

LIGHTING & DARK NIGHT SKIES ASSESSMENT:

Erection of 20 pre-fabricated glamping pods and associated footpaths, retrospective alterations to previously consented raised timber decking adjacent to driving range with addition of pergola and associated alterations, and erection of pergolas over clubhouse rear patio

Blacknest Golf & Country Club, Frith End Road, Blacknest, Alton, Hampshire, GU34 4QL

Applicant : 360 Beech Limited

Ref: 23-2675/FULPP/CF/L-A/V3

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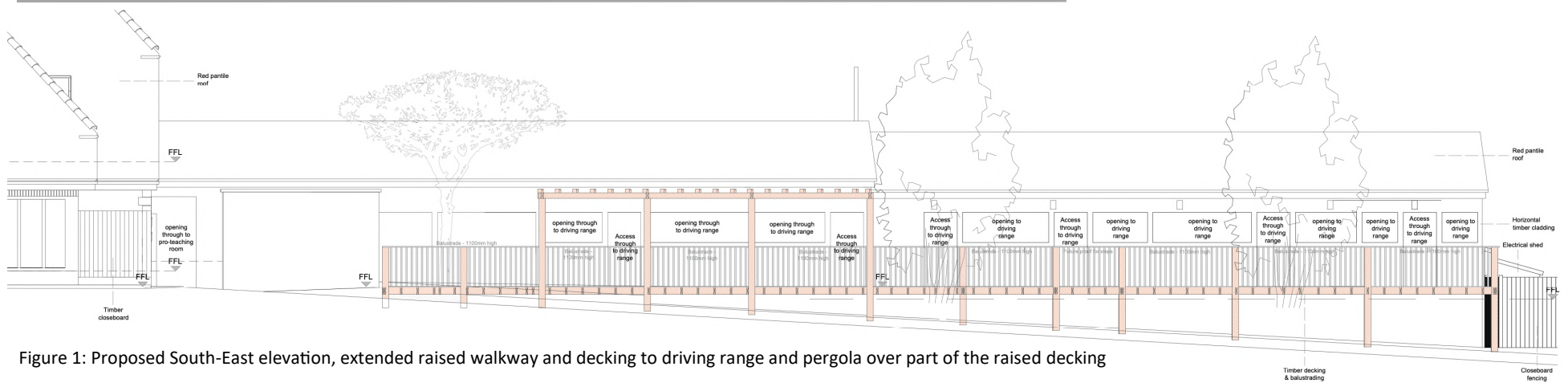


Figure 1: Proposed South-East elevation, extended raised walkway and decking to driving range and pergola over part of the raised decking

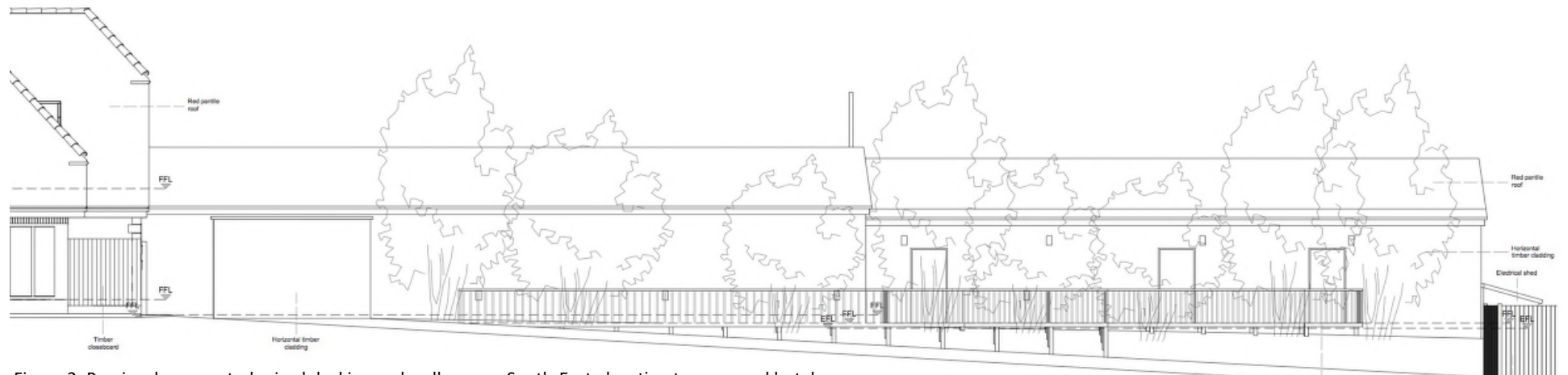


Figure 2: Previously consented raised decking and walkway on South-East elevation to proposed hotel rooms

