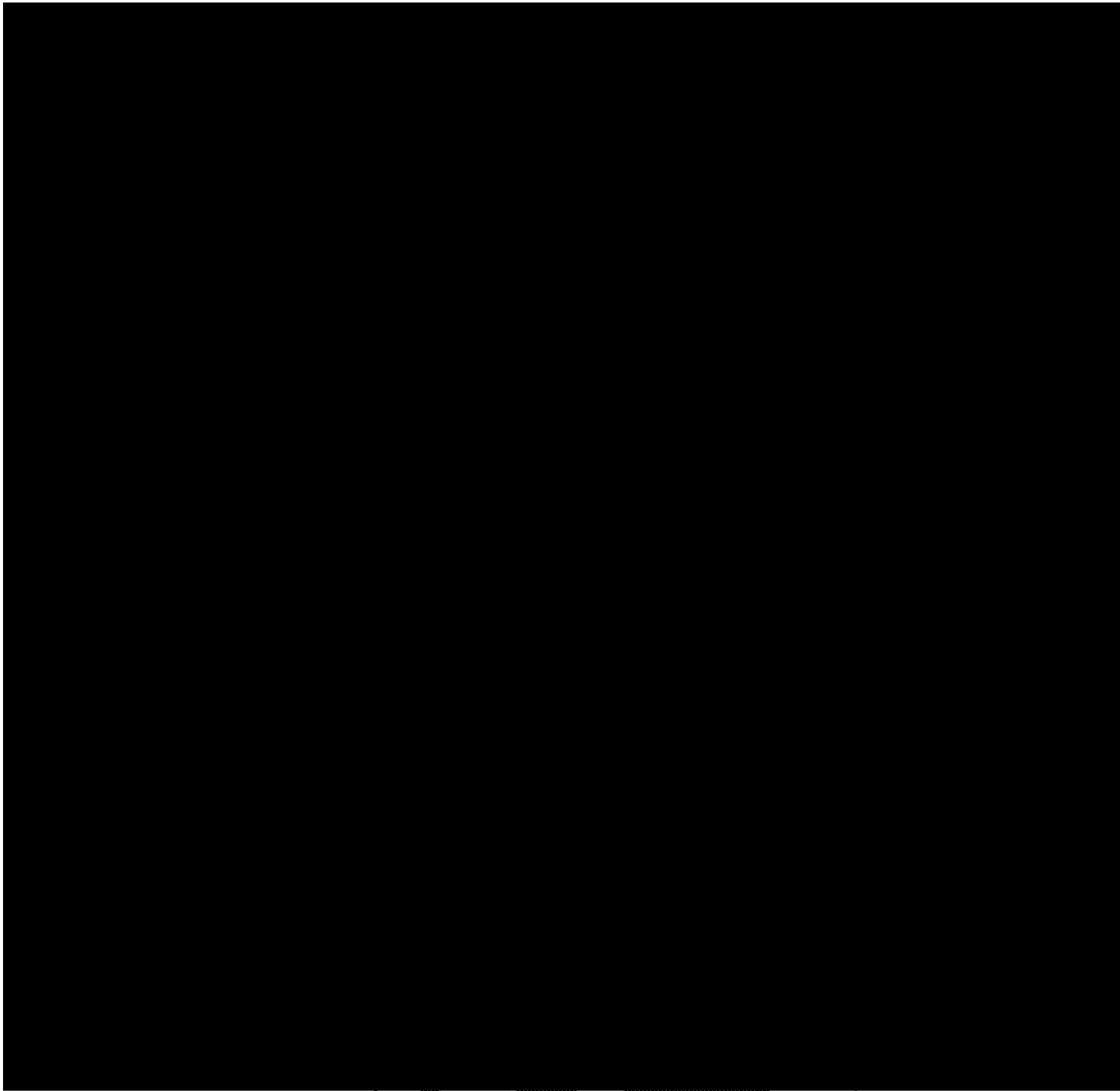
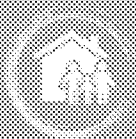




Our priorities...



