

Barratt David Wilson Homes Southampton  
Tollbar House  
Tollbar Way  
Hedge End  
Southampton  
SO30 2UH

Date: 8th April 2026

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: BN/19/26/DOC

Dear Miss Ballam,

**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/149/22/PL relating to condition 26- External Lighting.**  
**Land South of Barnham Station Barnham**

Notification regarding the above application:

**Condition Number 26**

Prior to occupation of any dwelling, a scheme for details of the external lighting shall be submitted and approved in writing by the Local Planning Authority. The lighting details should include:

- a) Details of Zone E2 (Rural) lighting luminaires (lux levels);
- b) Mitigation measures to minimise potential glare and spillage;
- c) Location of lighting columns;
- d) Design and appearance of lighting columns;
- e) Timings of lighting (reduced coverage between 11.00pm and 7.00am); and
- f) Phasing for the implementation of the scheme.

The approved lighting system shall be implemented in accordance with approved details and be retained thereafter.

Reason: As previously imposed by the appeal decision concerning application BN/142/20/OUT and in the interest of visual amenity, the amenities of the area, the site biodiversity, minimising crime, highways safety and to minimise unnecessary light spillage outside of the development site in accordance with policies D DM1, QE DM2 and ENV DM5 of the Arun Local Plan and ES16 of the Barnham and Eastergate Neighbourhood Plan.

**Decision:**

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

The details submitted have been reviewed by ADC Environmental Health (EH), and ADC Ecology. No

objection was received from EH, however a request was received from Ecology to amend the Kelvin levels from 4000K to 2700K or 3000K maximum. The plans have been amended to allow for a maximum of 2700K; and this has been approved by ADC Ecology. The following details are therefore acceptable in respect of Condition 26:

- Section 38 - Phase 1 Street Lighting Layout Drawing EVO20015352-LD-001 Rev E
- Section 38 Street Lighting Layout Drawing Sheet 1 of 2 EVO20015352-LD-002 Rev B
- Section 38 Street Lighting Layout Drawing Sheet 2 of 2 EVO20015352-LD-003 Rev B
- Street Lighting ISO Lux Contours EVO20015352-LD-004 Rev A
- Axia 3 Light Control Louvres

The development shall be carried out in accordance with these details.

A Layout Report (Tars Farm, Barnham - S38 - Phase 1 AC-001-B) has been submitted. The data included within this document does not align with the plans submitted (the Luminaire Data does not provide details for unit types E and F), and the Flux (Kelvin) Level is too high (at 4000K instead of 2700K). It is determined that the documents listed above provide sufficient detail to address the requirements of the condition, and as such the details within the Layout Report are not necessary to approve the condition.

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 stylized flourish and a period.

Neil Crowther  
Group Head of Planning