

Site:	Oldlands Farm
Client:	Panattoni UK
Job Number:	784-B071527
Date of Submission:	July 2025
File Location:	\lds-dc-vm-101\Data\Projects\784-B071527_Oldlands_Farm_Phase_3_\60_Output\63_Published\

RE: BE/16/25/RES Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN

Following submission of the BES (Tetra Tech) to discharge Condition 18 and the LEMP (Tetra Tech) to discharge Condition 19 of the Arun District Decision Notice (BE / 150 / 22 / OUT), the following LPA comments have been received:

- *Sowing of SuDS features with species-rich wetland wildflower mixtures such as Mixture EM8 by Emorsgate seeds. This mixture must include no less than 20 native grass and wildflower species sown in the early spring or early autumn. Once established it must not be cut more than twice per year and its management must follow the prescriptions set out within the LEMP.*
No SuDS features are identified within the submitted site plans for this application.

The attenuation for the site has been designed below ground during the detailed design and therefore there are no above ground SuDS present and species-rich wetland wildflower mixtures are not appropriate within the design.

- *The provision of no less than 8 new features for roosting bats, including three cavity wall boxes such as the Habibat Bat Box or Vivara Pro build-in WoodStone bat box, three crevice roosting features for buildings, such as the Schwegler 2FE wall mounted shelter or Beaumaris woodstone bat box and two tree mounted bat boxes, such as the general purpose bat box.*
No wall mounted cavity bat boxes and only 3 tree bat boxes are shown on the plans. This falls short of the requirements.

The number of boxes proposed as part of the outline application is considered to be an over provision considering there are no roosting opportunities currently present within the site.

The building design is not suitable for using built in bat boxes. The BES (Tetra Tech, 2025) shows that four bat boxes are installed on poles (2 per pole) within the southeastern corner of the site. This is located in the part of the site where native scrub planting is being created and is connected to suitable commuting and foraging habitats off site. This is considered to be an appropriate enhancement for roosting bats within the site.

- *The provision of 10 new features for nesting birds, including 2 swift boxes, 2 house martin cups, 2 house sparrow terraces and 4 general purpose bird boxes.*
Only 4 General purpose nest boxes are shown in the Biodiversity Enhancement Strategy February 2025. This falls short of the requirements.

The building design is not suitable for using building mounted bird boxes. The BES (Tetra Tech, 2025) shows the four general purpose bird boxes being installed within appropriate areas around the site. The proposed native scrub planting as part of the landscape design will provide a significant amount of suitable nesting habitats for birds so will be a significant enhancement. Although the building mounted boxes are not able to be installed the general-purpose bird boxes and scrub planting will significantly enhance the site for nesting birds.

- *Approval of the lighting is sought by condition 13 of BE/150/22/OUT. Although this is addressed through discharge of condition there are concerns regarding the lighting as it fails to meet best practice for bat friendly lighting. All the habitat areas are illuminated to a level of at least 5 lux. Reduction of the number of lights should be considered to meet best practice.*

The lighting scheme (Appendix A) has been revisited and the Lux levels have been reduced along the southern boundary to below 1 lux, with only small areas being approximately 2 lux. This is a significant reduction based on the previous lux level of 5.0.

The light spill along the western boundary is below 1 lux due to the type of lighting.

The northern and north-eastern boundaries still have a higher lux level; however, these boundaries do not have any significant habitat features which are used by bats. Please see Appendix B for existing off-site photos.

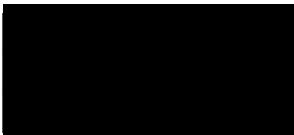
In addition there is already existing lighting off site along the northern, north-eastern and western boundaries which result in a significant amount of light spill as a baseline. Therefore, the additional lighting on these boundaries do not add any significant lighting impacts above the current baseline.

- *Reptiles will be displaced to a greenspace buffer area fenced off from the rest of the site prior to construction works commencing, with this work detailed and carried out according to a detailed Method Statement. The establishment of this receptor area prior to the commencement of construction will be essential to ensure that the habitat supporting them has matured. No method statement or information on the protection of reptiles or the establishment of a receptor site as mitigation has been provided with the submitted plans for this application.*

The submitted CEMP (pursuant to Condition 17 application reference BE/76/25/DOC) details the method statement including protection measures for reptiles as required.

- *Because of the hedges shown on the plans, access for maintenance of the grass areas require review as it looks as if it would be very difficult to maintain grass areas on the southern end of the site without breaking through a hedge.*

The landowner (Panattoni) has access to land to the south of the proposed hedge which provides sufficient access for management and maintenance, and this will be accessed by the management company.

