



Date: 11 August 2026

Our ref: 20567

Sophie Moore
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Thank you for requesting advice on this discharge of condition from Place Services' ecological advice service. This service provides advice to planning officers to inform Horsham District Council planning decisions with regard to potential ecological impacts from development.

Application:	DISC/26/0177
Location:	Bellway Homes Development Site Wooddale Lane Billingshurst West Sussex
Proposal:	"Application for Approval of Details Reserved by Condition 10 (Lighting Design Strategy) to approved application DC/26/0049."

Thank you for re-consulting Place Services on the above discharge of condition application. We can only comment on conditions related to ecology.

Condition

Condition 10: Recommend discharge

"Pre-Occupation Condition Prior to the building hereby approved being brought into use a lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall have been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where any external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places, as well as will not disturb neighbouring residents.

The lighting design strategy shall also be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light to safeguard residential amenities and shall have been designed by a suitably qualified person in accordance with the recommendations

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 safeguard the amenities of the site and surrounds and 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 (as amended) and in the interests of the amenity and character of the area in accordance with policies 31, 32, and 33 of the Horsham District Planning Framework (2015).

Comments

We have now reviewed the Proposed Private Lighting Layout Drawing No. WLC1549-1300-001 Revision RO (Williams Lighting Consultants Ltd., June 2026), which has been revised to show the ecologically sensitive locations.

We are now satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 10.

Please do not hesitate to contact us if you have any queries in relation to this advice.

Yours sincerely,

Hayley Dean MCIEEM MSc BSc (Hons)

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Place Services provide ecological advice on behalf of Horsham District Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.