Horsham District Council

Mr Matt Bridle
Downsview Associates
Little Acorns
Hampers Lane
Storrington
RH20 3HZ

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|---|---|
| Our ref: | DISC/25/0004 |
| Your ref: | Pulborough Rugby Club |
| Email: | planning@horsham.gov.uk |
| Direct Line: | 01403 215382 |
| If Calling Please ask for: | Robert Hermitage |
| Date: | 7th March 2025 |

Dear Sir/Madam,

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

**Approval of details reserved by conditions 3 and 4 to approved application DC/22/1585.**

**Pulborough Rugby Football Club Pulborough Road Cootham West Sussex**

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

3. **Pre-Commencement (Slab Level) Condition**: The 4no. luminaires hereby permitted shall not be first used until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Roost Assessment & Bat Scoping Survey (Drummond Ecology, August 2023) has been 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 the first use of the luminaires and all features shall be retained in that manner thereafter.

   Reason: To enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

**Date of approval - 7th March 2025**

4. **Pre-Use Condition**: The 4no. luminaires hereby permitted shall not be first used 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.

   The 4no. luminaires shall be installed in accordance with the specifications and locations set out in the scheme, and shall be maintained thereafter in accordance with the scheme. Under

no circumstances shall any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority 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 - 7th March 2025**

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 Docs | ECOLOGY REPORT | | 07.01.2025 |

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