Document Control						
Revision:	01	Status:	Issue			
Date:	01/07/2025					
Prepared by:						
Kevin Wood Associate Ecologist 						

Appendix A: External Lighting Layout

Access_Road
Illuminance (Lux)
Averge: 10.0 Maximum=56.2 Minimum=4.7 Min/Avg=0.19

Access_Road_Footpath_N
Illuminance (Lux)
Averge: 23.27 Maximum=55.6 Minimum=8.0 Min/Avg=0.34

Access_Road_Footpath_S
Illuminance (Lux)
Averge: 8.6 Maximum=23.1 Minimum=0.1 Min/Avg=0.01

Access_Road_Footpath_U
Illuminance (Lux)
Averge: 9.36 Maximum=26.7 Minimum=4.8 Min/Avg=0.51

Unit 1 - Breakout_Space
Illuminance (Lux)
Averge: 6.99 Maximum=179.5 Minimum=17.9 Min/Avg=0.29

Unit 1 - Building_Perimeter
Illuminance (Lux)
Averge: 10.0 Maximum=71.3 Minimum=3.5 Min/Avg=0.13

Unit 1 - Car_Park
Illuminance (Lux)
Averge: 15.92 Maximum=29.9 Minimum=2.6 Min/Avg=0.16

Unit 1 - Loading_Bays
Illuminance (Lux)
Averge: 43.34 Maximum=132.4 Minimum=15.2 Min/Avg=0.35

Unit 2 - Breakout
Illuminance (Lux)
Averge: 6.99 Maximum=158.7 Minimum=4.2 Min/Avg=0.13

Unit 2 - Building_Perimeter
Illuminance (Lux)
Averge: 14.49 Maximum=46.3 Minimum=2.4 Min/Avg=0.17

Unit 2 - Car_Park
Illuminance (Lux)
Averge: 10.0 Maximum=40.0 Minimum=2.4 Min/Avg=0.14

Unit 2 - Cycle_Racks
Illuminance (Lux)
Averge: 5.70 Maximum=6.9 Minimum=5.0 Min/Avg=0.88

Unit 2 - HGV_Parking
Illuminance (Lux)
Averge: 40.83 Maximum=59.9 Minimum=24.2 Min/Avg=0.59

Unit 2 - Loading_Bays
Illuminance (Lux)
Averge: 10.0 Maximum=69.5 Minimum=30.2 Min/Avg=0.61

Unit 2 - Service_Yard
Illuminance (Lux)
Averge: 34.28 Maximum=70.0 Minimum=15.4 Min/Avg=0.45

Unit 3 - Access_Road
Illuminance (Lux)
Averge: 23.21 Maximum=37.0 Minimum=9.4 Min/Avg=0.37

Unit 3 - Breakout_space
Illuminance (Lux)
Averge: 46.09 Maximum=122.6 Minimum=10.1 Min/Avg=0.22

Unit 3 - Building_Perimeter
Illuminance (Lux)
Averge: 13.33 Maximum=52.7 Minimum=1.3 Min/Avg=0.10

Unit 3 - Car_Park
Illuminance (Lux)
Averge: 11.00 Maximum=28.6 Minimum=1.5 Min/Avg=0.11

Unit 3 - Cycle_Rack
Illuminance (Lux)
Averge: 0.00 Maximum=0.0 Minimum=0.0 Min/Avg=N.A.

Unit 3 - Loading_Bays
Illuminance (Lux)
Averge: 53.51 Maximum=70.3 Minimum=38.4 Min/Avg=0.72

Unit 3 - Service_Yard
Illuminance (Lux)
Averge: 36.23 Maximum=65.1 Minimum=10.9 Min/Avg=0.30

NOTE:
THIS FOLIO DRAWING VERSION HAS ADAPTED LUMINAIRE TYPES EX2, EX3 AND EX4 TO INCLUDE INTERNAL BACK LIGHT CONTROL SHIELD OPTICS. AESTHETICS OF THE PRODUCTS REMAIN THE SAME, IT IS THE INTERNAL LENS SHIELDING LIGHT.

ISOLUX LINES HAVE BEEN MODIFIED TO INCLUDE A 3 LUX CONTOUR IN THE VICINITY OF THE BOUNDARY. THIS CONTOUR IS SHOWN IN CYAN.

