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By Lisa Walton at 5:31 pm, Oct 30, 2023

By email only

Copy Nigel Wolstenholme

30 October 2023

Lisa Walton
Chief Planning Officer
Planning and Development Management
Isles of Scilly Council
Hugh Town
St Marys

Dear Lisa,



Tregarthen's Hotel – Application for essential pedestrian safety lighting P/23/025/FUL

I refer to comments made in relation to the above application and respond as follows to the points raised. It would appear the representation has not considered the expert technical assessment in support of the application.

1. The Local Plan and Technical report shows that Hugh Town is a 'lit' settlement on St Mary's –(see 4.3.1 of the report) which performs at E2 zone level. This is a technical assessment based on current light levels experienced.
2. The proposal is entirely policy compliant and will assist with achieving the dark skies policy requirements as the net outcome of the proposal (removing/ replacing units) will result in a net benefit of achieving 0.02 Lux and reduce the skyward radiance -as described at 9.1.4 of the technical report which confirms *"the negative effects on the landscape and dark skies above the Isles of Scilly will be drastically reduced"*
3. The Hotel has a duty of care to its residents to ensure that they are safe during their stay.
4. The technical report shows that the lighting is not excessive, and indeed will result in a positive effect on the surrounding environment when compared to the current baseline levels.
5. The suggestion that 'a few ground lights' would suffice is not supported by any technical evidence to explain why that would be preferable to the current proposal, or how it would achieve the net benefit of this application.
6. The Technical report confirms at 8.3.3 that motion detection PIR sensors will ensure the lights are only operational at the time that is needed, keeping the area predominantly dark when not in use.
7. The suggestion that a torch is supplied in each unit does not meet the safety requirements of the duty of care of the Hotel and would not result in a net benefit to the area as a whole.

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In conclusion, this objection is perverse and not substantiated by any technical evidence. If the application was refused, the Council would be condoning unacceptable levels of light that do not achieve the Dark Skies policy and status, as the applicant would have no alternative but to rely on the existing outdated fittings for safety purposes.

I hope this is helpful information for you to determine the application, but should you require any further information please let me know.

Yours sincerely

LA Jackson

Lisa Jackson MA BSc MRTPI