

**Application No: 16/00267/FULL Full Application**

**Site:** Coxlease School, Clay Hill, Lyndhurst, SO43 7DE

**Proposal:** 9 no. floodlights mounted on 5 metre columns

**Applicant:** Mr M Jackson, Priory Education Services

**Case Officer:** Clare Ings

**Parish:** LYNDHURST

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Listed Building

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP6 Pollution  
CP7 The Built Environment  
DP1 General Development Principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 11 - Conserving and enhancing the natural environment  
Sec 12 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Lyndhurst Parish Council: Recommend refusal:

- too many lights
- too bright leading to light pollution
- out of keeping with the surroundings

## **8. CONSULTEEES**

- 8.1 Tree Officer: No objection.
- 8.2 Building Design & Conservation Area Officer: No objection.

## **9. REPRESENTATIONS**

- 9.1 Two letters of objection (both from Owl Cottage) objecting on the following grounds:
- the school already has many lights which light up the Forest at night and can clearly be seen from property
  - excessive lighting creating light pollution

## **10. RELEVANT HISTORY**

- 10.1 Footpath improvements (15/00673) granted on 26 October 2015
- 10.2 Application to vary condition 8 of planning permission reference 10/95478 to allow a maximum of 80 pupils (15/00491) granted on 9 September 2015
- 10.3 Resurfacing of car park and access routes; erection of 2.4m high fence through site; two areas of hardstanding, one with perimeter fence (12/97428) granted on 3 July 2012
- 10.4 Several applications submitted since 2005 for redevelopment and new development for assembly, teaching and staff/admin accommodation which have been approved and implemented.

## **11. ASSESSMENT**

- 11.1 Coxlease School lies within an extensive wooded site to the west of the A337 and to the south of Lyndhurst. It is accessed from a gravel track which slopes down to the site. The site comprises a main building, which is a Grade II\* listed small country house, a number of single storey classroom buildings dotted throughout the site, a former stable complex now converted to school accommodation and a dwelling, also forming part of the school accommodation. The site is very wooded, with some specimen trees which formed part of a previous historic landscape associated with the main listed building. There is an area for parking. Adjoining the site to the north are the grounds of Foxlease, an activity centre owned by Girl Guiding UK. There are a couple of cottages associated with this use and other cottages in private ownership accessed via the same drive. The site is currently used as a special education establishment for young people with behavioural, emotional and social issues, together with learning difficulties.
- 11.2 To the north of the main driveway through the site, and to the rear of a high tree/shrub hedgerow, is the main car park for the site

which is surfaced in gravel and currently lit by a number of lights fixed to tall trees. The proposal is to replace these lights (9 in total) with nine new freestanding 5m columns. Five of the columns would lie adjacent to the site boundary, with the remaining four within the site. The reason is to improve the lighting for staff and pupils to allow safe access around the site. The hours of use for the lighting would be as currently, namely between 6am and dawn and dusk to 8pm.

- 11.3 The key considerations would be the impact the proposal would have on the private amenities of the adjoining private dwellings, and also the impact that the proposal would have on the trees in the area and on the setting of the listed building.
- 11.4 As has been stated in paragraph 11.2 above, the proposed scheme would replace existing lighting in the area. Although five of the columns are proposed along the boundary of the site, unlike the existing lights, the lighting would face away from the surrounding woodland and into the site. The installation of more modern lighting would also result in it being more directional, providing light for those areas only which require lighting. The adjoining properties are some distance from the boundary fencing (over 50m to the boundary with Owl Cottage), with intervening woodland, and it is therefore not considered that their installation would lead to an increased impact on these private amenities through light pollution - these are replacements for existing provision. In addition, the latest time that the lights would be switched on is proposed to be 8pm, which is not unreasonable for a school which has some limited on-site accommodation, and this would be conditioned. The proposal is therefore considered to comply with policy DP1.
- 11.5 The majority of the columns would be positioned within the existing car park and away from the listed building, although three columns would be positioned on a grassed island towards the facade of the main building. As already stated, there are two existing lighting columns on this island and the addition of one other is not considered to have a significant impact on the setting of the listed building, and the development would comply with policies DP6 and CP7. There are no objections from the Building Design and Conservation Officer.
- 11.6 There are no objections from the Tree Officer as it is considered that the location for each of the columns within the car park has been carefully chosen with adequate distances from tree both on the site and on the adjacent land. The cabling would be attached to the perimeter fencing, rather than trenched (with the exception of crossing the car park which is away from trees), and no trees would be affected by the proposal.
- 11.7 As the lighting would be replacing existing, and the level of grounds disturbance would be kept to a minimum, there are no

likely impacts on protected species.