1. ELECTRICAL CONTRACTOR TO VERIFY LIGHTING DESIGN PRIOR TO INSTALLATION. THIS IS ONLY A CONCEPTUAL DESIGN.

2. ELECTRICAL CONTRACTOR TO READ THIS DRAWING IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS.

3. ELECTRICAL CONTRACTOR TO ENSURE CABLES AND LIGHTING COLUMNS ARE LOCATED SUCH THAT THEY WILL NOT BE AFFECTED BY THE FUTURE GROWTH OF THE TREE ROOT.

4. FOR PLANNING PURPOSES ASSUME ALL EXTERNAL LIGHTING WILL COME ON AT DUSK AND REMAIN ON UNTIL DAWN, EXACT HOURS TO BE CONFIRMED BY THE OWNER.

5. THE LIGHTING DESIGN TO COMPLY WITH THE CIBSE GUIDE L60 THE OUTDOOR ENVIRONMENT, AND THE ILP GUIDANCE, 2021 AND ALL LATEST ADDITIONS.

6. LUMINAIRE COLOURS TO MATCH COLUMN COLOURS.

7. ALL LUMINAIRE TO HAVE 0° TILT TO MINIMISE UPWARD LIGHT SPILL AND OBTRUSIVE LIGHT.

LEGEND

EX1
EX1 HOLOPHANE D SERIES 1
WALL / COLUMN MOUNTED
4000K
FORWARD OPTIC
34,000 INITIAL LUMENS PER LAMP
MAINTENANCE FACTOR = 1
WATTS PER LUMINAIRE = 256
MOUNTING HEIGHT = 8M

EX2
EX2 HOLOPHANE D SERIES 1
WALL / COLUMN MOUNTED
4000K
BLC SHIELD OPTIC
21,149 INITIAL LUMENS PER LAMP
MAINTENANCE FACTOR = 1
WATTS PER LUMINAIRE = 231
MOUNTING HEIGHT = 8M

EX3
EX3 HOLOPHANE D SERIES 0
COLUMN MOUNTED
4000K
BLC SHIELD OPTIC
11,280 INITIAL LUMENS PER LAMP
MAINTENANCE FACTOR = 1
WATTS PER LUMINAIRE = 114
MOUNTING HEIGHT = 8M

EX4
EX4 HOLOPHANE D SERIES 0
WALL / COLUMN MOUNTED
4000K
BLC SHIELD OPTIC
4,250 INITIAL LUMENS PER LAMP
MAINTENANCE FACTOR = 1
WATTS PER LUMINAIRE = 40
MOUNTING HEIGHT = 6M

EX5
EX5 HOLOPHANE DENVER ID WALL
WALL MOUNTED
4000K
LONG AND NARROW OPTIC
1,300 INITIAL LUMENS PER LAMP
MAINTENANCE FACTOR = 1
WATTS PER LUMINAIRE = 10
MOUNTING HEIGHT = 3M

EX6
EX6 HOLOPHANE DENVER ID BOLLARD
ROAD MOUNTED
4000K
ASYMMETRIC OPTIC
1,300 INITIAL LUMENS PER LAMP
MAINTENANCE FACTOR = 1
WATTS PER LUMINAIRE = 14
MOUNTING HEIGHT = 1M

CPW
www.cpw.com

Interface 100
Arlington Way, Solihull
B96 4LH
Email: solihull@cpw.com

RIBA Stage

STAGE 2

Status

PRELIMINARY

Client

PANATTONI

Project

OLDLANDS FARM PHASE 3, NEWLANDS ROAD

BOSNOR REGS

UNITS 1, 2 AND 3

Drawing Title

PROPOSED EXTERNAL LIGHTING LAYOUT

Scale (A0) Date JUNE 2025 By NSP Vt LC

Ref ID: CPW Project No. 240907 CPW XX XX GR E 22/06/2025 S3 P03

Linked Files



REFERENCE 'EX4'
LUMINAIRE AS OF HOLOPHANE 'D-SERIES' TO BE
WALL / COLUMN MOUNTED



REFERENCE 'EX5'
LUMINAIRE AS OF HOLOPHANE 'DENVER ID WALL'
TO BE WALL MOUNTED



REFERENCE 'EX6'
LUMINAIRE AS OF HOLOPHANE 'ID BOLLARD' TO
BE FLOOR MOUNTED

Appendix B: Existing off-site lighting

	
Illuminated car park adjacent to new Unit 1	Newlands road adjacent to the end of Unit 3
	
Shripney Road (fully illuminated to high levels)	