Lighting Assessment

To accompany a planning application for 17 new log cabins – Coppice Lane, Hollington, Staffordshire, ST10 1RQ

for Quarry Walk Park Ltd

Emery Planning project number: 6100

LPA ref: SMD/2017/0391

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Project	: 6100
Site address	: Coppice Lane, Hollington, Staffordshire, ST10 1RQ
Client	: Quarry Walk Park Ltd
Date	: 28 August 2018
Author	: Jane Griffin
Approved by	: Caroline Payne

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Contents:

1. Introduction 1
2. The application proposal 1
3. Context 2
4. Existing and proposed lighting. 3
5. Appendices 4

1. Introduction

1.1 This lighting assessment has been prepared by Emery Planning for Quarry Walk Park Ltd to support a planning application for 17 log cabins at Quarry Walk Park, Coppice Lane, Hollington, Staffordshire Moorlands.

1.2 The assessment has been requested by the Council as the application is classed as a 'major application' as there are more than 10 residential units proposed (17 new log cabins) and as such it falls within the threshold of this definition.

1.3 The accompanying information in the form of plans and photographs provides details of the location and the types of existing and proposed lighting on the application site.

2. The application proposal

2.1 The planning application for 17 log cabins at Quarry Walk Park was submitted to the Council in June 2017 and given the reference SMD/2017/0391.

2.2 Quarry Walk Park currently comprises 32 no. log cabins and touring caravan pitches.

2.3 The 17 proposed cabins will be of a similar design and appearance to the existing log cabins at Quarry Walk Park and would replace the existing touring pitches.

2.4 For full details of the planning application, this statement should be read alongside the Planning Statement by Emery Planning which accompanied the application's submission and the plans submitted.

3. Context

Site location and description

3.1 The application site is located 4km to the east of Cheadle, with Upper Tean 2km to the west and Alton which is 2.5km to the north east. Hollington is 1km to the south of the site.

3.2 The site is situated within a Special Landscape Area.

3.3 The holiday park is heavily vegetated and views into the site are minimal, even in the winter months. The site is described in the Landscape and Visual Assessment (LVA) by Barnes Walker that accompanies the planning application, in paragraphs 3.2 to 3.3 of their assessment.

3.4 Under the heading 'Visual Receptors' in paragraphs 3.29 it is stated that the views of the site are limited to the higher ground and the dense tree cover that envelops the site. In paragraph 3.31 of the LVA it is noted that despite the lack of leaf cover on the trees at the time of the survey in late March, the views towards the site do not incorporate the existing timber lodges or the existing caravan pitches due to the dense surrounding tree cover.

3.5 It is clear therefore that even during the months of lighter leaf cover on the surrounding trees both inside and outside the application site the log cabins themselves are not visible from outside the site.

3.6 A description of the site is also in part 3 of the Planning Statement.

4. Existing and proposed lighting.

4.1 The existing and proposed lighting on the application site is shown on two site maps with keys to show the different types of lighting and their positions. (Appendix EP1).

4.2 Site Map 1 shows the locations of the existing bulk head lighting (9 watt on a photo cell setting) marked by a yellow dot.

4.3 Site Map 2 shows the locations of the bulk head lighting to be retained along the entrance driveway to the park marked by a yellow dot. The remainder of the existing bulk head lighting to each touring pitch would be removed once a log cabin is in situ on each pitch.

4.4 Site Map 2 also shows the locations of the proposed LED Up/Down lights on the proposed cabins (marked with a green dot). These LED Up/Down lights would be 9 watts with 3 per log cabin on one side of the cabin along the path to the door. The locations of the proposed spot lights to be located on the cabins are marked with a blue dot on the site map. These LED spot lights would be 2 watts and controlled by a light switch inside each log cabin. There would be 8 spot lights per cabin and these would be situated under the decking roof as shown on photograph 3 in Appendix EP2.