- 11.8 Notwithstanding the comments from the Parish Council, it is not considered that the number of lights would be too great nor out of keeping with the area. Any light pollution would be minimal, and the proposal is therefore recommended for permission.

## **12. RECOMMENDATION**

Grant Subject to Conditions

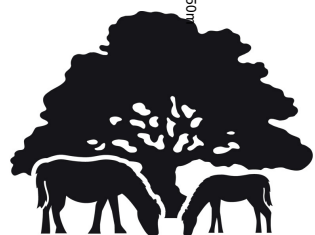
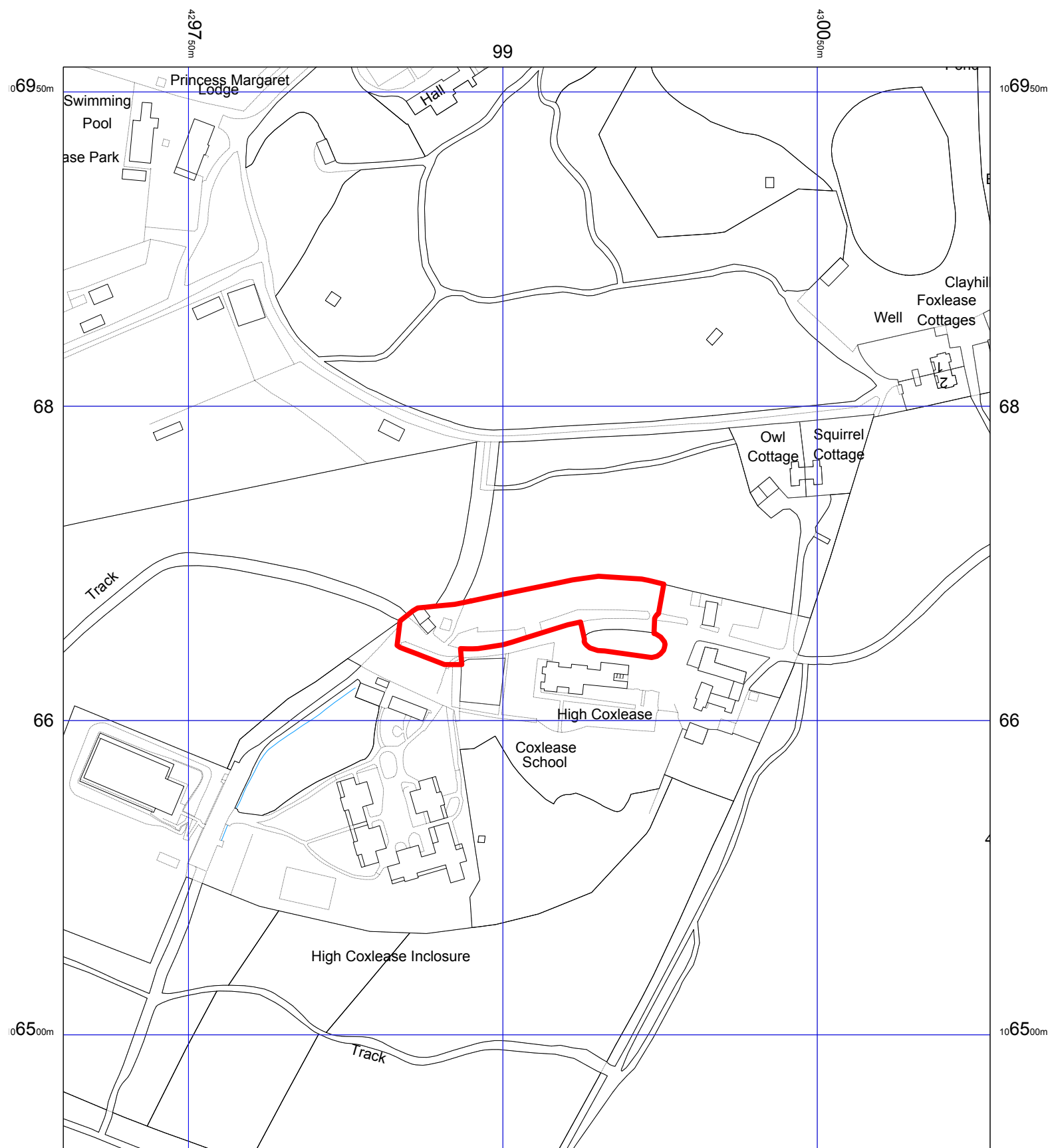
### **Condition(s)**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The floodlighting hereby permitted shall not be used between 20:00 hours and 06:00 hours Mondays to Saturdays, and at no time on Sundays.

Reason: To safeguard the visual amenities of the area / the amenities of nearby residential properties in accordance with Policy DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



**NEW FOREST  
NATIONAL PARK**

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Date: 10/06/2016

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