



BRUCKLAND
DEVELOPMENTS

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13 January, 2026

PRIVATE & CONFIDENTIAL

FAO Kate Turner
Planning Department
Horsham District Council
Chart Way
Horsham
RH12 1RL

Dear Ms Turner,

Re: Great Ventors, Monks Gate, RH13 6JD

I am pleased to be enclosing a Discharge of planning Conditions application pertaining to application **DC/21/1798**- planning condition 7 and 10.

Planning condition 7 states:

- 7 **Pre-Occupation Condition:** Notwithstanding the details submitted, no part of the development hereby permitted shall be occupied until details of the parking, turning and access facilities for that dwelling, together with visitor parking for the development, have been submitted to and approved by the Local Planning Authority in writing. No dwelling shall be first occupied until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking, turning and access facilities shall thereafter be retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Please find attached the following documents: -

- 1143-L-01-Rev F Great Ventors Landscape Proposal (approved under condition 6)

The enclosed layout illustrates the layout for carparking, turning facilities and visitor bay. The form of layout has been approved under planning permission and discharge of condition 6 (hard and soft landscaping and management)

Planning Condition 10 states:

- 10 **Pre-Occupation Condition:** Notwithstanding the details submitted, no part of the development hereby permitted shall be occupied until a detailed lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations. The scheme shall consist only of down light type. The scheme shall be implemented in accordance with the approved scheme and thereafter retained as such.

Reason: To safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Please find attached the following documents:-

External Lighting Scheduled (also submitted and approved as part of condition 6)

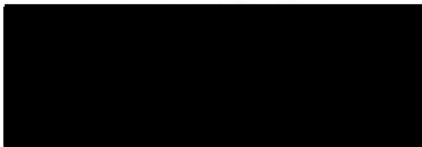
The external lighting is very limited on this site to a rear light and front porch light; there is no external lighting. The lights comply with the Institute of Lighting Professionals Guidance notes and are all downward facing only.

External lighting was submitted as part of condition 6 which has been discharged under DISC/25/0282

I trust this is sufficient for you to discharge these pre-occupation conditions but please do not hesitate to contact me should you require any further information and

Kind Regards

Yours sincerely,



Mr Chris Maunders

Land Director

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