Stratton House
57 Lower Street
Pulborough
RH20 2AZ

01798 877555
[redacted]
[redacted]

Tamara Dale
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

08 April 2024

Dear Tamara Dale,

Conditions Discharge Pursuant to Planning Reference DC/23/2042
Flower Studio and Potting Shed and Outbuilding, Jessups Farm, Honeybridge Lane, Ashurst, West Sussex, BN44 3AW

I attach detail regarding the following conditions relevant to the above.

Condition 2 Biodiversity Enhancement Strategy
Please see supporting document titled Biodiversity Enhancement Strategy and CD2 Biodiversity Enhancements Map. The supporting documents show the purpose and conservation objectives for proposed enhancement measures; detailed designs and locations of measures to be undertaken to achieve stated objectives; appropriate maps and plans detailing such locations; persons responsible for implementation of such measures; and details of initial aftercare and long term maintenance where relevant.

Condition 3 Lighting Design Scheme for biodiversity
No external lighting is required for the development. Therefore, a dedicated wildlife sensitive lighting design is not required. This would ensure the prevention of impact to nocturnal wildlife from excessive lighting (no new external lighting proposed for the development) and the appropriate and proportionate enhancement of the site for protected and UK priority species.

Condition 4 Car Parking Layout
Car parking area to be located as shown on DWG Block Plan CD 4-7. Sufficient room is provided for at least two car parking spaces as per guidance within HDC Development Plan (2015) Policy 41.

Condition 5 Refuse and Recycling
Please refer to DWG Block Plan CD 4-7 for location of proposed waste and recycle bins as per guidance within HDC Development Plan (2015) Policy 33.

Condition 6 Cycle Parking

Please refer to DWG Block Plan CD 4-7 for location of proposed cycle parking within the outbuilding. This provides 32m² of storage that would be more than sufficient to provide any further cycle parking and would therefore comply with HDC Development Plan (2015) Policy 41.

Condition 7 Electric Charging Point

Please refer to DWG Block Plan CD 4-7 for location and information for electric car charging sockets. The photograph below in figure 1 shows the EC charging socket in situ. The proposal would comply with the guidance within HDC Development Plan (2015) Policy 41.

Figure 1: Photograph of EC charging point in situ



Batcheller Monkhouse

Yours sincerely



Daniel Holmes MSc MRTPI
Senior Planner – Planning & Development

Batcheller Monkhouse

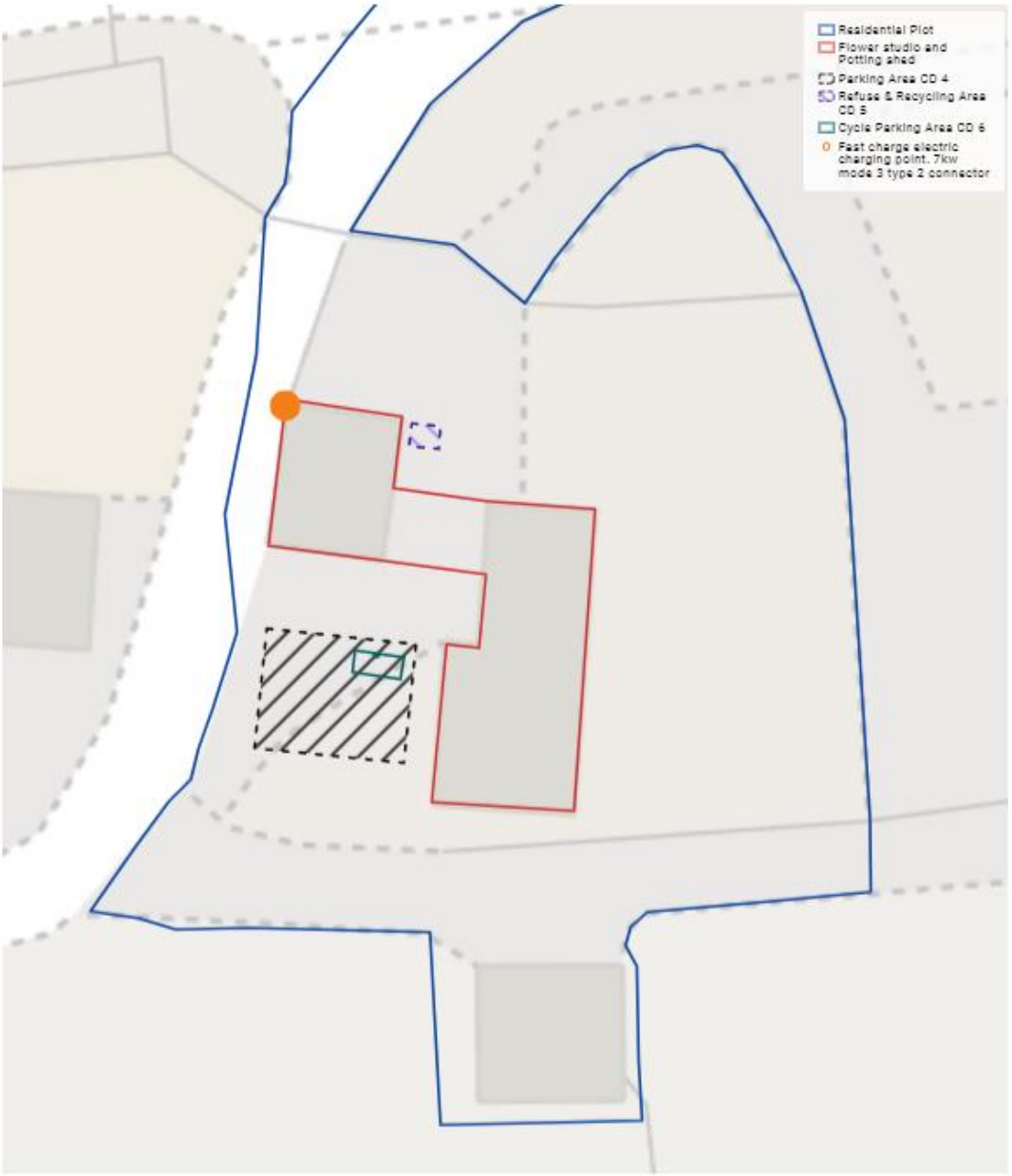
Appendix A – Block Plan CD 4 – 7

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Block Plan
CD 4- 7

Flower Studio & Potting Shed
Jessups Farm

Batcheller Monkhouse



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Scale 1:200 (at A4)
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