

S & L Land and Planning Service
Drayton House
Drayton Lane
Chichester
PO20 2EW

Date: 26th June 2026

Please ask for: Harry Chalk

Tel: 01903 737577

Your Ref:

Our Ref: BN/67/26/DOC

Dear Mrs Leeson,

Town & Country Planning Act 1990 (as amended)

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

Approval of details reserved by condition imposed under BN/65/22/PL relating to conditions 4-deails of screen walls an/or fences, 9-visibility splays, 16-Wildlife Sensitive Lighting Design Scheme, 18-Construction Environmental Management Plan and 19-landscaping scheme.

Cedar End Eastergate Lane Eastergate PO20 3SJ

Notification regarding the above application:

Condition Number 16

Prior to the occupation of the dwelling a Wildlife Sensitive Lighting Design Scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting plans) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. The use of timed black out blinds and/or low transmission glazing is required for all roof lights.

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: To allow the LPA 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 NERC Act 2006 (Priority habitats & species), in accordance with the ALP policy ENV DM1 and relevant paragraph of the NPPF.

Decision:

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

Following the review of the submitted information and the advice of the Ecologist, this condition is

discharged in so far as submission of details relates and refers to the following submitted information:

- Site Plan 1671-SYM-00-ZZ-DR-A-0207 P01 (showing lighting unit positions).
- Palin PIR Wall lighting unit specification sheet.

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 flourish and a period.

Neil Crowther
Group Head of Planning