Horsham District Council

Mrs Rosina Green
Sunninghill Construction Company Ltd
33 Boltro Road
Haywards Heath
West Sussex RH16 1BP
Haywards Heath
RH16 1BP
United Kingdom

Our ref:	DISC/25/0048
Your ref:	Condition 7 15 - 18 Fairfield Cottages, Cowfold
Email:	planning@horsham.gov.uk
Direct Line:	01403 215521
If Calling Please ask for:	Amanda Wilkes
Date:	18th March 2025

Dear Sir/Madam,

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

Approval of details reserved by condition 7 to approved application DC/22/2010

15 Fairfield Cottages, Cowfold, West Sussex, RH13 8BL

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

7. **Pre-Commencement Condition**: No development shall commence 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 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) and Policy 31 of the Horsham Development Framework.

Date of approval - 18th March 2025

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
Plans	Lighting Layout	22358/02 2	13.02.2025
Supporting Statement	Lighting Report		13.02.2025
Supporting Statement	Lux Plan Response		13.02.2025

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