Occupation Condition: The development hereby permitted shall not be occupied until a lighting design scheme for biodiversity 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 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 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 Development Framework (2015)."

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The following information has been prepared which accompanies this application, to address the requirements of Condition 10:

- External Lighting Report by Delta Green
- Electrical Services External Lighting Isoline Plot by Delta Green
- Bats and Artificial Lighting Report by Phlorum

Conclusion

I trust that the above is in order and look forward to receiving confirmation that the application has been validated and approved in due course. If you have any queries or require further information, do please get in touch.

Yours sincerely,

Hannah Keyte • MRTPI

Senior Planner

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