Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0302
Vincent House, 31 North Parade, Horsham, West Sussex, RH12 2DP

DESCRIPTION:

Approval of details reserved by condition 8 to approved application DC/23/1566

RELEVANT PLANNING HISTORY:

DC/23/1566	Change of use from Office to Special Educational Needs School. Construction of two storey link building. Construction of Multi Use Games Area and associated landscaping.	Application Permitted on 23.02.2024

PLANNING ASSESSMENT

Planning Application DC/23/1566 was granted consent on 23.02.2024. This permission was for the following:

Change of use from Office to Special Educational Needs School. Construction of two storey link building. Construction of Multi Use Games Area and associated landscaping.

Consent is sought to discharge the details reserved by condition 8.

Condition 8:

Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until a lighting design scheme for biodiversity based on GN: 08/23 shall 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 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: 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 enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

The Applicant has submitted a Proposed External Lighting Plan reference P-013 and an External Lighting Specification. These details the areas of lighting across the development and the types of lighting installations proposed.

Following consultation with the Council's Ecologist, the details are considered acceptable, and the condition can be discharged.

It is therefore considered that the requirements of the condition have been met.

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/24/0302
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	External Lighting Design by Ansell Lighting		09.12.2024
Plans	Proposed External Lighting	P-013	09.12.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 11.02.2025

Authorising Officer sign/initial RHERMITAGE Date: 11.02.2025