Horsham District Council

Karen Fuller
Roberts and Treguer
24-28 Toynbee Street
London
E1 7NE

Our ref:	DISC/25/0357
Your ref:	Discharge of Conditions for Application DC/23/0677
Email:	planning@horsham.gov.uk
Direct Line:	01403 215 258
If Calling Please ask for:	Shazia Penne
Date:	8th January 2026

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Approval of Details Reserved by Conditions 5 and 6 to approved application DC/23/0677.

Hope Farm The Haven Billingshurst West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

5. **Pre-occupation Condition**: No dwelling hereby permitted shall be first occupied until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal Report Rev 2 (Urban Edge Environmental Consulting Ltd, July 2023), shall be submitted to and approved in writing by the local planning authority.

   The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

   Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

Date of approval - 8th January 2026

6. **Pre-occupation Condition**: No dwelling hereby permitted shall be first occupied until a lighting design scheme for biodiversity 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, Isolux drawings 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 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

Date of approval - 8th January 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning Statement Condition 5 by Roberts + Treguer dated 10 November 2025	NONE	13.11.2025
Supporting Docs	Bat Flightline And Dark Corridor Plans For Lighting Design Proposals by Collington Winter Environmental dated 4 June 2025	NONE	13.11.2025
Supporting Docs	Phase I Lighting Analysis by R&T dated 05 September 2025	NONE	13.11.2025
Supporting Statement	Planning Statement Condition 6 by Roberts + Treguer	NONE	13.11.2025
Plans	Ecological Enhancements Plan	066 Revision A	13.11.2025
Plans	EEP Plant List	067 Revision A	13.11.2025
Plans	Lighting Plan	069 Revision A	13.11.2025
Plans	Details 13 - Water Features	22130-T-512 Revision A	13.11.2025
Plans	Details 18 - Habitat Features	22130-T-517	13.11.2025
Plans	Details 19 - Habitat Features	22130-T-518	13.11.2025
Supporting Docs	Letter from Marian Boswall Landscape Architects dated 4 August 2024 re. Lighting Design	NONE	13.11.2025

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control