



Supporting Statement – Revised External Lighting Details Pursuant to Condition 17
Chanctonbury Nurseries, Rectory Lane, Ashington, RH20 3AS

Applicant: Elivia Homes Eastern

Planning permission: DC/24/1081

Date: 30th July 2026

Introduction

This application seeks approval of revised external lighting details pursuant to Condition 17 of planning permission DC/24/1081.

Condition 17 requires:

“lighting design scheme for biodiversity... shall be submitted to and approved... The development shall be carried out in accordance with the approved external lighting details.”

Condition 17 was previously discharged through the approval of an external lighting scheme prepared by DW Windsor. This application seeks approval of revised external lighting details in substitution for the previously approved scheme.

The revised details provide a lower-impact external lighting approach while continuing to meet the purpose and requirements of Condition 17.

Proposed Revised Lighting Scheme

The approved lighting scheme comprises freestanding lighting columns and bollard lighting throughout the development.

The revised lighting scheme removes all freestanding lighting columns associated with the private residential development and replaces them with a lower-impact lighting strategy comprising wall-mounted and canopy-mounted PIR lighting at dwelling entrances, together with a reduced number of low-level solar bollards positioned only where necessary for pedestrian wayfinding and to identify changes in direction, level or potential hazards.

Purpose of the Condition

The Condition 17 was imposed “to prevent adverse effects from light spillage including for biodiversity.” Accordingly, the purpose of the condition is to control light spill, protect ecological receptors (notably bats) and safeguard residential amenity.

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Planning Justification

Improved Ecological Outcome

The revised lighting strategy represents a material improvement in ecological terms through the removal of freestanding lighting columns, a significant reduction in artificial light spill, the avoidance of unnecessary illumination of site boundaries and habitats, and the retention of darker corridors across the site.

The approach aligns fully with Bat Conservation Trust / ILP Guidance principles of *avoid, minimise and mitigate*.

With the removal of all freestanding lighting columns and the substantial reduction and targeted use of low-level solar bollards, the revised scheme significantly reduces lighting impacts while retaining proportionate lighting for pedestrian wayfinding and safety.

Reduction in Light Pollution

The revised approach also aligns with ILP GN01, *Guidance Notes for the Reduction of Obtrusive Light*. It eliminates unnecessary luminaires, reduces the potential for glare and sky glow, limits dwelling-mounted lighting to periods when it is required through PIR activation, and avoids continuous high-level illumination of the internal streets and open areas.

Residential Amenity Benefits

The proposed strategy provides clear benefits to future occupiers and neighbouring residents through substantially reduced light spill towards windows, reduced glare and visual intrusion, and an improved night-time environment.

The use of PIR-controlled dwelling lighting ensures that these fittings are activated only when required and do not operate as permanent sources of illumination.

Consistency with Modern Residential Design

The proposed approach reflects current practice within residential development, where over-lighting is discouraged, low-level and responsive lighting is prioritised, and ecological considerations are increasingly determining lighting design.

The scheme delivers a more sustainable and sensitive lighting solution in line with national guidance on light pollution.

Highway and Safety Considerations

The internal road layout will be low-speed, residential in character and not reliant on continuous illumination for safe operation.

Response to Approved Scheme

It is acknowledged that a full lighting layout was previously approved as part of the discharge of Condition 17. That scheme adopted a more traditional lighting approach incorporating freestanding columns and bollards throughout the development.

The revised DFL scheme provides a more proportionate and environmentally sensitive response, removing the freestanding columns associated with the private residential



development, reducing the number of bollards and introducing targeted PIR-controlled lighting at dwelling entrances.

The revised details better meet the intent of Condition 17, reduce environmental impact and avoid unnecessary lighting infrastructure.

Conclusion

The revised external lighting details remove all freestanding lighting columns associated with the private residential development and replace the previously approved scheme with a more proportionate, low-impact lighting strategy. The scheme significantly reduces artificial light spill and ecological impact, enhances residential amenity.

The submitted DFL lighting strategy remains fully consistent with the purpose of Condition 17 and represents an improved outcome compared with the previously approved details in terms of biodiversity, light pollution, residential amenity and design quality.

Accordingly, approval is sought for the submitted DFL documents as revised external lighting details pursuant to Condition 17, in substitution for the previously approved DW Windsor lighting scheme.

Submitted Documents

- 1- Lighting Technical Report:
44775-DFL-HLG-XX-RP-EO-13001-S3-P01.pdf
- 2- Horizontal Light Spill Diagram and Vertical Light Spill Calculations:
44775-DFL-ELG-XX-CA-EO-13001-S3-P01.pdf
- 3- Lighting Layout:
44775-DFL-HLG-XX-DR-EO-13001-S3-P01.pdf