

From:
To: [Planning](#)
Subject: CVC Hogarth Hall NYM/2021/0940/CVC
Date: 10 December 2021 12:25:41

CVC Hogarth Hall NYM/2021/0940/CVC

11. No structures shall be placed within the root protection areas of any trees within or adjacent to the application site unless otherwise agreed in writing by the Local Planning Authority.

12. No work shall commence to undertake any works to any trees or hedges within or adjacent to the site of the development hereby approved until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority.

We don't appear to have been supplied with a plan showing the root protection areas and any protection measures. The aerial shows trees within 15m of the structures and the proposed drainage run is closer still – It's important we establish that the development won't affect the trees – especially those towards the southern and eastern boundary. The applicant confirmed that trees would be protected in line with BS 5837 – hence the condition to provide the supporting detail

13. Prior to the development being brought into use details of a landscaping plan for the site, to ensure that wooded areas are appropriately managed, and to ensure protection of bio-diversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for compensatory soft landscaping utilising native species and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Insufficient detail provided particularly in respect of the current condition and ongoing management of the woodland to the south and east. It would be helpful to know what their current species and age range is, and if they are grazed or not.

Ash is included in the tree planting list – it is not permissible to plant ash due to the restrictions in place for managing ash dieback disease

Mark Antcliff
Woodland Officer
North York Moors National Park Authority

www.northyorkmoors.org.uk

From:
To: [Planning](#)
Subject: RE: NYM/2021/0940/CVC
Date: 10 December 2021 09:12:57

Hi Hilary

I welcome the applicants proposal to install compliant lights as indicated on the attached International Dark Sky Association illustration, though I have concerns about extensive installations of 'decorative' lighting in intrinsically dark rural settings.

Lighting should serve a purpose for reasons of safety or operational need and not for decorative purposes. Looking at the lodges and road layout it's perfectly reasonable for example to light access routes to the lodges, to a doorway and perhaps to an outside seating area.

Comparing lighting plans followed by other 'lodge' style tourism accommodation sites such as Forest Holidays, Cropton, I'd consider the lighting to and around each lodge in this case to be a little excessive. There also seem to be some inconsistencies around lighting at different lodges.

For example some lodges have three lights around the building and two parking space lights, some have two building lights and two parking space lights, others have two building lights and no parking space lights. Many of the lodges seem to have one or two lights where no access is needed eg the three lodges at the north of the site have lights facing away into the trees.

I think it would be reasonable to have a parking space light, a doorway access light and an outdoor seating area light (if seating areas exist) but beyond that a particular need would need to be demonstrated, especially when we can point to other popular lodge sites with even lower levels of lighting.

We need to ensure that the unique tranquil character of our area is preserved for residents and visitors alike as it is often the reason people come to the area in the first place. In fact a Dark Skies Friendly site can receive significant additional business especially during the darker shoulder season by marketing those credentials.

Before approving the lighting, I think we need to understand the rationale for the proposed lighting scheme and also to request details of the actual lights to be installed, rather than just the type, to ensure the specification meets our Dark Skies requirements.

In particular we need to understand :

- What controls are in place to ensure the lights are not all on permanently through the night
- That the colour temperature of the lights is a maximum of 3000k and preferably 2700k
- What the mounting heights of the lights and bollards will be
- What the proposed lumen output of the lights will be

From experience, I know that some of the types of lights proposed aren't widely available and would be happy to work with the applicant to ensure the site is fully compliant with our Dark Skies policies.

In the first instance an example of a heritage style downlight, which may be suitable for the lodges, is shown on the attached draft document (see Dark Sky A and Dark Sky B). More contemporary examples are also included. An example of down lighting suitable for way marking, steps or parking areas is the Severus Landscape indirect which can be mounted into walls or wooden posts. Anything with a similar specification (included fully shielded bollards) would be suitable.

Kind regards
Mike

North York Moors National Park. Help protect our Dark Skies (draft)
Dark Skies Friendly Lighting Advice

This document is intended as a brief summary to help readers understand the impact of poor lighting and to offer examples of lighting to reduce nuisance and light pollution. It contains examples of lighting considered to be Dark Skies Friendly and suitable for use in reducing light spill/nuisance. For more advice see the North York Moors National Park [Dark Skies Friendly Lighting page](#).

