



**Horsham
District
Council**

Miss Emily Comber
Tor & Co
23 Heddon Street
London
W1B 4BQ

Our ref: DISC/26/0219
Your ref: Sussexdown DISC
Email: planning@horsham.gov.uk
Direct Line: 01403 215245
If Calling Please ask for: Sophie Moore
Date: 27th 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 13 (acoustic impact assessment) and 18 (lighting scheme) to approved application DC/24/1985 (Variation of Condition 1 of previously approved application reference DC/22/2372)

Sussexdown, Washington Road, Storrington, West Sussex

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

13. **Pre-Occupation Condition:** No phase of the development hereby permitted shall be first occupied, or the operation of any building services plant within that phase, until an assessment of the cumulative acoustic impact arising from the operation of all internally and externally located plant has been submitted to and approved in writing by the local planning authority. The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and other relevant measures and shall include a scheme of attenuation measures to ensure the cumulative rating level of noise emitted from the proposed building services plant is 10 dBA less than background.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 27th August 2026

18. **Pre-Occupation Condition:** No phase of the development hereby permitted shall be first occupied until a lighting design scheme for that phase has been submitted to and approved in writing by the local planning authority. The following three elements shall clearly be set out within the lighting scheme:
- 1) Biodiversity / ecology principles: 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.

2) Reduction of obtrusive light: Details shall accord with the Institute of Lighting Professional's Guidance notes. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01-21.

3) International Dark Sky Reserve: Details shall accord with the SDNPs Dark Skies Technical Advice Note (TAN) 2021 and demonstrate that a sensitive lighting scheme would not lead to new and harmful light pollution on the intrinsically dark landscape setting.

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: As these matters are fundamental to safeguard the ecology and biodiversity of the area, to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species), to safeguard the character and visual amenities of the locality, and to ensure the qualities and setting of a designated landscape are protected, in accordance with Policies 25, 30, 31 and 33 of the Horsham District Planning Framework (2015), Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019), and provisions of paras 176 and 185 of the NPPF (2021).

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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 Docs	Assessment of Plant Noise	M5734 v.3	14.07.2026
Supporting Statement	External Lighting Review		14.08.2026
Supporting Docs	External Lighting Compliance Report		14.07.2026

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

