

## Planning Statement

Applicant: Ms Claire Holloway  
Address: Moralee Farm Haglands Lane West Chiltington Pulborough  
Title: Erection of a rural workers dwelling and agricultural building.  
Ref. No.: DC/22/2322 [\[weblink\]](#)

Granted: 18<sup>th</sup> July 2023

This application has been prepared on behalf of the applicant and owner of the site. An application for development was originally submitted / validated on 15<sup>th</sup> December 2022 and conditional approval was granted on 18<sup>th</sup> July 2023.

This application provides information in support of discharging the following conditions:

**14 - Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Responding to this condition we submit the following information:

1. Proposed scheme for external lighting prepared by Fagerhault (Moralee Farm West Chiltington Rev 4)

In submitting the proposed lighting scheme we would draw your attention to the following in support of the proposals:

- I. The site is NOT located within a dark sky classification area.
- II. The need for much of the external lighting is to ensure the safe passage of visitors to the site who are unfamiliar with accessing the site and other navigation.
- III. Much of the proposed light fittings are purposefully angled downwards to avoid light pollution.
- IV. Lighting to areas not frequented by the public (around the garage and commercial refuse bin areas) are fitted with PIR motion sensors to ensure that lighting in these areas is kept to a minimum.

Conditions 9 & 10 (Water neutrality)

**9 - Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (prepared by eco design consultants, received by the Council on 15.12.2022). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

**10 - Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

[Responding to this condition - Natural England no longer require the submission of evidence information relating to neutrality strategy.](#)

We hope the submitted proposals and above statement meets with the council's approval.

Kind regards,

John Williams  
Chartered Architect