



Arun District Council
Arun Civic Centre
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Martin Critchley Architects
The Old Brewery
15E South Street
Havant
PO9 1BU

Your Ref: P/20/18/DOC

Please ask for:

Mr S Davis

03 July 2018

Dear Mr Critchley

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by conditions imposed under P/107/16/PL relating to conditions 3-
surface water drainage, 4-schedule of materials & finishes, 5-landscape scheme, 6-screen
wall/fence details, 8-site set up during construction, 10-storage of waste & recycling details , 11-
placement of 2 No. nesting opportunities for birds & 14-external lighting details.
7 Webb Close Pagham,,

Notification regarding the above application:

Condition Number 14

No external lighting shall be installed on the site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The scheme should also minimise potential impacts to any bats using the site by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the site biodiversity (particularly in respect of bats) in accordance with Policy GEN29 of the Arun District Local Plan.

Decision:

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

The Council's Ecology Officers have objected to the discharge of this condition with the following comment:

"Unfortunately the suggested outside lighting will produce up and down lighting which could cause a disturbance to bats using the area for foraging and commuting. We require that the lighting scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding."

We wrote to you on the 9th March to make you aware of the need for a revised scheme. However, to date, no further details have been provided. As such, the condition cannot be discharged and you will need to make a revised submission.

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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