Additional documents offering more information on planning guidance and a more detailed document with more technical lighting details will be made available by Winter 21/22.

For visitors or residents in a beautiful protected landscape such as The North York Moors National Park, our Dark Skies vistas and night time habitats are every bit as important as those we see during the day. The benefits using appropriate, well controlled LED are numerous and widespread and should appeal in some form to everybody. Sensitively installed and adjusted lighting helps protect wildlife habitat, promotes stargazing, helps the local economy, improves tranquility by reducing nuisance and saves money with reduced carbon emissions.



Poorly adjusted lights cause glare and nuisance which reduces safety, impacts wildlife and pollutes dark skies



Shielded warm white lights with appropriate controls provide directed light only where and when it is needed.



Basic advice for most lighting situations is simple and should not be considered as only appropriate in protected landscapes. Even in towns and cities, we should consider lighting as a commodity (i.e. energy) not to be wasted and as pollution or potential nuisance to be reduced wherever possible. In fact light pollution is one of the easiest forms to reduce and prevent. In protecting Dark Skies there's no need to remove all lighting (we all need a certain amount of light at night) but we should encourage the sensitive use of appropriate lighting.

In most scenarios the advice is simple

Only light what is needed – don't waste light or cause nuisance, use shielded down lights

Only light when it is needed – use sensors or timers and don't have lights on all night

Only light at a suitable level – 500 lumens is enough for most residential uses

Use the correct colour temperature – use warm white light of 2700k (or 3000k maximum)

For more advice see the North York Moors National Park [Dark Skies Friendly Lighting page](#).

Important note: Remember that planning guidance should always be sought for lighting as part of new building/property development applications within the National Park. Specifying the correct lighting from the beginning will make the process easier.

The following section shows the type of lights that are considered suitable for meeting the guidance criteria listed above. Where links are included it should not be considered an endorsement by the National Park Authority of any particular light, manufacturer or supplier but as a guide as to the type of lighting that is considered acceptable. Some lights come with built in PIR sensors but where they don't a separate one should be installed (or a timer switch) to ensure lights are only on when needed. Remember that thieves need light to operate and lights that are on all night in dark landscapes can alert them to your presence. Sensors will warn you of an unplanned/unwanted presence.

Important note: Always check that light specifications meet your needs and where public health and safety is important you may want to seek the advice of a qualified lighting engineer. Always ensure lights are installed by a fully qualified electrician.

	<p>DARKSKY A 6 sided 8W. 400 lumens. 3000k</p> <p>Available from Ark Lighting https://arklighting.co/</p>
	<p>DARKSKY B 6 sided 8W. 419 lumens. 3000k</p> <p>Available from Ark Lighting https://arklighting.co/</p>
	<p>Search: Nordlux Scorpius wall light Approx. cost £25-£35. (09/03/2021)</p> <p>Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.</p>



Search: Nordlux Tin wall light (downlight version only)
Approx. cost £20-£25. (09/03/2021)

Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.



Search Nordlux Arki wall light
Approx. cost £55-£75. (09/03/2021)

Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.



Search: SEVERUS LANDSCAPE INDIRECT IP65 2W WARM WHITE
Approx. cost £20 (11 Mar 2021)

Further examples of Dark Sky Friendly lighting available commercially with links.







<https://www.oceanlighting.co.uk/garden-lights-c96/wall-lights-c101/astro-7264-tivoli-1-light-outdoor-wall-light-black-ip65-p26523>

Search: Astro Tivoli 1 Light Outdoor Wall Light

Approx. cost £65 (16/04/2021)

Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.

