



**Horsham
District
Council**

Mr Robin Underhill
Elivia Homes Limited
6 Alexander Grove
Kings Hill
Kent
ME19 4XR

Our ref: DISC/26/0253
Your ref: Chanctonbury Nurseries,
Rectory Lane, Ashington ?
Revised External Lighting
Details Pursuant to Condition
17
Email: planning@horsham.gov.uk
Direct Line: 01403 215245
If Calling Please ask for: Sophie Moore
Date: 4th September 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 17 (Lighting Design - Biodiversity) to approved application DC/26/0221 (Variation of condition 1 of previously approved application reference DC/24/1081 (Variation of condition 1 of previously approved application DC/22/0372))

Chanctonbury Nurseries, Rectory Lane, Ashington, Pulborough

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

17. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a lighting design scheme for biodiversity has been 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.

Reason: To conserve protected and Priority species and allow the LPA 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 (Priority habitats & species).

Date of approval - 4th September 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
Supporting Statement	Illuminance Report	4775-DFL-ELG-XX-CA-EO-13001	05.08.2026
Supporting Statement	Design Summary Report	4775-DFL-HLG-XX-RP-EO-13001 REV P01	05.08.2026
Supporting Docs	Cover Letter	NONE	05.08.2026
Plans	Lighting layout	4775-DFL-HLG-XX-DR-EO-13001 REV P01	05.08.2026

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