4.5 The proposed external lighting to the cabins is of a similar level of lighting on the existing log cabins.

4.6 There is no existing floodlighting at Quarry Walk Park and none is proposed as part of this application.

Summary

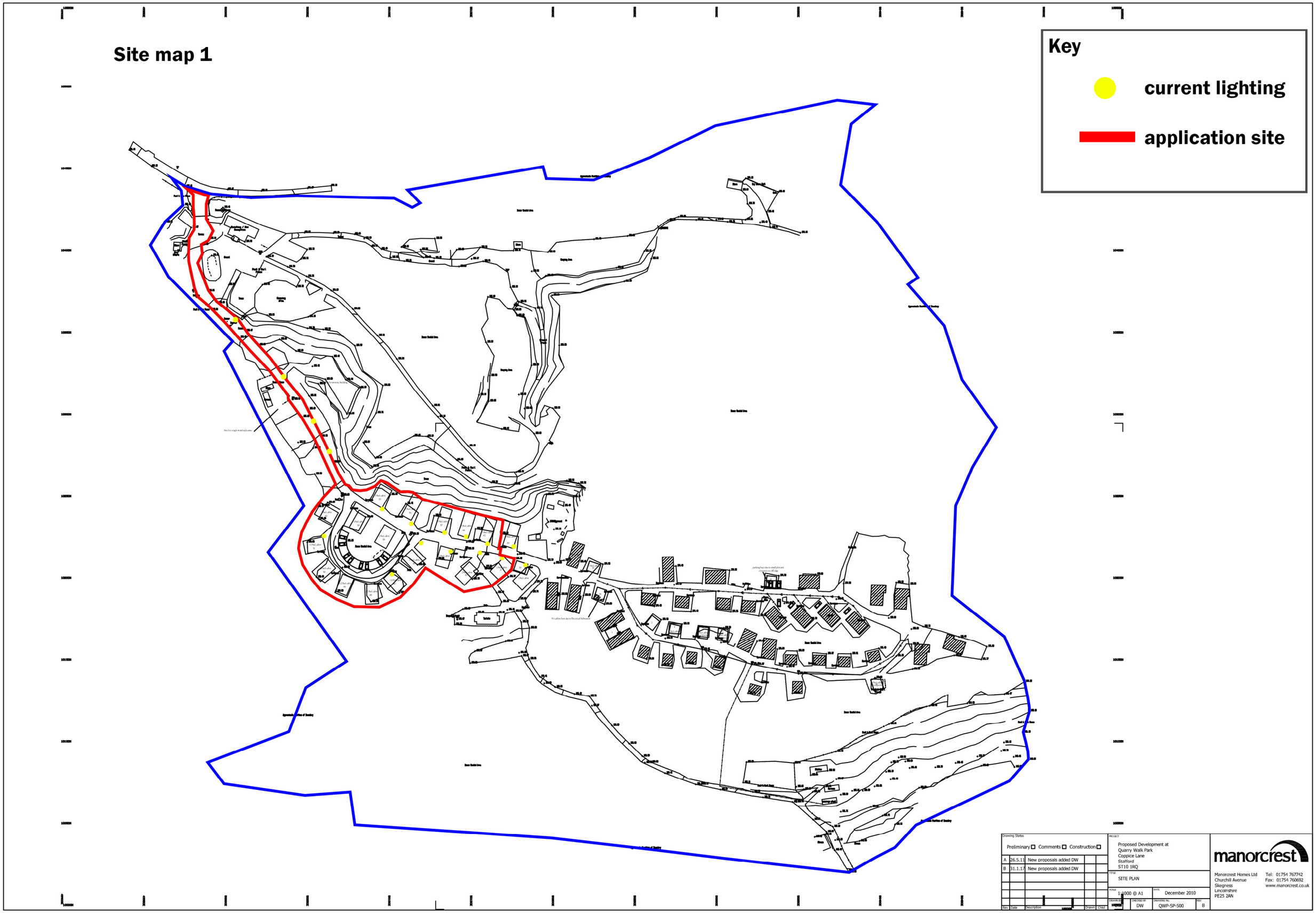
4.7 It has been demonstrated in this statement and in the accompanying information that the existing external lighting to be retained and the lighting proposed with the addition of 17 log cabins is not of a level that would impact adversely on the open countryside or Special Landscape Area. Furthermore, as stated in this statement and the accompanying LVA by Barnes Walker, due to the dense tree cover surrounding the site, the log cabins are not visible from outside the site.

