

From: Laura Williams [<mailto:LJWilliams@savills.com>]
Sent: 08 November 2016 16:51
To: David Eaves
Cc: Nick Heard
Subject: KFC Larchwood Avenue, Bedhampton - Cycle Parking & Lighting

Dear David

In relation to the outstanding matters we discussed when we spoke last week...

The first relates to the proposed cycle parking shown on the site. Hants Police's comments refer to the need for **staff** cycle storage to be within a secure store, fitted with lockable robust doors, internal and external lighting and containing cycle anchor points. I have clarified this matter with KFC. The Sheffield Stands proposed to the front of the restaurant are proposed for customer use only – and therefore further security is not required. I have been advised that, in practice, staff are encouraged to store their bikes within the external yard to the rear of the restaurant. The external yard which also contains bins and some plant is locked when not in use and externally lit, and therefore provides a safe location for staff to store their bikes. Hopefully this provides the clarification you asked for in this respect? Please let me know should you require any further information.

Secondly, I include the updated Lighting Scheme which has been updated to show the revised layout – please see attached the updated drawing and calculation sheet. The Council's Ecologist's response raised concerns with the proposed lighting levels around the site, in particular the southern and western boundaries, indicating that the predicted levels would be over 25 lux which would render any vegetation unsuitable. The proposed lighting scheme has been revised as the luminaire outputs and column heights, reducing the lighting levels from 24 lux average to around 12 lux. The attached calculation does show hot spots of 25-30lux, but these are confined to the car park and drive thru areas, directly below the luminaires. The spoilage area levels have a maximum illuminance level of 1.74lux. The enclosed information therefore ought to address your Ecologist's concerns.

I also note that the Council's highways and arboricultural officers have provided responses on the revised plans confirming they have no objection which is good news.

Hopefully this is now all you need from me before you can determine the application? If not, please let me know. We are getting close to the agreed extension of time for determination – when do you think that you will be in a position to determine the application?

It would be helpful if we could review the draft conditions so once you have prepared these, would you be able to send them over please?

Kind regards

Laura

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