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REPORT

PLANNING PERMISSION S/02/0393: PROPOSED PARK AND RIDE AND DOWNTON ROAD, BRITFORD

Purpose of Report

To consider the details submitted of the external lighting of the above site, submitted pursuant to condition 10 of the above permission.

Introduction

The site, which is currently a steeply sloping field fronted by mature trees, lies on the southwestern side of the A338 Downton Road, on the Britford site of the "Dairy Crest" site and 50 metres west of the junction with Lower Road opposite. The site is also 200 metres west of Britford Primary School and the closest residential property (Penguins Roost, both of which lie on the opposite side of the road.

Planning application S/02/393 submitted on joint behalf of Salisbury District Council and Wiltshire County Council above was considered by the Southern area Committee on 13th February 2003. Members resolved that permission should be granted for the scheme; however, they requested that the details submitted for external lighting of the site should be considered by them before such details were approved.

The above application was subsequently considered by the Planning and Regulatory Panel, following which planning permission was given for the development on 23rd April 2003.

The details submitted show 71no. 70 Watt lamps mounted on 5 metre columns and 5no. 150 Watt lamps mounted on 8metre columns (lower, coach park area only) within the site, also with replacement lighting to the A338 consisting of 12no. 150 Watt lamps mounted on 10metre columns.

The submitted plans show the lighting levels in 'Lux' across the site, the A338 and the immediate surroundings. A supporting statement states that the lighting was designed to accord with British Standards including BS5489, which concerns rural car parks.

In terms of the proposed lighting 'curfew', the highway lighting along the A338 will be all-night lighting as the existing lighting. Apart from 5 security lights in the vicinity of the building (the lower end of the site) however all the other lighting can be controlled by a time clock within the building.

The columns would be painted black within the site, with those on the highway being painted standard WCC dark green base with a light green fitting.

Consultations

Britford PC: Comments awaited

Representations

Local residents: Comments awaited.

Main Issues

Effect of the proposed lighting on:

- (i) The character and appearance of the surroundings
- (ii) Neighbouring amenities

Policy Context

Replacement Salisbury District Local Plan –the majority of the site is allocated as a Park and Ride site under TR8 (v). The site and surroundings are within the Landscape Setting of Salisbury and Wilton. Policies G2 (general criteria); C1, C2 (rural environment); C7 (Landscape setting of Salisbury and Wilton) are of relevance.

Non –statutory guidance on external lighting considerations can be found in the 2001 DETR publication “Lighting in the Countryside: Towards Good Practice” and the Institution of Lighting Engineers’ “Guidance Notes For the Reduction of Light Pollution” published in 2000.

Planning Considerations

Effect on character and appearance of the surroundings

The site and surroundings being just beyond the built-up area are semi-rural in character.

The Environmental Statement submitted with the P&R application noted that the lighting would be the most conspicuous aspect of the scheme, initially in summer as well as in the winter when it would appear through the trees devoid of leaves. It also states however that the lighting of the site would be viewed in the context of existing street lighting along the A338. The ES stated that the lights would be mounted on columns which balances light spread against lighting intensity, and that the lighting levels adopted would be in accordance with a standard recognized as being suitable for rural and small village locations. Also, suitable flat glass luminaries could be used to project the light downwards with a sharp cut-off to minimize light spill and glare and give a naturalistic lighting colour.

The report to SAC on the P&R application therefore concluded that with careful attention to lighting design by use of suitable light fittings and lighting levels and with control on lighting times, the lighting would not be unduly intrusive in relation to the night sky.

The lighting scheme shown on the submitted plans and described above adopts the lighting design principles set out in the P&R ES for minimizing its impact. Further details have been sought in terms of how the submitted scheme satisfies the ILE guidance referred to above, particularly in relation to measures to minimize light spill and sky glow. Additionally, more specific details of the lighting curfew, to ensure that it reflects permitted operating hours (0700 –2200) and does not result in the lighting continuing to operate when the site is closed, have also been sought. Both of the above are not completely clear from the submitted details.

Subject to such information being forthcoming and being satisfactory however, it is considered the proposal would not cause undue light intrusion to the surroundings.

Effect on neighbouring amenities

Similar conclusions apply as to the above in relation to the effects on nearby residential property.

CONCLUSION

Subject to receipt of the above additional details sought and outstanding consultations, the proposed lighting scheme would be considered acceptable.

RECOMMENDATION: - SUBJECT TO NO ADVERSE COMMENTS BEING RAISED IN RESPONSE TO CONSULTATIONS ON THE SUBMITTED DETAILS AND RECEIPT OF THE ADDITIONAL INFORMATION DESCRIBED ABOVE, APPROVE

INFORMATIVE:

Development must be carried out in accordance with the approved details, to comply with condition 10.