5. Appendices

EP1. Site Maps 1 and 2
EP2. Photographs of existing and proposed lighting

EP1

Site map 1



Drawing Status				
Preliminary ☐ Comments ☐ Construction ☐				
A	26.5.11	New proposals added DW		
B	31.1.17	New proposals added DW		
Rev	Date	Description	Drawn	Chkd

PROJECT
Proposed Development at
Quarry Walk Park
Coppice Lane
Stafford
ST10 1RQ

TITLE
SITE PLAN

SCALE 1:1000 @ A1
DATE December 2010
DRAWN BY DW
CHECKED BY DW
DRAWING No. QWP-SP-500
REV B

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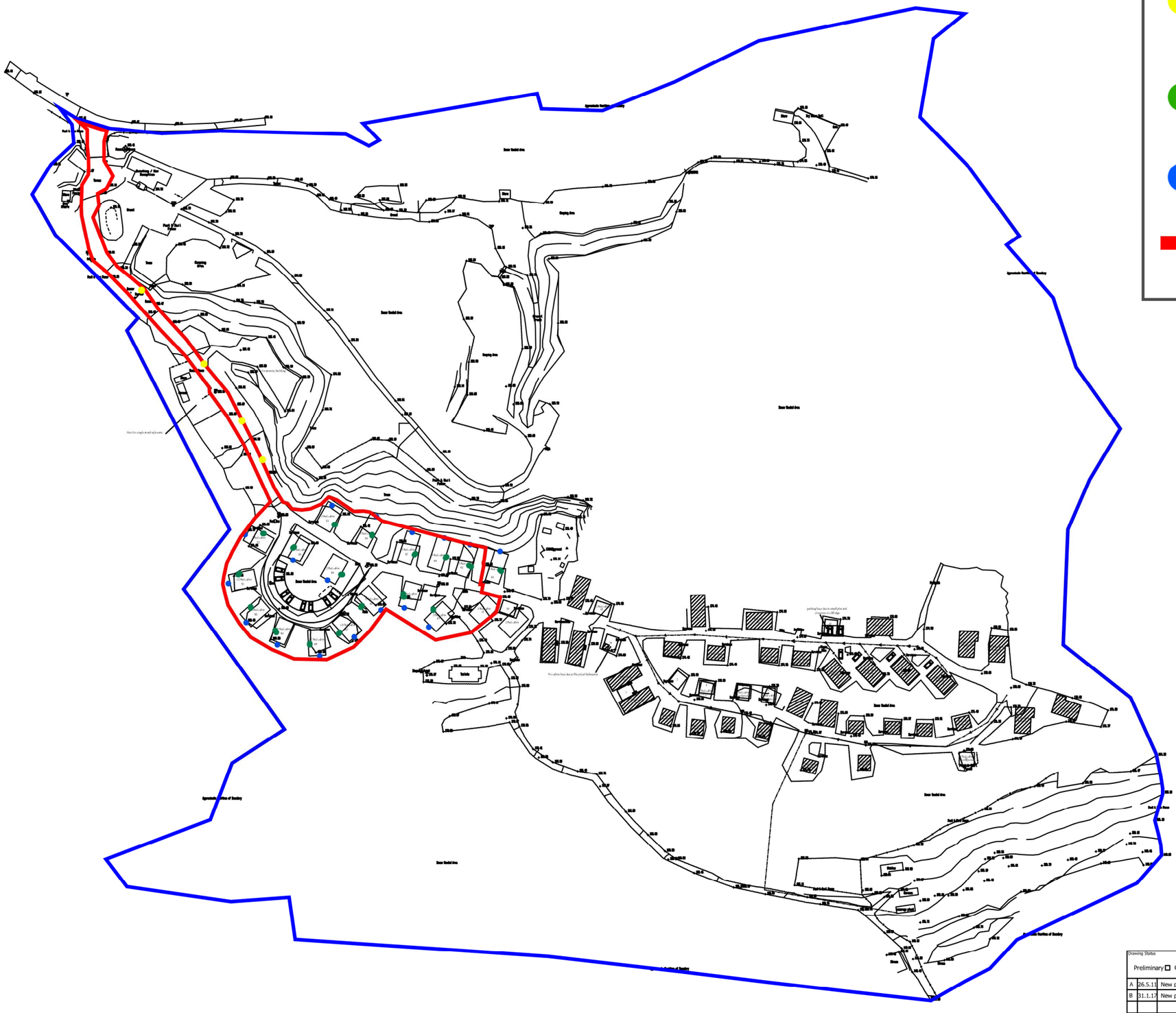
Site map 2



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EP2



Photo 1 - Bulk head lights



Photo 2 - LED lighting



Photo 3 - LED spotlights