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Our ref:
J0049955

Planning Department
Amber Valley Borough Council
Town Hall
Ripley
Derbyshire
DE5 3BT

Via email only

3rd May 2022

Dear Sir/Madam,

GARNHAM CLOSE, ALFRETON

In respect of the above site, please find enclosed planning application for the erection of external lighting.

The planning application is supported by the following plans and documents;

- Location Plan (dwg no. 002)
- Site Plan (dwg no. 001)
- Existing Site Plan (dwg no. 001)
- Proposed Lighting Plan (dwg no. Rev F)
- Proposed Lighting Plan (Design A)
- 8m Elevation Drawing Zactis LED (dwg no. E1)
- 12m Elevation – Amnis LED
- Kingfisher Lighting Datasheet

The Application Site is situated to the north of Cotes Park Industrial Estate. The rectangular shape site extends approximately 20,599m² and fronts onto Garnahm Close. The site comprises of an industrial unit with car parking to the front. There is established landscaping to the rear of the site which abuts the A38 and additional soft landscaping along the southern boundary. The development immediately surrounding the Application Site is industrial and residential development is situated to the north beyond the dual carriageway.

As shown on the existing Site Plan, the industrial use is served by wall mounted lighting. The lighting is located on the building's northern, western and southern elevations. The proposed external lighting is required to enable the occupant to carry out their storage and distribution operations. The lighting is also required to provide necessary security. The Applicants operations are carried out 24/7. The development would involve the erection of 12 no. new lighting columns. 11 no. of columns are sited around the site perimeter to the front and rear of the building and the final column is situated in the centre of the yard to the rear of the existing building. The columns to the rear of the building would be 12m in height and those to the

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front would be 8m. 8 no. wall mounted flood lights will be retained on the buildings northern and southern elevations.

Planning Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act (2004), and paragraphs 2 and 47 of the National Planning Policy Framework (NPPF) (2021), state that planning law requires applications to be determined in accordance with the Development Plan, unless material planning considerations indicate otherwise. In this case, the Development Plan comprises of the Amber Valley Borough Local Plan (2006). The NPPF (2021) is a material consideration in planning decisions. The relevant policies of the Development Plan and the NPPF (2021) have been detailed in the proceeding section.

Amber Valley Borough Local Plan (2006)
Policy LS2 details that '*all development proposals must reflect the principles of community safety and address the fear of crime by including measures to prevent and reduce crime, nuisance and disorder.*'

Policy LS3 requires development proposals to reflect the principle of good design which includes respecting the character of the locality and taking into account the relationship between proposals and neighbouring uses.

The National Planning Policy Framework (2021)
Paragraph 130 states that planning decisions should function well, be visually attractive and '*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*'.

Assessment

As detailed above, the proposed external lighting scheme is required by the occupant to enable them to undertake their existing storage and distribution operations and provide the necessary security. The scheme has been sympathetically designed to ensure that it will not impact on the amenity of neighbouring buildings or uses as demonstrated on the Kingfisher Lighting Plan. Notably, the light will not spill onto the residential properties to the north of the dual carriage way. Given the nature of the development, the proposed lighting will assist in designing out crime and addressing issues relating to fear of crime. Thus, the development will comply with Policies LS2 and LS3 of the Adopted Amber Valley Borough Local Plan (2006) and paragraph 130 of the NPPF (2021).

The nature of the development is in-keeping with the site and surrounding area given its position in the industrial estate and the columns to the front of the site will sit lower at 8m in height. The development will therefore accord with Policy LS3 of the Adopted Amber Valley Borough Local Plan (2006) and paragraph 130 of the NPPF (2021).

Conclusion

Together with the submitted Plans, this covering letter has demonstrated that the proposed development accords with the relevant local and national planning policies in terms of design and impact on amenity.

I trust the above information and the submitted plans and documents demonstrate that the proposed development complies with local and national planning policies and is sufficient for you to determine the application. Should you require any further information or clarification, please do not hesitate to contact me.

Yours sincerely

[redacted]

Laura McCombe

Associate, Planning & Development

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