

Metis Homes Ltd
The Old Barn
Vicarage Farm Business Park
Fair Oak
Hampshire
SO50 7HD

Date: 25th March 2026

Please ask for: Amber Willard

Tel: 01903 737942

Your Ref:

Our Ref: BN/10/26/DOC

Dear Mr Adams,

Town & Country Planning Act 1990 (as amended)

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

Approval of details reserved by condition under BN/38/24/PL relating to conditions 5- gain plan, 7 - fire hydrant , 16 - cycle parking, 19 - further surveys, 20 - green roof, 21 - bat friendly lighting, 22 - bat boxes , 23 - bird boxes & 24 - bee bricks. (See Application BN/12/26/DOC for conditions 8 & 9 - drainage).

Land East Of The Croft Surgery Barnham Road Eastergate PO20 3RP

Notification regarding the above application:

Condition Number 21

Prior to any part of the new development being first brought in use/occupied, a bat friendly Lighting Plan shall be submitted to and approved in writing by the Local Planning Authority.

The recommended lighting specification shall use LED's (at 3 lux) with the recommended spectrum being 80% amber and 20% white 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.

Reason: To allow the Local Planning Authority 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 Natural Environment and Rural Communities Act 2006 (Priority habitats & species) and Arun Local Plan policy ENV DM5.

Decision:

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

This condition is discharged insofar as submission of details relates and refers to the following submitted information:

- Downlight Specification Leonis IP65

- Octo Wall Light Specification

The development must be implemented in accordance with this information.

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

Yours sincerely

A handwritten signature in black ink, consisting of stylized initials 'NC' followed by a period.

Neil Crowther
Group Head of Planning