

APP/15/00645

DEVELOPMENT SITE NORTH OF, GOLDRING CLOSE, HAYLING ISLAND

DISCHARGE OF CONDITIONS 8 AND 18 OF PLANNING PERMISSION APP/12/00966.

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 & 115; CS11, CS12, CS16, CS17, DM8: Havant Borough Local Plan 2011; AL2, DM23, DM24: Havant Borough Local Plan (Allocations) 2014. Chichester Harbour AONB Management Plan 2014-2019: BD1, BD2, BD3. CHC Planning Guidelines B2, B3. Chiches

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

Condition 8 relates to the proposed external lighting and street lighting for the development. We note that the plan shows that the maximum illumination levels at the eastern boundary with the AONB would be 0.5 lux, with rear shields to the street lights closest to this boundary (with the exception of lights 16B and 14B - we would question this). The County Ecologist has confirmed that these low levels are not likely to impact on wildlife using the adjacent field, and we consider that the low levels would minimise any light pollution to the adjacent AONB as far as can be expected, although we would ask that the 2 southern-most street lights to this boundary (16B and 14B) also include rear shields.

We also note that the letter from EPR dated 27/7/15 makes a number of recommendations in the interests of wildlife, including the retention and enhancement of the eastern boundary hedgerow, and a restriction for residents installing external lighting (particularly for houses along the eastern boundary) to avoid any potential light spill issues in the future. We would support and reiterate these recommendations and the importance in particular of restricting the lighting to the rear gardens of plots 127-131 which directly adjoin the AONB.

DATE CONSIDERED

28/10/15

CONSIDERED BY

Chichester Harbour Conservancy Officers under delegated powers

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:-

- Street lights 16B and 14B also be given rear shields as per the remainder of street lights located close to the eastern boundary;
- The recommendations set out in the letter from EPR dated 27th July 2015 be required by condition, in particular a restriction on external lighting to the rear gardens of plots 127-131.



Chichester Harbour Conservancy

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