Driving range raised decking and walkway:

The raised access pathway was previously granted consent with low level lighting on timers and PIR sensors located on the balustrading orientated to light the path, and at head height over openings.

The proposals enlarge the area covered in decking due to the proposals providing a sitting area outside the driving range to encourage users to wait or spend more time using the driving range facilities.

The raised decking and access routes continue to require lighting for security, as well as safe movement of members and guests to and from this area.

It is proposed to continue the previously consented scheme of:

- downwards shielded/facing lights on the access routes, on the pergola posts and driving range walls, to allow users of the driving range time to pack up and leave the bays once the driving range is closed;
- Operated by timers to match the main clubhouse lights, car park light timings, and timings the driving range is in operation.
- Post these hours, the lights on the pathway are activated by PIR motion sensors set to be sensitive to large objects, and only on later in the evening for approximately 3-5 minutes at a time to allow for safe access long the path for the cleaners/security.

The existing lights in the driving range bays are located within the ridgeline and facing downwards, which significantly restricts light spill and are continued to be required for safety reasons to allow time for users to leave the bays safely and for cleaners to tidy up after hours. The opening up of the side walls will not significantly increase any light spill compared to the current situation and timings of operation.



Figure 3: Proposed downwards shielded/facing wall fitting to match appearance and style of existing Clubhouse lights

- Elstead Lighting 'Copenhagen 1 Light Wall Lantern'
- Lamp not included with fitting, therefore, a warm white 2100-3000K LED lamp can be installed to reduce impact on wildlife

Pergolas over patio:

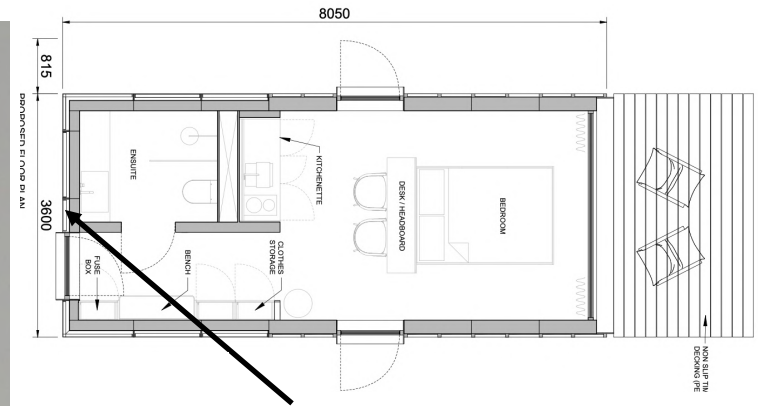
External lighting to remain as per the existing external lights in this area of the site.

Glamping cabins footpath lighting & timing:

The cabins are designed to be usable all year round as overnight accommodation. Therefore, a flexible lighting scheme is required to suit both when the tipis are erected and in use, and when the tipis are down during the winter months.

The paths to the cabins need to have some lighting for security and safety reasons. It is considered unreasonable and dangerous to expect guests who are unfamiliar with the site to rely wholly on torches to access the cabins in the evenings.

The cabins whilst moveable are proposed to be retained in the proposed layout, so there's scope to install the lights as permanent fixtures, and address the grass mowing requirements too—ease of mowing around lighting bollards by locating tight to paths.



