

Rebecca Payne

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 April 2019 09:17
To: Planning Scanning
Subject: FW: BE/1/19/DOC - Land at Salt Box, west of Shripney Road
Attachments: PastedGraphic-1.tiff; Saltbox - External Lighting & CCTV Rev 01.pdf; Breeam Spreadsheet Saltbox P155-1618 (002).pdf

From: Michael Eastham
Sent: 15 April 2019 11:45
To: Planning.Responses
Cc: Nicola Spencer
Subject: FW: BE/1/19/DOC - Land at Salt Box, west of Shripney Road

Please upload the email below and the attached information from the applicant onto Ocella for BE/1/19/DOC for Salt Box.

Thanks,

Michael

From: Nia Russell [REDACTED]
Sent: 15 April 2019 11:37
To: Michael Eastham
Cc: Fiona Fitzgerald; Arfon Hughes
Subject: Fwd: BE/1/19/DOC - Land at Salt Box, west of Shripney Road

Michael/Fiona

Further to your comments in relation to lighting, please see attached.

Nia

Nia Russell
Associate
Mango Planning & Development Limited
Number Two Waterton Park
Bridgend CF31 3PH
[REDACTED]

Begin forwarded message:

From: Julian Bunting <[REDACTED]>
Subject: RE: BE/1/19/DOC - Land at Salt Box, west of Shripney Road

Date: 15 April 2019 at 11:30:23 BST

To: Nia Russell [REDACTED]

Nia

I have amended the statement to E2. I have also attached the Holophane BREEAM spreadsheet which confirms the scheme is compliant with E2 requirements and the ULR 0.06% which is lower than 2.5% ILP Guidance.

Regards

Julian Bunting
Associate

Scotch Partners LLP
Scriptor Court
155-157 Farringdon Road
London
EC1R 3AD
[REDACTED]

From: Nia Russell [REDACTED]
Sent: 15 April 2019 11:08
To: Julian Bunting [REDACTED]

Begin forwarded message:

From: Michael Eastham [REDACTED]
Subject: FW: BE/1/19/DOC - Land at Salt Box, west of Shripney Road
Date: 15 April 2019 at 08:59:44 BST
To: 'Nia Russell' [REDACTED]
Cc: Fiona Fitzgerald [REDACTED]

Hi Nia,

Please could you submit the lighting details for **Zone E2 (Rural, low district brightness)** from the ILP Guidance Notes for the Reduction of Obtrusive Light for Salt Box, by 5.00pm on Wednesday 17th April, so that the lighting condition in BE/1/19/DOC can be signed off?

Kind regards,

Michael

From: Michael Eastham
Sent: 12 April 2019 13:55
To: 'Nia Russell'
Cc: Arfon Hughes
Subject: FW: BE/1/19/DOC - Land at Salt Box, west of Shripney Road

Hi Nia,

Please see the consultation response from Environmental Health to Condition 21 set out in the email below.

I look forward to receiving your response.

Kind regards,

Michael

From: Fiona Fitzgerald
Sent: 12 April 2019 13:49
To: Michael Eastham
Subject: RE: BE/1/19/DOC - Land at Salt Box, west of Shripney Road

Dear Michael,

Environmental Health are **not** satisfied that Condition 21 can be discharged.

This is because the condition itself details **Zone E2** (Rural, low district brightness) from the ILP Guidance Notes for the Reduction of Obtrusive Light, but the report 'External Lighting and CCTV Planning Statement' Revision 0, dated 10/12/18 by Scotch Partners LLP, paragraph 1.3 (Basis of Design) refers to **Zone E3** (Suburban, medium district brightness).

Regards

Fiona Fitzgerald

From: Michael Eastham
Sent: 12 April 2019 12:40
To: Fiona Fitzgerald
Subject: BE/1/19/DOC - Land at Salt Box, west of Shripney Road

Hi Fiona,

Conditions 19 and 21 are set out in full below:

19. Prior to the commencement of construction works or any preparatory works, details of the 4.0 metre high acoustic barriers along the north eastern boundary of Unit 2, should be submitted to the LPA for approval. Only the approved acoustic barriers should be erected, maintained and retained at the site.

Reason: To avoid unacceptable high levels of noise and in the interests of residential amenity, in accordance with Policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the acoustic barriers are visually acceptable and are installed before the unit is occupied.

21. Prior to the commencement of development details of the proposed external lighting shall be submitted and approved in writing by the Local Planning Authority. The lighting details should include:

- a) Details of zone E2 lighting luminaires (lux levels);
- b) Mitigation measures to minimise potential glare and spillage;
- c) Location of lighting columns;
- d) Design and appearance of lighting columns; and
- e) Timings of lighting (reduced coverage between 11.00pm and 7.00am).

The approved lighting system shall be implemented on site prior to first occupation and be retained thereafter.

Reason: To reduce light pollution, in the interests of amenity and the environment and to satisfy minimum security requirements, in accordance with Policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be

a pre-occupation condition because the light levels for the site need to be approved and implemented before the units are occupied.

Kind regards,

Michael

