

Subject: Discharge of Condition 13 - Yacht haven Development site

Good day David

13

Any external lighting, including security lights, shall only be installed on site after lighting details have been submitted to and approved by the Local Planning Authority. Such details shall include type of light, position, height, illumination levels, hours of use and method of timing/cut out. Thereafter only the approved lighting shall be installed and operated on site. There shall be no flood lighting / lighting on the site other than as thereby approved.

Reason: In the interests of the visual amenity of this countryside location having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

I've been asked to comment on this one and can advise I would not recommend discharge of this condition at this time for the following reasons:

No layout plan provided for the communal lights i.e Bollard type lights (JC17033) for roadways nor how many of;

No lighting contour map provided to show the extent of impact on surrounding areas and neighbouring properties, including those on the development site. Also should indicate contours in a worst case scenario with all external lights on.

Plot 1 to Plot 4 are shown to have on average 12 external lights per residence (Edit Charlton light fittings)

Plots 5 & 6 have 12 external light fittings each (JC17017)

Plots 1 – 6 are indicated as also having Decking lights (JC17053) on the lighting schedule – these are not indicated on the drawings. Also in the lighting schedule these are referred to as wall lights in the description?

Office / store unit: Indicated as having 8 x (JC17006) & 1 x (JC17003). Lighting schedule also indicates light fitting/s (JC17005) – not shown on drawing

No information has been provided , that I can find, related to installation heights, hours of usage, & any methods of timing / cut out

Also I'm not sure what the Environmental zone is specified as for that particular part of Hayling – whether it would be E2 or E3?

Note:

Google maps will give you a good indication as to the almost built development site a sit is 2021 image.

Please give me a call if you need to discuss any of the above.

Kind regards

Mark

Mark Moss

Regulatory officer

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