Proposed location for downwards shielded wall light by access door

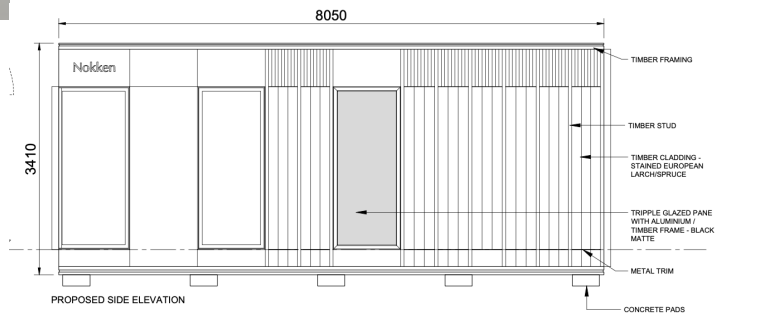


Figure 5: NKN-29-A—Studio Suite—plan & elevation showing position of the external lights and location of the windows, with a main view out

Figure 4: Example of downwards shielded bollard light. This particular example is the LAKO 7W 3000k LED ground bollard, IP65, 173 lumens, or equivalent style of fitting

The footpaths are used by buggies for moving luggage and cleaning the cabins, so robust lights fixtures are needed on the path to withstand accidental knocking by buggies.

The proposed lights are downwards shielded bollards under 600mm tall, with approximately 3000k or less LED lamps, subject to the final manufacturer chosen.

The proposed footpath lights are located at key junctions on the main path only, to minimise the amount of external lighting.

The path lights require several setting options to cater for when there are events/functions on in the tipis and clubhouse, and when no event is on and golfers and visitors are using the cabins.

For events/functions the path lights are to remain constantly on during the event, and then switched over to PIR/motion sensors once the event has been tidied up, which gives enough time for guests to access their cabins, or leave the site. This can be set onto an automatic timer, or linked to the other settings for the tipis/outbuilding lighting, which have a similar set up.

During general use of the cabins (no event), after dusk the path lights are proposed to be constantly on until around 21:00pm then change to PIR/motion sensor and timers to reduce the time the lights are on. If no cabins are occupied an override switch allows turning off the external lights as part of the clubhouse shut-down procedure to reduce accidental light activation.



Figure 6: Example of proposed downwards shielded wall light with PIR sensor. This example is 'Black PIR stainless steel single outdoor wall light with movement sensor down ZLC037DSEN' The lamp is not included, so a 2100—3000K 5W LED lamp can be installed. The sensor can be adjusted up to max 8m x 8m, the timer adjusted from 5 sec—5 mins to give a good level of control.

Glamping cabins lighting & timing:

A downwards shielded wall light is proposed adjacent to the front door of the pods to light the entrance, to be on a PIR sensor and dusk-dawn sensor to reduce the time they are on.

These alternative cabins do not have canopies, but in the main the entrance doors to the cabins are adjacent to the paths and not facing towards groups of trees, which helps to reduce impact on wildlife, and help access to the front door of the cabins only.

The lights inside the cabins are manually controlled by the occupiers by switches. The cabins have vertical windows/glazed doors and **there are no rooflights in these alternative cabin types.**

