



· LIGHTING DESIGN · ELECTRICAL · SMART CITIES ·
ENERGY REDUCTION · LIGHTING IMPACT

BOARDWAY FARM

PROOF OF EVIDENCE - LIGHTING

APPEAL A REF: APP/W1715/C/25/3361911

APPEAL B REF: APP/W1715/C/25/3361912

APPELLANT: CWW SERVICES LIMITED

DFL-UK

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1. QUALIFICATIONS AND EXPERIENCE

- 1.1.1. I, Daniel Spreadborough, am a Principal Engineer in the Lighting Impact and Planning Department at DFL-UK. I have over 5 years' experience in the assessment of lighting impacts for developments across the UK and have worked in the lighting industry for a total of 12 years designing lighting systems. I have two specialist degrees within the field of lighting and lighting design, included a MSc from UCL.
- 1.1.2. I have work on a wide range of development proposals for both private and public sector clients, including large logistics centre, mixed use schemes, residential developments and highways projects.
- 1.1.3. The evidence which I have prepared and provided for this appeal are my true and professional opinions.

2. INTRODUCTION

2.1.1. I have prepared this Lighting Proof of Evidence (POE) on behalf of CCW Services to support the planning appeal in relation to an enforcement notice served by Eastleigh Borough Council (EBC) dated 5th February 2025 in relation to the alleged “unauthorised change of use of land to parking and storage (B8)”. The appeal reference for the lead case is APP/W1715/C/25/3361911.

2.1.2. This POE deals with Ground (a) and the Deemed Application for Planning Permission specifically:

“24. The parties agreed, on the whole, with the main considerations set out in my pre-CMC note. I have amended these slightly as follows:

i. Whether or not the location of the development is acceptable, having regard to the relevant policies and guidance on the matter of its location, with particular regard to the settlement gap;

ii. The effect of the development (including site lighting) on the character and appearance of the surrounding area;

iii. The effect of the development on the living conditions of nearby residents;

iv. The effect of the development on ecology, with particular regard to lighting and the drainage of the site; and

v. The effect of the development on the adjoining ancient woodland and SINC”¹

2.1.3. In regard to the above, this POE is supported by two appendices:

- Appendix 1: Lighting Technical Report (see separate document: 3850-DFL-ELG-XX-TN-EO-13002-S3-P01)
- Appendix 2: Indicative Lighting Calculations (see separate document: 3850-DFL-ELG-XX-CA-EO-13001)

¹ Post-Case Management Conference Note, Paragraph 24 Page 3, Planning Inspectorate, 2024

3. LIGHTING EVIDENCE

3.1. The Existing Lighting

- 3.1.1. A survey of the existing lighting has at Appeal Site has been undertaken and is detailed within **Appendix 1**.
- 3.1.2. The findings of the survey show that the current lighting system at the Appeal Site is not fit for purpose and is resulting in:
- Effects on the character and appearance of the surrounding area,
 - Effects on the adjoining ancient woodland and SINC, and is likely therefore having effects on ecology
- 3.1.3. This is happening due to three main characteristics of the current lighting system:
- The luminaire uses are too bright of the intended purposes (the Lumen output is too great)
 - These luminaires are installed too low to the ground
 - This is resulting in damage to the luminaires which is causes them to face into the sky
 - Due to the low mounting height the luminaires require significant tilt angles to provide light to the Appeal Site
- 3.1.4. However, the existing lighting does contain aspects that allow for significant improvement:
- There is existing motion sensor control
 - There are other mounting options already on the Appeal Site that could be improved
 - This would include mounting luminaires on a fence surrounding the Appeal Site.

3.2. The Proposed Lighting Strategy

- 3.2.1. Based on the results of the Lighting Survey and discussion with the project ecologist and The Appellant the Lighting Strategy within **Appendix 1** is proposed.
- 3.2.2. This strategy proposes to install a closed board fence on the North, East and South boundaries on the Appeal Site to replace the existing wire and temporary fencing in this location. Lighting will then be mounted onto this fence to provide wayfinding lighting for those parking vehicles on the Appeal Site. A diagram of this solution is shown in (**Figure 1**).

