



Delegated Report

Application No: 20230636

Location: Gravesend Rugby Football Club, Donald Biggs Drive, Gravesend DA12 2TL

Description: Application for the approval of condition 5 attached to planning permission 20221327 relating to a suitable report detailing and explaining the lighting impact of the lights on neighbouring light sensitive properties surrounding the site until a lighting impact assessment has been carried out.

Applicant: Mr Mark Bruce, Gravesend Rugby Football Club

Submitted Documents/Plans

Application form
Spillage Impact Report by Highlights Floodlighting Ltd

Relevant Planning History

20221327 New floodlighting to a natural turf rugby pitch including installation of four (4 no.) 10m high floodlight columns and relocation of four (4 no.) Existing lighting columns to proposed new pitch.

Approved 6.4.2023

Consultations, Publicity and Representations

GBC Environmental Protection

No comments received

GBC Highways Officer

Looking at the submission, they have complied with the condition, although it is disappointing, they do not supply the data sheet for the proposed flood light, nor are any calculations submitted to support the report.

In terms of the details provided the installation would be perfectly acceptable given the guidance available.

Analysis

Condition 5 of planning application 20221327 reads:

No development approved by this permission shall commence until a suitable report detailing and explaining the lighting impact of the lights on neighbouring light sensitive properties surrounding the site until a lighting impact assessment has been carried out submitted to and approved in writing by the Local Planning Authority. The report shall confirm compliance with The Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light such that its impact on existing and permitted residential properties is not greater than those referred to in Environmental Zones found in Table 2 of the ILP guidance notes.

The report shall include suitable predictions of light intrusion on the vertical plane demonstrating and explaining:

- The source intensity at predicted and existing light sensitive properties' windows (the maximum source intensity to be seen by looking at any of the development's lights);
- The vertical illuminance at light sensitive properties' windows (how much light falls onto a window).

Reason: To safeguard conditions of amenity in accordance with Policy CS19 of the Core Strategy 2014.

The applicant has submitted a Spillage Impact Report by Highlights Floodlighting Ltd. in support of discharging this condition. The diagram below shows the resultant light spill from the proposed floodlights:



The report confirms full compliance with the ILP Guidance note conditions and therefore the impact on the surrounding area will be minimal. This condition can be discharged.

Recommendation:

Discharge condition 5 of 20221327.

See draft Decision

Case Officer:	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 22 August 2023	Dated: 22 nd August 2023