



Date: 18 August 2026

Our ref: 20565

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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/26/0219
Location: Sussexdown Washington Road Storrington West Sussex RH20 4DA
Proposal: Application for Approval of Details Reserved by Condition 13 (acoustic impact assessment) and 18 (lighting scheme) to approved application DC/24/1985

Thank you for consulting Place Services on the above Discharge of Condition application. We can only comment on conditions related to ecology.

Summary

Condition 18: Recommend discharge

"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).

Comments

We have reviewed the External Lighting Review (Relux, June 2026) and the External Lighting Compliance Report (June 2026) which have been submitted in order to discharge Condition 18.

We are satisfied that the submitted information includes the detail required by this condition.

Recommendation

Subject to implementation in full of the submitted details, we recommend discharge of Condition 18.

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

Hayley Dean MCIEEM MSc BSc (Hons)

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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.*