Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0168
Trueloves Field, Marches Road, Kingsfold, West Sussex,

DESCRIPTION:
Approval of details reserved by condition 5 to approved application DC/24/1179

RELEVANT PLANNING HISTORY:

DC/24/1179	Erection of a stable building, sand school and change of use of land for private equine use.	Application Permitted on 19.12.2024

PLANNING ASSESSMENT

Planning Application DC/24/1179 was granted consent on 19.12.2024. This permission was for the following:

Erection of a stable building, sand school and change of use of land for private equine use.

Consent is sought to discharge the details reserved by condition 5.

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.

The submitted information relating to the Lighting Strategy (Batcheller Monkhouse, submitted May 2025) in the form of a report has been reviewed by the Place Services who have advised the information provided with respect to condition 5 is satisfactory and meets the requirements for discharging Condition 5.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/25/0168

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan			23.05.2025
Supporting Statement	Lighting Strategy		23.05.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 01.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 18.07.2025