

Redrow Homes
Redrow House
Unit 1, Faraday Office Park
Rankine Road
Basingstoke
RG24 8QB

Date: 22nd July 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/74/21/DOC

Dear Miss Whishaw,

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 ref Y/146/20/RES relating to Condition Nos 3 - in-curtilage storage spaces for houses & maisonettes, 4 - elevation & floor plan details of the proposed detached garages and 7 - external lighting.

Land at Street Buildings North End Road Yapton BN18 0DT

Notification regarding the above application:

Condition Number 7

No external lighting shall be installed on any of the buildings unless and 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 surrounding 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 QE SP1, QE DM2 & ENV DM5 of the Arun Local Plan.

Decision:

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

The condition requires the approval of full details of all on-site external lighting including plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage. The condition also requires that the lighting is bat friendly.

You have provided a Proposed Lighting Report which suggests the use of a generic 10W Lantern and

carbon 11W downlights (ref LBDL4S40). Although downlight suggests bat friendly, there is no information in the report to confirm this. Furthermore, the report does not make it clear where the lights are to be provided, their design or height.

Therefore it is not possible to discharge the condition on the basis of the information as provided and you will need to make a revised submission.

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' with a flourish.

Neil Crowther
Group Head of Planning