



**Horsham
District
Council**

Miss F Whiles
Bellway Homes Limited (Southern Counties)
1st Floor, Regent House
1-3 Queensway
Redhill
RH1 1QT

Our ref: DISC/26/0177
Your ref: Elmfield Temp Sales Area
Condition 10 Lighting Design
Strategy
Email: planning@horsham.gov.uk
Direct Line: 01403 215245
If Calling Please ask for: Sophie Moore
Date: 24th August 2026

Dear Sir/Madam,

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

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).

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

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

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. 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).

Date of approval - 24th August 2026

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
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

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