

Henry Adams LLP
Rowan House
Baffins Lane
Chichester
PO19 1UA

Date: 1st September 2026

Please ask for: Simon Brooksbank

Tel: 01903 737881

Your Ref:

Our Ref: BE/49/26/DOC

Dear Mrs Appleton,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition under BE/13/24/S73 (amended by BE/77/25/NMA) relating to conditions 9- Contamination, 12- Noise Assessment, 16- Lighting Scheme, 26- Arboricultural Impact Assessment and Method Statement, 28- Reptile Mitigation, 31- Biodiversity Enhancement Measures, 33- Fire Hydrant/Stored Water Supply, 35- Broadband Provision and 36- Employment and Skills Plan.

Chalcroft Nurseries Chalcraft Lane Bersted PO21 5TS

Notification regarding the above application:

Condition Number 16

Prior to the commencement of the development hereby approved, details of the proposed external lighting scheme for the development shall be submitted to and approved in writing by the Local Planning Authority, before installation. Due to the relative proximity of existing residential premises there is the potential for the development to cause a loss of amenity as a result of light glare / creep / bleed. Light intrusion into residential windows shall not exceed 10 Lux between 07:00 and 21:00 hours and 5 Lux between 21:00 and 07:00 hours, measured as Vertical Illuminance (EV) normal to glazing. The Sky Glow (Upward Light Ratio) shall not exceed 5.0%. The details contained within the proposed external lighting scheme shall include the predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011). The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

Prior to installation of the lighting scheme the predicted illuminance levels shall be tested by a competent person to ensure that the illuminance levels agreed in the scheme are achieved. Should these levels be unable to be met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed within the application scheme.

The approved installation shall be maintained and operated in accordance with the approved details.

Reason: To protect the amenity of local residents and protected species in accordance with Policies QE SP1, QE DM2 and ENV DM5 of the Arun Local Plan. This planning condition is required to be pre-commencement to ensure an assessment of light pollution impacts from development and measures to mitigate impacts are secured prior to works commencing.

Decision:

Arun District Council have decided to **APPROVE IN PART details reserved by condition**

Environmental Health and Ecology were consulted on the Lighting Scheme for the discharge of condition 16 and the details below are acceptable:

Technical Report ref: 3994DFL-ELG-XX-RP-EO-13001 Rev P01 (Lighting) (Dated 31/07/2026)

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC', followed by a small dot.

Neil Crowther
Group Head of Planning