

Miss Caitlin Andrew
Simpson Hilder Associates
67A High Street
Lyndhurst
SO43 7BE

Date: 18th November 2025

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: BN/87/25/DOC

Dear Miss Andrew,

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 reference BN/62/21/PL relating to condition number 16 - soil gas risk assessment, condition 20 - cycle parking spaces, condition number 21 - charging of electric vehicles, condition number 23 - new external lighting and condition number 26 - visitor parking area usage.

The Croft Surgery Barnham Road Eastergate PO20 3RP

Notification regarding the above application:

Condition Number 23

Prior to the occupation of any part of the development, full details of all new external lighting (including type of light appliance, the height and position of fitting, predicted illumination levels and light spillage) shall be submitted to and approved in writing by the Local Planning Authority. This submission should also cover new streetlighting if required. The scheme should seek to conform with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (GN01:2011) but also minimise potential impacts to any bats using the trees and hedgerows by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. In particular, there should be no external lighting that illuminates the eastern hedgerow. The lighting approved shall be installed and maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats), the interests of minimising crime, road safety and to minimise unnecessary light spillage outside the development site in accordance with policies QE SP1, QE DM2, T SP1 & ENV DM5 of the Arun Local Plan.

Decision:

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

The external lighting scheme (per the following documents) has now been agreed by the Council's Ecologist and Environmental Health Officer.

- Drawing 4477-ABS-ZZ-EX-DR-E-2801 Rev.C1 "Electrical Services External Services (Showing Light Column Positions)".
- Drawing 4477-ABS-TS-E-2905 Rev A "External Lighting Technical Submittal".
- Drawing 4477-ABS-ZZ-RF-DR-E-2601 "Electrical Services Lightning Protection Layout" Rev C1.
- Drawing P21-011CS9000 Rev T1 "External Combined Services Layout".
- Light Spill Diagram ref LM031023-1, 07/10/25.
- Email dated 05 November 2025 6.36pm enclosing an image of the General Column Rear Spill Shield FIX-0484; and
- Email dated 12 November 2025 08am confirming the baffles will be fitted to the lights.

The condition is therefore hereby fully discharged in accordance with the agreed details and on the understanding that the light baffles shall be attached to all the lights where the light spill diagram shows an exceedance of ILP's GN01 "For the reduction of obtrusive light", 2021. The lighting and associated baffles will thereafter be permanently maintained in good working condition thereafter.

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