	<p>https://www.oceanlighting.co.uk/garden-lights-c96/wall-lights-c101/astro-7980-stornoway-coastal-outdoor-wall-light-ip33-antique-brass-p31042</p> <p>Search: Astro Stornoway Coastal Outdoor Wall Light</p> <p>Approx. cost £200 (16/03/21)</p> <p>Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.</p>
	<p>https://www.oceanlighting.co.uk/garden-lights-c96/wall-lights-c101/astro-7126-chios-80-1-light-outdoor-wall-light-ip44-black-p24620</p> <p>Search: Astro Chios 80 1 Light Outdoor Wall Light</p> <p>Approx. cost £30 (16/04/21)</p> <p>Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.</p>
	<p>https://www.oceanlighting.co.uk/garden-lights-c96/wall-lights-c101/astro-8565-mast-light-1-light-outdoor-wall-light-ip65-black-1317011-p26611</p> <p>Search: Astro Mast Light 1 Light Outdoor Wall Light</p> <p>Approx. cost £40 (16/04/21)</p> <p>Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.</p>
	<p>https://www.oceanlighting.co.uk/garden-lights-c96/wall-lights-c101/astro-7201-elis-single-outdoor-led-wall-light-black-ip54-p26519</p> <p>Search: Astro Elis Outdoor Wall Light</p> <p>Approx. cost £65 (16/04/21)</p> <p>Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.</p>



<https://www.oceanlighting.co.uk/garden-lights-c96/wall-lights-c101/astro-7370-orpheus-led-outdoor-wall-light-white-ip65-p26669>

Search: Astro Orpheus LED Outdoor Wall Light White IP65

Approx. cost £60 (16/04/21)

Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.



https://www.lyco.co.uk/torino-wall-washer-black.html?gclid=Cj0KCQjwzZj2BRDVARIsABs3I9K3kOYOXna2CI0HE1gB8BeYabHiHuBbJTz5pJWmOqc4Mk_KLM-aj58aAvUFEALw_wcB

Search: Konstsmide Torino Outdoor Wall

Approx. cost £24 (16/04/21)

Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.



Search: Luceco LED wedge light


Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.

Approx. cost £20 (16/04/21)



Search: Phillips Virga light

Approx. cost £32 (16/04/21)

	<p>https://www.electricaldirect.co.uk/product/forum-neso-led-single-downlight-light-black-300634?vat=1&shopping=true&gclid=Cj0KCQjwzZj2BRDVARIsABs3l9JnyncPoiOMFM3HVAjd8q-GnUYsUNIsZX5IX-024lpFC4wrdon59dUaAsX5EALw_wcB</p> <p>Search: Forum Neso Single Downlight Light</p> <p>Approx. cost £10 (16/04/21)</p> <p>Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.</p>
	<p>Search: LUCIDE ZORA ROUND LED OUTDOOR WALL LIGHT</p> <p>Approx. cost £24 (16/04/21)</p> <p>Downlight version only. Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.</p>
	<p>Search: LUCIDE ZORA SQUARE LED OUTDOOR WALL LIGHT</p> <p>Approx. cost £24 (16/04/21)</p> <p>Downlight version only. Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.</p>
	<p>https://www.lighting-direct.co.uk/torino-wall-washer-black.html</p> <p>Search: KONSTSMIDE TORINO LARGE OUTDOOR WALL LIGHT</p> <p>Approx. cost £30 (21/04/21). Also available in galvanised finish</p> <p>Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.</p>



Search: Lucide Nando Path Light

Approx. cost £80 (21/04/21)

Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.



<https://www.lighting-direct.co.uk/torino-large-wall-washer-galvanised-steel.html>

Search: KONSTSMIDE TORINO LARGE OUTDOOR WALL LIGHT

Approx. cost £30 (21/04/21). Also available in galvanised finish. Also available in black

Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.



Search: Astro Porto 1 Light Outdoor Wall Light

Approx. cost. £28 (21/04/21)



Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.



Search: Astro Dartmouth Single 1 Light Outdoor Wall Light

Approx. cost. £28 (21/04/21)

Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.

	<p>Boathouse Outdoor Wall Light In Matt Black by Jim Lawrence</p> <p>Approx. cost £150 (23/08/21)</p> <p>Must be fitted with warm white 2700k bulb no greater than 500 lumens. Recommend LED for lower running costs.</p> <p>Boathouse Wall Light Outdoor Garden Lighting Jim Lawrence (jim-lawrence.co.uk)</p>
	<p>Search Phillips Ledinaire 10W 3000k warm white</p> <p>10W 1000 lumens 3000k.</p> <p>Approx. cost £14-£20 (21/04/21)</p> <p>Note: Must be mounted flat (NOT as pictured) to prevent upward light spill or nuisance to neighbours</p>