

Mr. A. Watt
Mid Sussex District Council
Planning Department
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

7th October 2025

Dear Mr. Watt,

Reference: Discharge of Conditions 12 and 13 pursuant to Planning Permission DM/23/3210 (amendments to application DM/23/0421 for 'extension and alterations to the existing stables building to improve and expand the existing restaurant and café/tea house. partial change of use of stables from gym to new farm shop/delicatessen with storage above. change of use first floor from offices to 4 no. hotel rooms for visitor accommodation and associated parking and landscaping works'.

Site Address: Stables, Borde Hill, Borde Hill Lane, Haywards Heath, West Sussex, RH16 1XP

Introduction

The Site benefits from Planning Permission for the above detailed development, which was originally granted by Mid Sussex District Council (MSDC) on 29th November 2023 (reference DM/23/0421). Subsequently permission was granted by MSDC on 2nd May 2024 for variation of planning condition no. 2 to allow amendments to the approved plans to include revisions to the design of the extension, increased soft landscaping and reduction in hard landscaping, and modest increase in size of the external plant room (reference DM/23/3210).

Pre-commencement conditions have been formally discharged by the District Council, and works subsequently commenced on-site at the end of October 2024.

This further application has been submitted online via the Planning Portal under reference **PP-14038281** and it includes the Application Form, relevant supporting documentation, and this covering letter which acts as Planning Statement for the submission.

Please therefore find enclosed details submitted for the discharge of pre-occupation Planning Conditions numbered 12 and 13, as listed below:

Condition 12 – external lighting details

No part of the development hereby permitted shall be first occupied until details of any external lighting have been submitted to and approved in writing by the Local Planning Authority. This shall include details of lux levels and times of use, together with a report to demonstrate its effect on nearby residential properties which shall be submitted to and approved in writing by the Local Planning Authority. It is recommended that the information

be provided in a format that demonstrates compliance on the ILP Guidance Notes for the Reduction of Obtrusive Light. The lighting shall be implemented in accordance with the approved details.

Condition 13 – lighting design scheme for biodiversity

A lighting design scheme for biodiversity shall be 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.

With respect to the requirements of Condition 12 and 13, we herewith provide Officers with an 'External Lighting' report (Rev B), which has been prepared by technical consultants 'into'.

The report deals with a range of lighting considerations. In particular, information in relation to Condition 12 is dealt with on page 3 – Light Spill, which outlines that any light spill to the surrounding residential properties will be negligible, given the screening of evergreen vegetation, height of the garden wall and difference in levels.

As accepted by MSDC when discharging other conditions relating to The Stables project, North Lodge will be linked to the Stables' use, therefore this has not been included in the assessment.

New lighting proposals are therefore considered to be in accordance with ILP guidance for the Reduction of Obtrusive Light for nearby residents

With respect to Condition 13, the lighting scheme for biodiversity has been designed in response to the Ecology report associated with the application, whilst referencing the Heigh Weald AONB dark skies character component. The scheme avoids prolonged illumination of potential habitats within the application site, whilst maintaining the brightness as low as possible. Upward lighting is minimised to avoid light pollution (BCT and ILP, 2018), Using low-level, warm-spectrum light bollards rather than tall spotlights

Conclusion:

On the basis of the enclosed information, we trust that MSDC can confirm that pre-occupation Planning Conditions numbered 12 and 13, as detailed above and pursuant to planning permission DM/23/3210 for the Stables at Borde Hill, have successfully been met, and can be confirmed as formally discharged on this basis.



RODWAY PLANNING
CONSULTANCY LIMITED

If you wish to discuss this submission, please do not hesitate to contact us on 01273 780463 or 07818 061220.

Yours sincerely,

Rodway Planning Consultancy Limited

