Batcheller Monkhouse

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West Sussex
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[redacted]

Planning Department
Horsham District Council
Chart Way
Horsham
West Sussex
RH12 1RL

23rd May 2025

Dear Sir / Madam

DC/24/1179 – Trueloves Field Marches Road Kingsfold West Sussex
Erection of a stable building, sand school and change of use of land for private equine use
Discharge of Condition 5.

This letter accompanies a Discharge of Condition application relating to the erection of a stable building, sand school and change of use of land for private equine use.

Background

Planning permission was granted under reference DC/24/1179 dated 19th December 2024.

The approval was subject to Pre-Commencement (Slab Level) Conditions which requires the following:

Condition 5 Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) 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 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 (as amended) and Policy 31 of the Horsham Development Framework.

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Attached with this discharge of conditions application is a Lighting Strategy and Plan which details the lighting proposed and their location on site.

I trust the attached information is acceptable in order to discharge conditions 3, 4 and also to satisfy the biodiversity gain condition.

Please do not hesitate to contact me if you have any queries or require further information.

Yours faithfully

[redacted]

Charlotte Catton-Giltinane
Planning and Development

Enc. Lighting Plan
Lighting Strategy