

Barton Willmore
26 Kings Hill Avenue
Kings Hill
West Malling
ME19 4AE

Date: 22nd December 2022

Please ask for: Jessica Riches

Tel: 01903 737852

Your Ref:

Our Ref: P/88/22/DOC

Dear Miss Hunjan,

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 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.

Land North of Sefton Road & 80 Rose Green Road Pagham

Notification regarding the above application:

Condition Number 16

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.

Decision:

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

The details provided are insufficient to demonstrate that light spill has been adequately addressed in accordance with best practice. Further detail and improvements on the amount of light spill,

appearance of lighting columns, direction of lighting angles, light temperature is required.

Furthermore, soft landscaping proposals are proposed to be amended which will need finalising to ensure that lighting does not impact on bats.

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