

# Lord Wandsworth College

## Installation of Street Lighting to Existing Path and Track

### Design and Access Statement with Planning Statement

<b>Client</b>	Lord Wandsworth College		
<b>Project</b>	Installation of Street Lighting to Existing Path and Track		
<b>SSL project code</b>	3035		
<b>Document title</b>	Design and Access Statement with Planning Statement		
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International Organization for Standardization (ISO) Quality Management System (QMS) ISO 9001:2008. Registration number GB19982  
Member of Sports and Play Construction Association Professional Services Group  
Registered in England and Wales under registration number 05154061  
VAT number GB 687834179

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## 1. Introduction

- 1.1 Surfacing Standards Ltd has been appointed to consider and develop an application for full planning permission for the proposed installation of new 6 metre high street lighting columns along the existing 'Cinder' track and path serving the school.
- 1.2 In order to assist the approval of full planning permission and to facilitate the implementation and delivery of the project; this document describes the project aspirations, illustrates the process that has led to the development proposal and provides a proposal justification within a structured format.
- 1.3 This statement discusses design and access issues regarding the layout, scale, appearance and context of the scheme. In addition, access implications concerning the proposal are addressed.
- 1.4 A planning statement is also provided to adequately address national and local development control policies and material considerations associated with this proposal.
- 1.5 The proposed development is located at:

Lord Wandsworth College  
Long Sutton  
Hook  
Hampshire  
RG29 1TA

- 1.6 The planning agent is:

Surfacing Standards Ltd  
1A Perth House  
Corbygate Business Park  
Priors Haw Road  
Corby  
Northamptonshire  
NN17 5JG

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## 2. Design and Access Statement

Having followed planning policy recommendations and published technical guidance, we consider the proposal is based upon best design practices for street lighting.

### 2.1 Proposal Description

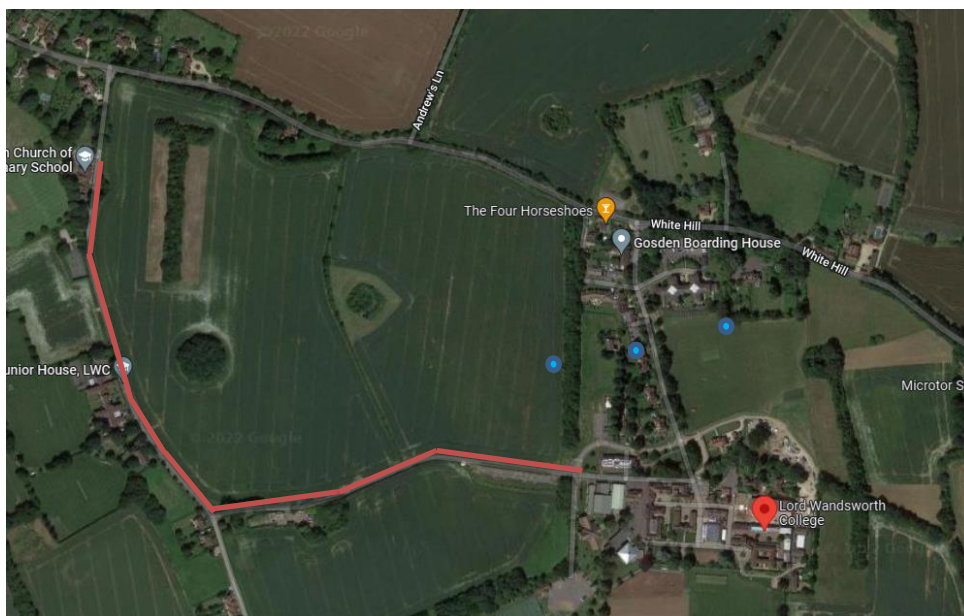
Planning permission is sought to install new street lighting to the Cinder track and pathway serving the college. The permission is required for the track as it's the main arterial route joining the boarding houses to the south of the site with the main academic campus. The numbers using the path to the main campus has increased over the years. In the morning, drivers using the Cinder Track are often confronted with large groups of children, as the pupils tend to use the path simultaneously to attend lessons. The issue is further compounded in the winter when the hours of day light are restricted and by the requirement to use the Cinder Track for Lorries entering and leaving the campus to avoid the main gate. The installation of lighting to this area of the College will make the pupils visible to both cars and Lorries using the cinder track and cyclists, who often also use the path.

The track travels west from the main Lord Wandsworth college campus until it meets the junction with Hyde Road where it travels north towards the village of Long Sutton. The track that travels north along the route (Hyde Road) forms part of public footpath 148/7/1. The length of the lights will extend past Junior House and will terminate at Long Sutton Church of England Primary School.

### 2.2 Site Description

The proposed development is situated at:

Lord Wandsworth College  
 Long Sutton  
 Hook  
 Hampshire  
 RG29 1TA



### 2.4 Scale

The proposed lighting system comprises 6 metre high columns with a 10 lux average, designed to be compliant with BS EN 5489 Standards.

### 2.5 Appearance

The proposed lighting columns comprise of slimline, tubular 6 metre high grey galvanised steel. The lighting has been designed to ensure minimum spillage enters the surrounding area preserving the amenity of the neighbouring residential properties and a minimum visual impact to the surrounding area. These measures are necessary to satisfy local and national planning policies.

The proposed Design & Access with Planning Statement should be read in conjunction with the following plans and documents:

- Lighting design notes and site layout plan 0400685562 DWG00
- Site location plan DWG No SS3035a 01
- Proposed column elevation DWG No SS3035a 02
- Appendix A- Guidance notes for the reduction of obtrusive light- Institution of Lighting Professionals (2021)

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### 3. Planning Statement

#### 3.1 Planning Considerations

We understand that development management decisions must be taken in accordance with the National Planning Policy Framework (NPPF) 2021 and Hart District Council local planning policies including material planning considerations relevant to the proposal.