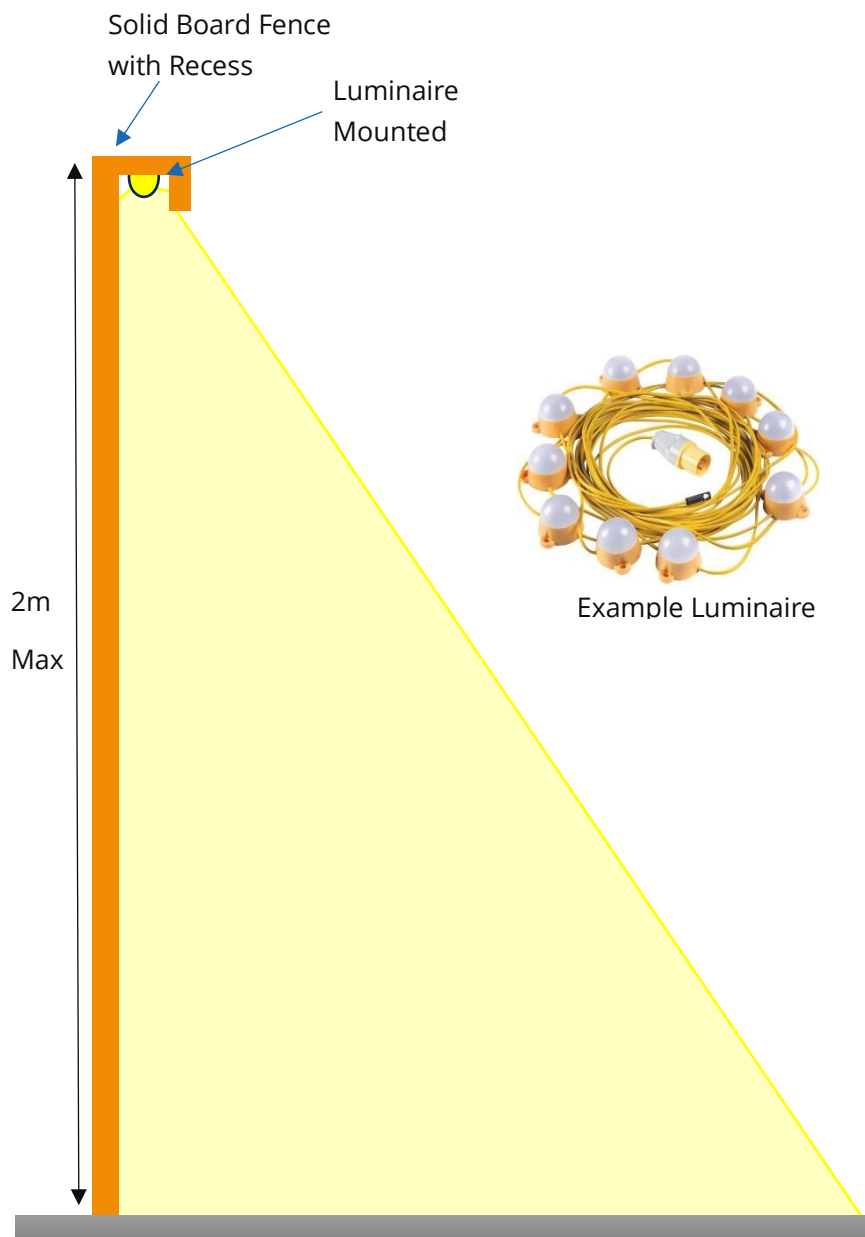


Figure 1: Fence Recess Option

3.3. Conclusions of the Lighting Technical Assessment

- 3.3.1. To test the lighting strategy against the points raised within Ground (a) and the Deemed Application for Planning Permission the proposed lighting has been modelled in 3D.
- 3.3.2. The results of the modelling can be seen in **Appendix 2** and are also provided below (**Figure 2, Figure 3 and Figure 4**).



Figure 2: Horizontal Light Spill Diagram

Properties	$\bar{E}$	E_{min}	E_{max}	$U_o (g_1)$	g_2
North Edge of Woodland Perpendicular illuminance Height: 8.000 m	0.055 lx	0.000 lx	0.80 lx	0.00	0.00

Figure 3: Woodland Boundary to the North of the Appeal Site

Properties	$\bar{E}$	E_{min}	E_{max}	$U_o (g_1)$	g_2
East Edge of Woodland Perpendicular illuminance Height: 8.000 m	0.067 lx	0.000 lx	0.57 lx	0.00	0.00

Figure 4: Woodland Boundary to the East of the Appeal Site

3.3.3. As can be seen in **Figure 2**, **Figure 3** and **Figure 4** using the Lighting Strategy the effects of the lighting will be retained within the Appeal Site and there will not be significant effects of lighting on:

- The character or appearance of the surrounding area,
- The living conditions of nearby residents,
- The adjoining ancient woodland and SINC (including ecology)

3.3.4. This Lighting Strategy can be secured via a planning condition, and would ensure the surrounding area is protected from the effects of obtrusive light.

APPENDIX 1

Lighting Technical Report

See separate document: **3850-DFL-ELG-XX-TN-EO-13002-S3-P01**

This document is provided as a A4 colour hard copy for the hearing.

APPENDIX 2

Indicative Lighting Calculations

See separate document: **3850-DFL-ELG-XX-CA-EO-13001**

This document is provided as a A4 colour hard copy for the hearing.

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