

Crayfern Homes Limited
Victoria House
14 St Johns Road
Hedge End
Southampton
SO304AB

Date: 29th January 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/140/20/DOC

Dear Mr Sellar,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition following Y/32/17/OUT relating to conditions 6-scheme to deal with the risks associated with contamination of site, 7-drainage strategy details, 8-surface water drainage scheme, 10-SuDS system, 19-lighting details & 23-details & timetable of decentralised & renewable or low carbon energy resources.

Cinders Lane Nursery And Works To The Rear Cinders Lane Yapton BN18 0JJ

Notification regarding the above application:

Condition Number 19

No external lighting shall be installed on 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 seek to conform with the recommendations within BS5489:1-2013 but 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. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats), the interests of minimising crime and to minimise unnecessary light spillage outside the development site in accordance with Policies GEN7, GEN29 & GEN33 of the Arun District Local Plan.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The "Site Layout External Lighting" drawing 97-17-103 (Sept 2020) refers to the use of Lutec Radius Outdoor Wall Lights with motion sensors, Deta LED Downlights with motion sensors (to be fitted to canopies or set back porches) and 1m tall Solar Bollard Lights.

Additional detail has been provided by the Smartscape Solar Bollard Datasheet/Specification, the Deta Interior Lighting Datasheet/Specification and the Lutec Radius Wall Lights Specification. It is noted that this is the same lighting scheme as proposed for the adjacent site to the north (approved by Y/93/20/DOC)

The proposed scheme has been agreed by the Councils Environmental Health Officer and also by our Ecologist. It satisfies the requirements of the condition and the condition is therefore fully discharged on the understanding that you will implement the lighting in accordance with the approved details and that such lighting will be permanently maintained in good working condition thereafter.

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