#### 3.2 Material Planning Considerations

We acknowledge the following material planning considerations relevant to the proposal include:

- Compliance with relevant planning policy guidance, local development plans and policies
- Lighting impact assessment
- Visual impact
- Impact upon residential amenity
- Impact upon highway safety

#### 3.3 Assessment of Planning Issues

We believe the proposal is in accordance with the National Planning Policy Framework (NPPF) and Hart District Council policies, specifically the following policies as discussed below.

#### 3.4 National Planning Policy Framework (2021) Section 8: Promoting healthy and safe communities

Policy extract:

Paragraph 100: Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

#### Section 9: Promoting sustainable transport

Policy extract:

Paragraph 112: Applications for development should:

c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;

#### Section 12: Achieving well-designed places

Policy extract:

Paragraph 130: Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

#### Section 15 – Conserving and Enhancing the Natural Environment

Policy extract:

Paragraph 185: Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

#### 3.5 Hart Local Plan (Strategy and Sites) 2032

##### **Policy NBE9 Design**

All developments should seek to achieve a high quality design and positively contribute to the overall appearance of the local area. Development will be supported where it would meet the following relevant criteria:

- a) it promotes, reflects and incorporates the distinctive qualities of its surroundings in terms of the proposed scale, density, mass and height of development and choice of building materials. Innovative building designs will be supported provided that they are sensitive to their surroundings and help to improve the quality of the townscape or landscape;
- b) it provides or positively contributes to public spaces and access routes and public rights of way that are attractive, safe and inclusive for all users, including families, disabled people and the elderly;
- c) the layout of new buildings reinforces any locally distinctive street patterns, responds to climate change, and enhances permeability by facilitating access by walking or cycling modes;
- d) it respects local landscape character and sympathetically incorporates any on-site or adjoining landscape features such as trees and hedgerows, and respects or enhances views into and out of the site;
- e) it protects or enhances surrounding heritage assets, including their settings;
- f) it includes sufficient well-designed facilities/areas for parking (including bicycle storage) taking account of the need for good access for all users;
- g) the design of external spaces (such as highways, parking areas, gardens and areas of open space) should be designed to reduce the opportunities for crime and anti-social behaviour and facilitates the safe use of these areas by future residents, service providers or visitors, according to their intended function;
- h) the future maintenance and servicing requirements of buildings and public spaces have been considered, including the storage and collection of waste and recycling;
- i) it reduces energy consumption through sustainable approaches to building design and layout, such as through the use of low-impact materials and high energy efficiency; and
- j) it incorporates renewable or low carbon energy technologies, where appropriate.

Development proposals should demonstrate compliance with the above criteria through a Planning Statement or a Design and Access Statement (where one is required), submitted alongside a planning application.

Proposals must also demonstrate that they have taken account of any local supplementary guidance (such as any local town or village design statements, design codes or conservation area appraisals) and design related policies in Neighbourhood Plans.

#### **Policy NBE11 Pollution**

Development will be supported provided:

- a) it does not give rise to, or would be subject to, unacceptable levels of pollution (including cumulative effects); and
- b) it is satisfactorily demonstrated that any adverse impacts of pollution, either arising from the proposed development or impacting on proposed sensitive development or the natural environment will be adequately mitigated or otherwise minimised to an acceptable level.

Where development is proposed on or near a site that may be impacted by, or may give rise to, pollution, such a proposal must be accompanied by an assessment that investigates the risks associated with the site and the possible impacts on the development, its future users and the natural and built environment. The assessment shall propose adequate mitigation or remediation when required to achieve a safe and acceptable development. Impacts on air quality should be considered in combination with other relevant plans or projects.

#### **Policy INF3 Transport**

Development should promote the use of sustainable transport modes prioritising walking and cycling, improve accessibility to services and support the transition to a low carbon future. Development proposals will be supported that:

- a) integrate into existing movement networks;
- b) provide safe, suitable and convenient access for all potential users;
- c) provide an on-site movement layout compatible for all potential users;
- d) provide appropriate parking provision, in terms of amount, design and layout, in accordance with the Council's published parking standards, or as set out in Neighbourhood Plans;
- e) provide appropriate waste and recycling storage areas and accessible collection points for refuse vehicles;
- f) do not have a severe impact on the operation, safety or accessibility of the local or strategic highway networks;
- g) mitigate impacts on the local or strategic highway networks, arising from the development itself or the cumulative effects of development; and
- h) protect and where possible enhance access to public rights of way.

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## 4. Conclusions

1. The proposed lighting columns are specifically designed to provide low levels of light spillage and low levels of light pollution in compliance with paragraph 185 of the National Planning Policy Framework 2021.
2. The proposed lighting columns are specifically designed to have a minimal visual impact on the character and appearance of the wider rural area in compliance with policy 130 of the National Planning Policy Framework 2021.
3. The column heights provide the most efficient solutions for the site-specific issues and the proposed masts will offer a slim-line profile, which will minimise daytime impact.
4. Performance of the proposed artificial lighting system complies with an Environmental Zone E2/E3 (ILP) which is low district brightness, for example a village or rural area.
5. The lights are required to provide improved visibility and safety for all users of the track and pathway including motorists, cyclists and pedestrians.
6. The lighting system will provide an improved facility for Lord Wandsworth College ensuring better safety for its students.

### End of document

<b>Published by</b>	Oliver Pennington, Consultant
<b>Signature</b>	<i>O. Pennington</i>
<b>Issued</b>	08/04/2022

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