



**Horsham
District
Council**

Mr Chris Maunders
Bruckland Developments Ltd
2A High Street
1st Floor Office
Ewell
Surrey
KT17 1SJ

Our ref: DISC/26/0008
Your ref: Discharge of planning
conditions 7 and 10 Monks
Email: planning@horsham.gov.uk
Direct Line: 01403 215184
If Calling Please ask for: Kate Turner
Date: 27th 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 Condition 7 and 10 to approved application
DC/21/1798**

Great Ventors Development Site, Coolhurst Close, Monks Gate, West Sussex

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

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).

Date of approval - 27th January 2026

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).

Date of approval - 27th 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
Plans	Landscape Proposals	1143-L-01	13.01.2026
Supporting Docs	External lights		13.01.2026
Supporting Docs	Covering Letter		13.01.2026

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