Horsham District Council

Mrs Charmain Hawkins
Brighter Planning Ltd
Lewis House
Great Chesterford Court
Great Chesterford
CB10 1PF

Our ref:	DISC/25/0094
Your ref:	Bluecoat Sports DISC 15,16,1 and 25
Email:	planning@horsham.gov.uk
Direct Line:	01403 215521
If Calling Please ask for:	Amanda Wilkes
Date:	27th May 2025

Dear Sir/Madam,

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

Approval of details reserved by conditions 15, 16, 17 and 25 to approved application DC/24/0063.

Christs Hospital School, The Avenue, Christs Hospital, West Sussex

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

15. **Pre-Occupation Condition**: Prior to the first use of any of the facilities hereby permitted hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

    Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 27th May 2025

16. **Pre-Occupation Condition**: Prior to the first use of any of the facilities (including the new car park) hereby permitted, detailed design and layout of the new access onto Christ's Hospital Road shall have been submitted to and approved by the Local Planning Authority in writing. No facility shall be used until the approved access necessary to serve the site has been fully implemented. The approved access shall thereafter be retained as such.

    Reason: To ensure adequate access is available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 27th May 2025

17. **Pre-Occupation Condition**: Prior to the first use of any of the facilities hereby permitted, the existing gated access to Infirmary Drive (from Christ's Hospital Road) shall have been closed-

off, and converted to highways verge. The closed-off access shall thereafter be retained as such.

Reason: In the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 27th May 2025

25. **Pre-Occupation Condition**: Prior to the first use of any of the facilities hereby permitted, a lighting design scheme for biodiversity shall be 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 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: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015); and to allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981.

Date of approval - 27th May 2025

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
Plans	6m Streetlighting Column	NONE	24.03.2025
Plans	5m Streetlighting Column	NONE	24.03.2025
Supporting Docs	LED Area Flood Lighting	NONE	24.03.2025
Supporting Docs	Lighting Mast	NONE	24.03.2025
Supporting Docs	Travel Plan	NONE	28.04.2025
Supporting Docs	Bat Lighting Strategy	NONE	24.03.2025
Supporting Docs	Athletics Track Lighting	NONE	24.03.2025
Supporting Docs	Padel Courts Lighting	NONE	24.03.2025

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