

Turley
6th Floor North
2 Charlotte Place
Southampton
SO14 0TB

Date: 21st January 2022

Please ask for: Amy Myer

Tel: 01903 737776

Your Ref:

Our Ref: LU/352/21/DOC

Dear Mr Cording,

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 ref LU/331/17/PL relating to Condition No 7 - external lighting/floodlighting.

Land at Lineside Industrial Estate Northwest of Unit 26 Eldon Way Littlehampton BN17 7HE

Notification regarding the above application:

Condition Number 7

Prior to use/occupation of the premises commencing details of any external lighting/floodlighting, including the use of directional light sources and potential shielding, shall be submitted to and approved by the Local Planning Authority, and any such external lighting/floodlighting shall be installed in accordance with the approved details and adhered to at all times thereafter.

Reason: To safeguard the ecology of the area, to ensure that an acceptable environment remains for bats after development, in accordance with Policies D DM1, QE SP1, QE DM2 and ENV DM5 of the Arun District Local Plan (2011-2031).

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The discharge of Condition (7) requiring an external lighting scheme is refused for the following reason:

The Council's Ecology Officer has commented, summarised, as follows:

Dated 30/11/2021

In respect of the Lighting Plan submitted, to ensure nocturnal wildlife will not be disturbed additional information is required in terms of lighting colour, use of motion sensors and short 1m timers, and use of baffles, hoods and/or louvres.

Dated 14/12/2021

The lighting specification and the further information provided is not sufficient enough to recommend discharging the condition. If the colour of the light cannot be changed for the pole-mounted lights then would need use of baffles etc. to stop unnecessary light spill from the site. The wall lights could be replaced with something that provides a warmer colour or confirmation of the hours of use, timers etc.

In conclusion, the application fails to demonstrate that nocturnal wildlife (such as protected species, bats) would not be disturbed and would be suitably protected from the external lighting scheme. The application thus fails to demonstrate compliance with policy ENV DM5 of the Arun Local Plan.

The Council's Environmental Health has confirmed the condition could be discharged on the basis of acceptable residential amenity impacts of the external lighting scheme in accordance with policies D DM1, QE SP1 and QE DM2 of the Arun Local Plan.

However, based on the current failure to demonstrate an acceptable impact on ecology, the discharge of this condition is refused.

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