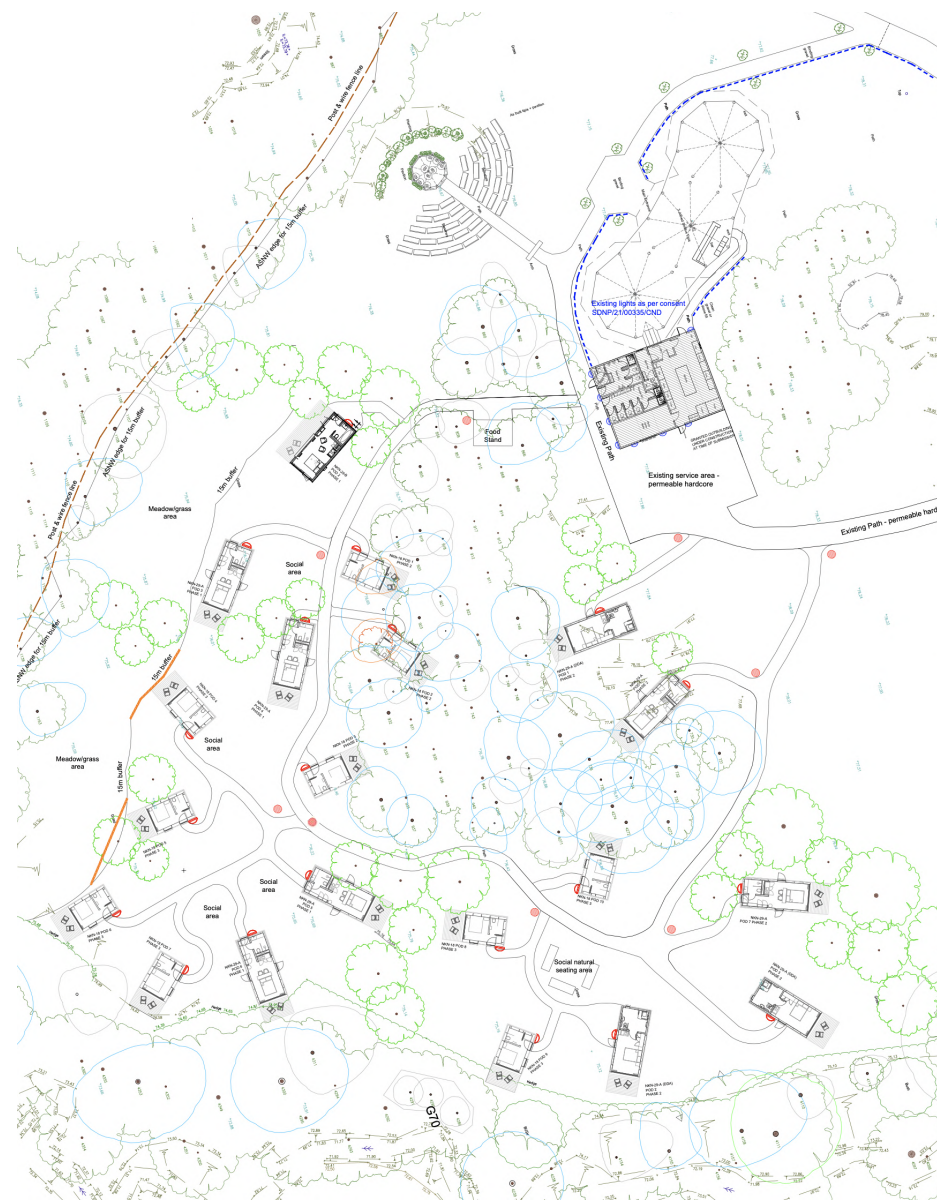


Figure 7: Layout of pods and associated paths—Red circles are locations of proposed lights on key points of the main path, and each pod has one external wall light by the front doors for health & safety and security reasons. Blue highlights existing lights consented for the tipis and facilities outbuilding. Refer to drawing 20-2487-PX-03 for further details.

Light spill is considered to be limited in the evenings as occupants are likely to draw the blinds/curtains over all the windows and glazed doors once they are inside the cabin in the evenings for privacy from neighbouring cabin occupiers. Whilst the majority of the main windows face away from other cabins, it is normal practice to draw the curtains in ground floor bedrooms to prevent accidental overlooking from other guests.

It is considered unsuitable to have automated blinds or curtains as the windows are designed to allow occupants to allow looking at the night sky whilst laying in bed, and having automated curtains/blinds detracts from one of the main attractions of 'glamping' - seeing the night sky and dawn.

There is considered to be no further requirements needed to mitigate light from the cabins.

Conclusion:

Refer to drawing 20-2487-PX-03 for further details on the external lighting layout.

The lighting scheme has been carefully designed in collaboration with a lighting specialist to address security and safety whilst minimising light spill into the surrounding environment in order to protect the dark night skies.

Proposed light levels are significantly less than the levels associated with the existing clubhouse and consented tipis and outbuildings in order to keep the scheme as low key as possible, whilst still remaining safe for families and less able bodied people to make their way around the site.

It is considered unreasonable to expect guests to rely wholly on use of torches to make their way to/from the cabins as some guests may be pushing pushchairs, or require use of wheelchairs or crutches or walkers, or carrying luggage, which all significantly limit the ability to hold a torch and travel safely forwards.

The surrounding landscape features, planting and boundary treatments assist in screening the proposals from the wider area, including the neighbouring properties.

The proposals are considered to not negatively impact the local or wider environment, nor considered to contribute to affecting the dark skies in the area.

The site will continue to provide long dark periods, similar to the existing scenario.

END