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3rd March 2021

South Downs National Park Authority
South Downs Centre
North Street
Midhurst
GU29 9QA

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: A/201/20/DOC
Site Address: Land South of Water Lane Angmering
Description of works: Approval of details reserved by condition imposed under ref A/99/17/OUT relating to Condition Nos 11 - highways, 12 - refuse & recycling bins, 13 - parking, 15 - fire hydrants, 29 - contamination, 31 - verification report, 32 - electric vehicle charging strategy and 33 - external lighting

Thank you for your internet representation made on 26th February 2021 which has been recorded as an objection with the comments as follows:

OWPC34098

The following comments are provided on the proposed lighting scheme, in consultation with the SDNPA Dark Night Skies officer.

The site is located close to the boundary of the National Park, and the lighting plan should consider impacts on dark night skies. The South Downs National Park is a designated International Dark Sky Reserve and dark skies and tranquillity are a special quality of the National Park which need to be protected. Paragraph 180(c) of the NPPF 2018 outlines that development should limit the impact of light pollution on intrinsically dark landscapes and nature conservation. The SDNPA would encourage any new development to have a sensitive approach to lighting which conforms the Institute of Lighting Professionals for lighting in environmental zones, and tries to achieve zero upwards light spill in all respects. Further information/advice on sensitive lighting can be found in the SDNPA's Dark Skies Technical Advice Note which is available via the following link

<https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf>

The domestic light fittings appear to have an upward light component, and are over the recommended lumens (should be 500) and the colour temp (should be 3000K). The lumens and colour temp should be adjusted, and suitable proximity sensors should be in place to switch lights off when not needed.

The street lights (4000K Luma lights) appear to follow the West Sussex lighting design guide which is

consistent with lighting elsewhere. However, instead of the standard default to long columns low level bollards would assist in reducing harmful sky glow.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email.

It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.