



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0177

Bellway Homes Development Site, Wooddale Lane, Billingshurst, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 10 (Lighting Design Strategy) to approved application DC/26/0049 (temporary residential sales area to include provision of parking, landscaping and use of a sales cabin).

RELEVANT PLANNING HISTORY:

DC/26/0049	Erection of a temporary residential sales area to include provision of parking, landscaping and use of a sales cabin.	Application Permitted on 03.06.2026
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PLANNING ASSESSMENT

Planning Application DC/26/0049 was permitted 03 June 2026. This permission was for the following:

Erection of a temporary residential sales area to include provision of parking, landscaping and use of a sales cabin.

Approval of details pursuant to details reserved by condition 10 (Lighting Design Strategy) is now sought.

Condition 10:

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) *Should 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 and 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).

To satisfy the requirements of Condition 10, the applicant has submitted a Lighting Report (ref. WLC1549-LC-AC-001 REV 1) and Private Lighting Layout Plan (ref. WLC1549-1300-001 REV 1) which shows a total of 10 solar bollards running from the sales cabin location along a path to the proposed show home, as well as 3 solar bollards within the proposed car parking area.

The Council's Ecological Consultant has reviewed these documents and considers that sufficient information has been provided to allow the discharge of condition 10 from a biodiversity perspective. In addition, the Private Lighting Layout Plan (ref. WLC1549-1300-001 REV 1) demonstrates that the maximum illuminance for the type of area (E3 – suburban: 2 lux) as dictated by ILP Guidance Note 01/21 will not be exceeded in the vicinity of existing/proposed residential development. In addition, the proposed bollards have an integrated sensor so will only switch on by movement. Therefore, residential amenity is considered to be safeguarded.

The requirements of the condition 10 have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/26/0177

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents approved:

Plan Type	Description	Drawing Number	Received Date
Layout plan		WLC1549-1300-001 REV R1	29.07.2026
Supporting Statement		WLC1549-LC-AC-001 REV R1	29.07.2026
Supporting Docs	Solar bollard detail	NONE	11.06.2026
Supporting Docs	Solar bollard installation details	NONE	11.06.2026

DELEGATED

Case Officer sign/initial Sophie Moore

Date: 14/08/2026

Authorising Officer sign/initial Adrian Smith

Date: 24/08/2026