

From: Simon Davis
Sent: 08 August 2025 16:15
To: Planning Scanning
Subject: FW: BN/87/25/DOC

Planning
Planning Correspondence "Email to Agent ref Ecology comments on Lighting"
Redaction Please

From: Simon Davis
Sent: 08 August 2025 16:13
To: [REDACTED]
Subject: FW: BN/87/25/DOC

Dear Ms Andrew,

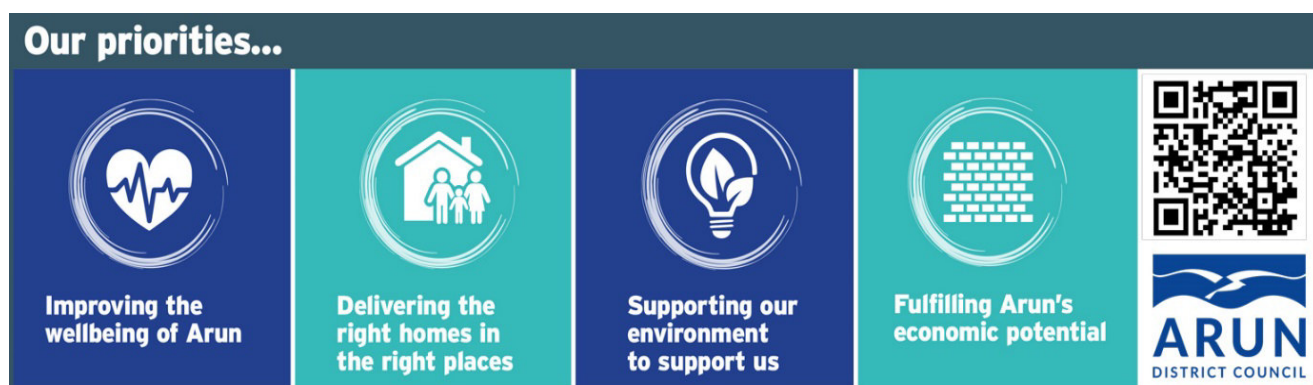
Please find the comments of our ecologist below. Please can you organise submission of the missing information and do so by the 26th August.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth
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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 08 August 2025 13:56
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: BN/87/25/DOC

Hi Simon,

I need a bit more information to be able to discharge Condition 23.

The plan shows the lights but not the light spill lux levels or kelvin levels of the lights. Ideally the Kelvin level should be 3000 or below.

The condition wording requires this information.

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.

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

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