

14 August 2026

Project/File: 333102644/A3

via Planning Portal

Jason Hawkes
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Dear Jason,

Reference: Application for Discharge of Condition 45 of application reference DC/16/1677 (Sports Hub Lighting)

We write on behalf of Legal & General (Strategic Land North Horsham) Limited in relation to our submission of an application seeking the discharge of Condition 45 of application reference DC/16/1677.

Context

Outline Planning Permission for development of the below description was approved under application reference DC/16/1677 (dated 1 March 2018; the 'OPP'):

'Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure'

The OPP was granted subject to conditions. Condition 45 requires:

- 45. The Sports Hub (including playing pitches) shall not be brought into use until details of a scheme of monitoring and management to ensure lighting serving the same does not impact harmfully on the ability of the surrounding vegetation to provide ecological habitat, has been submitted to and approved, in writing, by the Local Planning Authority. The measures shall include;**
- a) a programme of monitoring and reporting within the first year following the commencement of the use of the Sports Hub to establish whether the measures implemented pursuant to condition 63 below, are effective and to be carried out by a suitably qualified lighting engineer and ecologist and;**
 - b) full details of any additional measures necessary to obtain lighting levels do not impact harmfully on the ability of the surrounding vegetation to provide ecological habitat and ensure that light spill onto the surrounding mature trees is no greater than 1 lux or higher than the existing baseline light levels.**

Reference: Application for Discharge of Condition 45 of application reference DC/16/1677 (Sports Hub Lighting)

Thereafter the Sports Hub area (including playing pitches) shall be operated in accordance with the approved details and any additional mitigation measures implemented as approved.

Two applications for the approval of Reserved Matters have been granted, first under application reference DC/22/1026 (dated 22 December 2022), and second under application reference DC/26/0012 (dated DC/26/0012; the 'RMA'). This application is made in reference to the RMA only.

Condition 63 of the OPP requires:

63. Any application for approval of Reserved Matters within the Sports Sub-Phase shall include details of the ambient light levels of surrounding vegetation at night to demonstrate existing baseline light levels and a scheme of measures to ensure that any external lighting serving the Sports Hub area does not impact harmfully on the ability of the surrounding vegetation to provide ecological habitat, including details of the hours of operation of the proposed lighting, the proposed luminance levels of any lighting and screening measures such as baffles to light fittings to ensure that light spill onto the surrounding mature trees is no greater than 1 lux or higher than the existing baseline light levels. The development shall thereafter be carried out and operated in accordance with the approved details.

A Sensitive Lighting Strategy was submitted and approved within the RMA and is included within Condition 1 (Approved Plans) of the RMA Decision Notice which satisfied the requirements of Condition 63.

A Scheme of Lighting Monitoring and Management which aligns with the Sensitive Lighting Strategy of the RMA is enclosed. The Scheme of Lighting Monitoring and Management provides details of monitoring and reporting. An inspection would first take place prior to the commencement of use of the Sports Hub to establish the baseline lighting conditions. Three subsequent inspections would take place post-occupation at approximately three-month intervals by a qualified lighting engineer and an ecologist.

Should additional measures be required to mitigate excessive light spill the details of those additional measures will be submitted for approval to Horsham District Council pursuant to arm b) of Condition 45.

Submission

This application comprises the following:

- Application Form (dated 14 August 2026)
- Covering Letter (dated 14 August 2026)
- Sports Hub – Condition 45 Scheme of Lighting Monitoring and Management (2898-5-4-TD-2004-S5-P4 NH Sports Hub C45 300626 P4)

The application fee of £400.00 (inclusive of the £91.00 Planning Portal service charge) has been paid via the Planning Portal (Reference: PP-15047763).

We would be grateful if you could confirm receipt of this application, and we look forward to receiving formal notification of validation in due course.

Please do not hesitate to contact the writer at this office if you require further information or have any further queries.

Reference: Application for Discharge of Condition 45 of application reference DC/16/1677 (Sports Hub Lighting)

Sincerely,

Stantec UK Limited

James Taylor

James Taylor
Senior Planner
Phone: +44 173 279 3835
james.taylor@stantec.com

stantec.com/uk

cc. Alex Jones (Stantec)