

Our ref. EMP/CS/96601/NytonRest/Compliance

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17th December 2020

By Email Only

Dear Sir/Madam,

Submission seeking discharge of Planning Condition 3 (Parking Provision) and 4 (Lighting Details).

Retrospective planning application for continued use of land for agricultural workers accommodation for a temporary period of 2 no. years comprising 14 no. chalets, low level lighting, retention of existing hardstanding, utilisation of existing individual foul treatment plants and existing permitted access, and associated works at Nyton Rest, Nyton Farm Shop, Nyton Road, Aldingbourne, Chichester, PO20 3TU.

Arun District Council Reg. Ref. AL/61/20/PL

We refer to the above and the recent issuing of the grant of planning permission.

Please consider this submission seeking discharge of the following conditions. Please note also that upon receipt of a registered reference number from the District Council our client will make an electronic payment for the requisite fee.

'Condition 3

Within 2 months of the permission being granted, the approved car parking spaces shall be fully laid out and clearly marked out. Thereafter these areas shall not be used for any purpose other than for the parking of vehicles.'

A further condition is addressed in this submission.

'Condition 4

Within 2 months of the planning permission being granted, the applicant shall submit full details of external lighting in use or required on the site to the Local Planning Authority for approval in writing. The details shall include the type of light appliance, the height and position of fittings, illumination levels and light spillage. The scheme should seek to conform with the recommendations within BS5489:1-2013 but 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 thereafter maintained in accordance with the approved details.'

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Our response is as follows:

Condition 3

The approved site layout plan (Drawing No. 1483-02 REV B) indicates two areas where parking has been approved and can be undertaken. One area in the north west corner of the application site is where 4 no. spaces are to be provided as indicated in that site layout plan and a second area to the north east corner of the site is where the parking of 2 no. cars are permitted to park. Two specific bays are not required to be shown in this particular location and this location of the site can easily accommodate 2 no, vehicles. Plate 1 below shows the 4 no. spaces marked out for use.

Plate 1



An area of drop off is also approved in site layout plan and this has also been marked out on site for use by the applicant. This is shown in Plate 2 below.

Plate2



Condition 4

Details shall include the type of light appliance, the height and position of fittings, illumination levels and light spillage.

Please see below an extract of Lighting Plan 1483-04, which is attached in full as an appendix, for the local authority to consider.

Figure 1 Proposed Lighting Plan



The above/attached lighting plan shows a total of 10 no. lights located appropriately spread throughout the site where such lighting is needed. The location of the lights is shown as a red dot. These lights are located on very nearly 'every other' chalet and at the wash room to the south of the site. This is considered a reasonable and absolute minimum presentation of lighting in this instance.

The lights to be provided are 'Deluce Lighting Thermal Photocell controlled lights which means that they only switch on when they are needed which in this case is when a person is in close proximity to them. This minimises the use of the lights in question. The subject lights are each affixed to the chalets identified above (ie nos. 1, 3, 5, 6, 8, 10, 11, 12, 14 and at the washroom. There is simply no need for lights elsewhere within the site.

The lights in question are to be affixed to each selected chalet and additionally the wash room. They are located approximately one metre above ground level which means that these lights are clearly low level or dwarf lights which are less obtrusive than traditional tall or street level lights. Plate 3 below shows the lighting units the subject of this submission.

Plate 3 Position of Proposed Lighting



The level of illumination is specified by the manufacturer as 400 lumens. Most lanterns provide light to the level of 150 to 350 lumens so the lighting proposed is of approximate lantern brightness or strength. As per the number and location of lights proposed in the above and attached arrangement this is the absolute minimum that would be required to provide safe lighting for residents of the site. A typical street light comprises 6,500 to 8,000 lumens by comparison. What is proposed is considered vastly less than that and of course because it is located only one metre from the ground as opposed to the typical 9 to 14 ft of common street lights there will be considerably less light spill, sky glow or glare. The 1m approximately proposed in this instance is less than the 2.74m (9ft) to 4.2m (14ft) of traditional street lights. There is no requirement for directional lighting or for cowls or hoods in this instance as one would expect for taller lighting or floodlighting.

The scheme should seek to conform with the recommendations within BS5489:1-2013

The proposed lighting is compliant with **BS 5489-1:2013** which is the code of practice for the design of road lighting and public amenity areas. As indicated above the level of illumination proposed and the likely impact of that lighting is considerably less than that associated with street and public area lighting. Our lighting proposals therefore conform to these guidelines.

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 impact of the proposed lighting is clearly minimised as is the lighting level proposed. There is no requirement in our view for directing the proposed lights nor for shielding them or providing cowls or hoods for the reasons indicated above.

We trust this submission on conditions 3 and 4 will enable you to discharge both.

Yours Faithfully



Eamonn Prenter
Partner

CUNNANE TOWN PLANNING LLP