AWDM/0223/24: Approval of Details Reserved by Condition 11 (lighting) Application AWDM/1979/19.

Former HM Revenues And Customs, Barrington Road. Worthing

This application relates to lighting of the public realm, including the new foot-cycle path at the southern side of the development.

11. ***Lighting***

Prior to any above ground construction works for any phase, a detailed external lighting plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. This shall include provisions for street lighting and lighting of the public realm, (including lighting of the shared foot/cycle path to the south of the site), including measures to minimise risk of crime and to minimise light pollution and impacts on wildlife as appropriate for that phase. The lighting thereby approved shall be implemented in accordance with these details and in accordance with the phasing plan as approved under condition 6 of this permission so that each phase is provided with relevant lighting at the point of occupation and shall be maintained permanently thereafter.
Reason*: To assist in the provision of a well-designed, good quality and safe environment, and to ensure well-designed lighting which minimises light pollution and impacts on wildlife in accordance with policies 13, 16 & 19 of the Worthing Borough Core Strategy, 2011 and section 17 of the Crime & Disorder Act 1998 and paragraphs 91, 170 & 180 of the NPPF, 2019.*

Documents

EVO20014691-LD-001 D SECTION 278 & 38 STREET LIGHTING LAYOUT 1of 2

EVO20014691-LD-002 D SECTION 278 & 38 STREET LIGHTING LAYOUT 2 of 2

Consultations

Highway Authority **:** No Objection

Environmental Health (Public Health) **:** No Objection

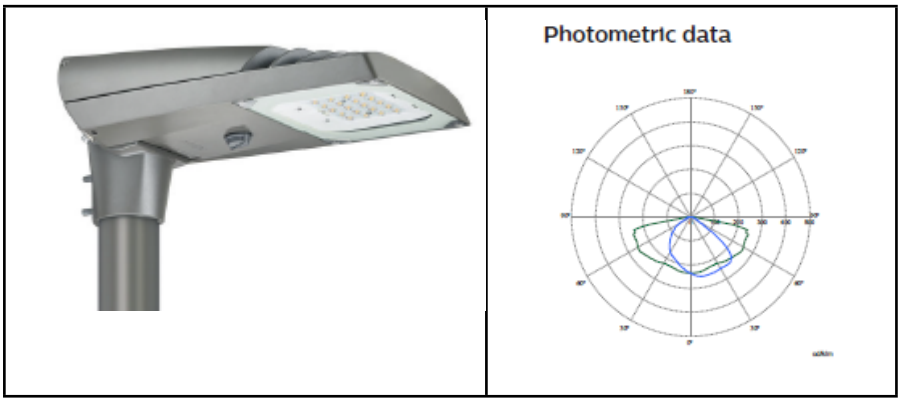
Relevant Planning Policies

Worthing Local Plan 2020 - 2036: Policies DM5, DM6, DM18 & DM22

NPPF, 2024

Planning Assessment

The proposal is for a series of 6m roadside columns of 10-11w for streets and 5w for paths, including the new cycle path. The submitted plans show that these will be Phillips Luma type. The flat lens design shows that light is thrown forward towards streets and paths, with low risk of upspill and backspill (see image and photometric plan, below).



Locations are, with the exception of the three lights north of blocks A-A1, well away from the northern boundary, and these three are close to the station, footbridge and path, and are unlikely to spread the effect of lighting significantly further than those existing lit areas.

Some lighting is tilted at 5 degrees. In response to officer queries the applicant *explains: tilts have been used to allow us to push the light across the road more when the road widens. Alternatively, a different optic can be used with a wider distribution but sometimes that can cause an adverse effect of pushing too much across the road and into areas where it is not needed or wanted, such as property windows.*

Even with this tilt, the photometric information on the submitted plans shows that lighting is focused on well lit roads and paths, providing for safety, including the southern foot-cycle path. For paths the lower wattage footpath lights there is little backspill to neighbouring gardens, with very slight impingement at the front end of front gardens of existing houses to the south and also very slightly negligible along rear boundary fences to existing rear gardens.

In consideration of wildlife, in particular bats, for which some evidence of foraging along the northern part of the site (railway line) was noted at the planning application stage, lights are located well to the south of the boundary and directed away. The manufacturer's technical details also states:…*conscious about the impact of light on the environment and biodiversity, we also equipped the Luma gen2 with dedicated light recipes that help with maintaining the optimal ecosystems for bats or preserve a dark night sky*. An informative can be included.
(https://www.lighting.philips.co.uk/prof/outdoor-luminaires/road-and-street/luma-gen2/910925866536_EU/product)

Both the Highway Authority and Environmental Health Officer are satisfied.

Recommendation - Approve

Officer: Stephen Cantwell Date: 10th March 2025

Officer: Gary Peck Date: 10 March 2025