



Date: 08 July 2026

Our ref: 18821

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Parkside,
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By email only: Planning Department, planning@horsham.gov.uk

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 consulting Place Services on the above Discharge of Condition application.

Summary

Condition 10: Further information required

"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 reviewed the Sierra Solar Bollard information sheet and installation instruction (DW Windsor), Proposed Private Lighting Layout Drawing No. WLC1549-1300-001 Revision RO (Williams Lighting Consultants Ltd., June 2026) and Lighting Layout Report ((Williams Lighting Consultants Ltd., June 2026), which have been submitted in order to discharge Condition 10.

We are not satisfied that the submitted information includes the detail required by this condition.

This is because those areas that are sensitive for bats have not been identified on the plans and the plans do not demonstrate that the lighting will not disturb bats using their territories or prevent access to breeding and resting sites.

Recommendation

We are unable to recommend the discharge of condition 10 until the additional information outlined above has been provided.

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

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Place Services at Essex County Council

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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.*