

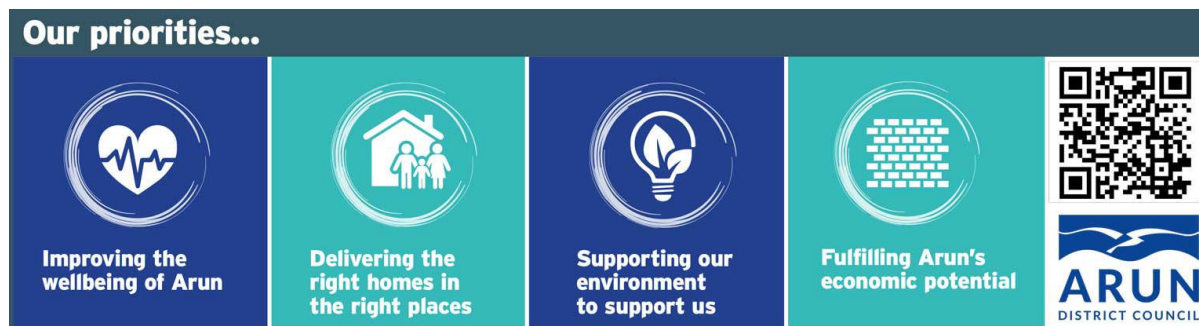
[REDACTED]

Ecology response

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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**From:** Jonathan Best <Jonathan.Best@arun.gov.uk>  
**Sent:** 27 October 2025 11:09  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Andrew Willmore [REDACTED]  
**Subject:** WA/91/25/DOC

Lower Farm Yapton Lane Walberton BN18 0AS.

I have reviewed the approval of details reserved by condition imposed under WA/65/24/PL relating to conditions 7-lighting plan, 8- black out blinds,10-safeguarding land for cycle/footpath on western boundary and 15-covered and secure cycle parking.

Condition 7 Wording:

*No future crop lighting shall be installed unless and until, a detailed Lighting Plan has been submitted to and approved in writing by the Local Planning Authority. The Lighting Plan must include, but is not limited to, details of the type, outputs, positions and angles of the proposed lighting, and details for the prevention, mitigation, and restriction of light spill.*

*This lighting should be bat friendly. The recommended lighting specification shall use LED's (at 3 lux) with the recommended spectrum being 80% amber and 20% white with a clear view, no UV, a horizontal light spread of less than 70 degrees and a timer. A 3D plan of the illumination level should be supplied so that the Local Planning Authority can assess the potential impact on protected species should be supplied so that the Local Planning Authority can assess the potential impact on protected species.*

*Reason: In order to prevent the installation of lighting that would be detrimental to the character of the landscape in accordance with Arun Local Plan policies D DM1 & QE DM2, and to allow the Local Planning Authority to uphold its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species) and Arun Local Plan policy ENV DM5*

I am happy to recommend discharge of Condition 8.

Condition 7 – Lighting Plan. The wording requirements have not been met. No details or plans of the lighting have been provided.

I cannot recommend discharge of Condition 7 at this time.

Regards,

**Jonathan Best MCIEEM**  
Ecology Officer, Planning Policy

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