

Light Management Plan for

Place St Maur, Bognor Regis

1. Background

Place St Maur is an area of predominantly hard landscaped open space in Bognor Regis. It is owned and managed by Arun District Council. It is bounded on the east by the Alexandra Theatre and The Regis public house/restaurant, both of which are tall two storey buildings, on the west by 4 ground floor commercial units with 4 storeys of residential apartments above that (Mountbatten Court), to the south by the pavement and highway of The Esplanade, and to the north by the pavement and highway of Belmont Street. It is in an exposed location with strong predominantly SW winds blowing across the site.

Until a couple of years ago Place St Maur was the site of a thrice-weekly market which was on site early in the morning and through the day, however it has been lightly used for temporary events such as a seasonal ice rink and Christmas stalls and intermittent commercial activity such as an ice cream van over the last 2 years.

Place St Maur is part of the wider Regis Centre strategic development site, however the planned redevelopment of this area is potentially 7-10 years from commencement. The planning use for this area has been changed to regularise its existing use for markets and a variety of different types of events and commercial operations. It is also planned to increase the use of Place St Maur as it is a key strategic link between the town centre and the seafront, and activity is needed to draw people from town to seafront and vice versa.

In lighting terms, Place St Maur would be categorised as Environmental Zone E3 – Suburban, medium district brightness such as small towns or suburban locations. Although it is anticipated that many of the activities on Place St Maur will not require any consideration of light issues, this Light Management Plan takes account of such activities that will, and provides guidance for activity operators about how to plan and mitigate for the impact of light.

As there is no fixed and permanent use for this area, each different use/activity needs to be mindful of the adjacent residential and business activity and assess the light impact of what they do and how they do it on their “neighbours”. The vast majority of the things happening on Place St Maur are actively managed via existing Arun District Council processes, for example Property and Estates licensed commercial activity (concession), Events Management process and Street Trading Licensing. These processes all provide a rigorous operating and management framework to ensure activity is fully planned, well-managed and controlled. If light nuisance is still a concern, the monitoring and enforcement powers held by Arun DC Environmental Health can be invoked, however adherence to this Light Management Plan should mean this action will never be required.

2. Aim of the Light Management Plan

The aim of the Light Management Plan is to consider, plan for, mitigate and manage the impact of light generated by activity on Place St Maur on the adjacent residents and businesses. Whilst most activities will not have any lighting, some will, and each activity needs to consider the following:

- Is the lighting really necessary?
- Timings i.e. turning on and off time for lighting; no activity is permitted on Place St Maur before 7.30am or after 10pm. Clearly lighting is mainly required during the hours of darkness, however this is also when it can be most annoying if it is intruding.
- Duration of lighting and frequency of lighting – if there is going to be an event with lighting, how long will the lights be on for (hours, days, weeks), and how often is this event being held each year? People are more tolerant of something that disturbs them for one weekend a year, but would be justifiably worried if the same event happens every fortnight.
- Where the light source is directed in relation to the “neighbours” (i.e. is the light spilling over into their bedroom window, or is it shining directly into their shop front)

3. Specific procedures

Planning for any activity using lighting must specifically consider the level and direction of any light sources, and how to reduce and mitigate for the impact of light nuisance for neighbours.

For example, when planning the site layout:

- aim not to use blue spectrum lights which are the most disruptive to sleep/wake patterns, and only use them in locations where they cannot spill over into residential properties.
- locate all lighting so it is pointed away from residential or business accommodation as far as possible
- if this is not possible, ensure that the angle of the light is pointed predominantly towards the floor with maximum 70° angle between the lamp post and centre of the beam
- use light sources that appropriately control the spread of the lighting beam
- hood or shield the light source to avoid light spill-over into neighbouring properties.

4. Review of Light Management Plan

The Council will review procedures where appropriate in the light of any observations or complaints to refine procedures for the future.