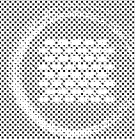
Improving the wellbeing of Arun



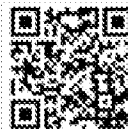
Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



From: Gen Broad - Ecological Consultant [REDACTED]
Sent: 21 July 2022 12:04
To: Jessica Riches <Jessica.Riches@arun.gov.uk>
Subject: P/88/22/DOC Land North of Sefter Road Pagham

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

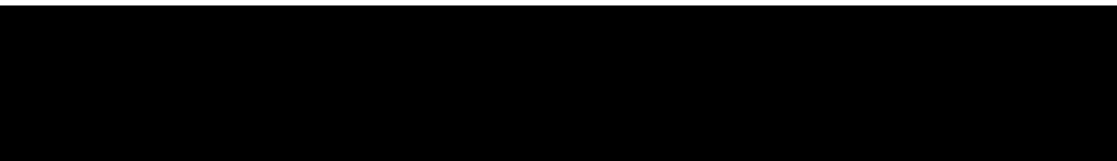
Dear Jessica

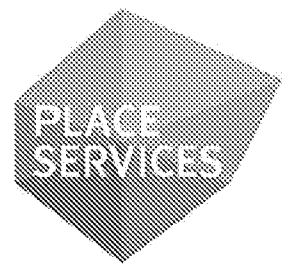
Please find attached our ecology comments on the above discharge of condition application.

Please do contact us with any queries.

Best wishes
Gen

Genevieve Broad MCIEEM MSc BSc (Hons)
(Working Mon, Tue and Thu)
Ecological Consultant
Place Services at Essex County Council





21 July 2022

Jessica Riches
Arun District Council

By email only

Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Arun District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Dear Jessica

Application: P/88/22/DOC
Location: Land North of Sefter Road & 80 Rose Green Road Pagham
Proposal: Approval of details reserved by condition imposed under P/134/16/OUT relating to conditions 10-surface water drainage, 12-maintenance and management of surface water drainage system, 14-foul drainage system, 16-external lighting, 17-Construction Management Plan, 22-setting out when roads, footpaths, cycleways and emergency routes are to be constructed, 26-street lighting and 28 (part)-energy conservation and renewable energy.

Thank you for consulting Place Services on the above application relating to Condition 16.

Recommended Refusal	
No ecological objections	
Recommended Approval subject to attached conditions	
Recommended Discharge of condition	Yes

Summary

Condition 16 requires:

Prior to the occupation of any dwelling of a particular phase, a scheme for external lighting shall be submitted and approved in writing by the Local Planning Authority. The scheme shall ensure that the lighting is sensitive to bats by minimising the lighting of the woodland along the southern and western boundaries and shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E3.

The scheme should also 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 and



no lighting will be installed within the buffer zones and GI areas. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: To control the residential amenities of the local environment in accordance with Policies D DM1 and QE DM2 of the Arun Local Plan.

We are generally satisfied that the submitted information includes the detail required by condition 16 as shown in the documents Section 38 Street Lighting Layout Drawing Numbers EVO-QL1147-LD-001, EVO-QL1147-LD-002, EVO-QL1147-LD-003, EVO-QL1147-LD-004 and EVO-QL1147-LD-005 (Enerveo Lighting Design, April 2022).

However, column light number 20 identified on Section 38 Street Lighting Layout Drawing Numbers EVO-QL1147-LD-004 (Enerveo Lighting Design, April 2022) is shown as lying under a tree canopy and so we recommend that this light be relocated. This is because installing the light will damage the tree roots and, in addition, the artificial light will negatively impact any bats using this tree.

Recommendation

Subject to Column light number 20 being re-located away from the tree, we recommend discharge of Condition 16.

Please contact us with any queries.

Yours sincerely

Gen Broad MCIEEM Msc BSc (Hons)

Ecological Consultant

Place Services at Essex County Council

Place Services provide ecological advice on behalf of Arun District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.