

Mr Sam briggs
Tollbar House
Tollbar Way
Hedge End
SO30 2UH

Date: 11th May 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: AL/24/26/DOC

Dear Mr Briggs,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition under AL/143/24/RES relating to conditions 6- Play Provision and 8- Lighting.
Land Adjacent to Woodgate Nurseries Aldingbourne

Notification regarding the above application:

Condition Number 8

Prior to the occupation of the development hereby approved, full details of all new external lighting (including type of light appliance, the height and position of fitting, predicted illumination levels and light spillage) shall be submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011) and GN08 2023. "Bats and Artificial Lighting at Night" but also:

1. Identify those areas/features on site that are particularly sensitive for bats or 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
2. Show how and where external lighting will be installed (through provision of appropriate lighting contour 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.

The recommended lighting specification shall use LED's (at 3 lux) with the recommended spectrum being 80% amber and 20% white (The recommended Kelvin level is 2700) with a clear view, no UV a horizontal light spread of less than 70 degrees and a timer. A 3D plan of the illumination level should be supplied so that the Local Planning Authority can assess the potential impact on protected species.

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: Column lighting has been proposed but this is inappropriate having regard to the dark skies policy and the type of lighting agreed on the nearby Wings Nursery and Lees Yard residential developments. In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats), the interests of minimising crime, road safety and to minimise unnecessary light spillage outside the development site and within the local night sky in accordance with Arun Local Plan policies QE SP1, QE DM2, T SP1 & ENV DM5 and Aldingbourne Neighbourhood Development Plan Policy EH10.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The external lighting scheme as set out on Drawing EVO20035330-LD-001-A-001 "Section 38 Street Lighting Layout Drawing" details the use of 6m lighting columns across the scheme. Ordinarily this could be acceptable.

However, the condition as set out above states that it was imposed on the basis that column lighting has been proposed by AL/143/24/RES but this was inappropriate having regard to the dark skies policy and the type of lighting agreed on the nearby Wings Nursery and Lees Yard residential developments (comprising bollards and downlighters on houses). In these circumstances, lighting columns cannot be agreed.

It is also noted that whilst the submission does include a contour plan, it excludes the requirements of part 1. of the condition as it does not identify those areas/features on the site that are particularly sensitive for bats or 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.

Therefore, even though the details have been agreed by the comments of the Council's ecologist and Environmental Health officer, they cannot be accepted by the Local Planning Authority and so this discharge is hereby refused.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



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Neil Crowther
Group Head of Planning