R&T

Planning Department
Development and Building Control
Horsham District Council
Parkside,
Chart Way,
Horsham,
RH12 1RL

9th October 2026

Dear Sir or Madam,

PLANNING STATEMENT
RE: Planning Application ref DC/22/2377 Condition 6

This Planning Statement covers the application to discharge Condition 6 as follows:

Pre-Occupation Condition: No dwelling hereby permitted shall be first 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.

The following drawing and documents are submitted to discharge this condition:

- Flightline and Dark Corridor Lighting Plan Report by Collington Winter Environmental
- External Lighting Calculation Report by Roberts and Treguer
- 22130-402-Hope Farm-Application A - Exterior Lighting by Marian Boswall Landscape Architects
- A letter from Marian Boswall Landscape Architects confirming the design strategy for the external lighting

Collington Winter's report indicates sensitive areas and flightlines as required by the condition. The letter from Marian Boswall Landscape Architects confirms that the lighting design strategy has been designed for minimal impact upon wildlife, following specific ecological guidance from the Institution of Lighting Professionals Technical Planning Guidance and the report prepared by Collington Winter Environmental.

The External Lighting Report provides the calculations and diagrams as required to show that the illumination levels will not disturb bats. The report concludes that:

"The lighting calculations demonstrate that the proposed external lighting scheme is predominantly low-level, localised and controlled. The design has been reviewed in conjunction with the bat flightline and dark-corridor recommendations prepared by Collington Winter Environmental Ltd. Particular consideration has been given to limiting light spill toward identified bat commuting and foraging corridors, retained vegetation and known roost locations.."

Yours sincerely,



Karen Fuller
On behalf of Roberts and Tréguer