

Parcel C6

Outline application

DC/22/94190

Vistry Group

Bovis
Homes

Linden
HOMES

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Date: 15/09/2026

Parcel C6 is now 100% complete.

Condition 8a – Lighting

The submitted details are now considered to be acceptable, but as set out in my email of 15.11.24 written confirmation that the specified works have been carried out will be required from the company responsible for undertaking the works, before the condition can be discharged. Please ensure the confirmation makes specific reference to the mitigation measures included in A.1.1 of the SLR Lighting Survey Report (Parcels B4 & C6) report and the same approach having been taken for AoS1W West Oakland Road Turning Area Figure E which was non-functioning at time of report (as per email from SLR Consulting Ltd dated 6.12.24).

Response:

Please see the image below, which shows the lighting shield installed on the column within Parcel C6. This shield has been fitted to prevent light spill onto the adjacent open green space and was installed by Prolectric in accordance with the mitigation measures recommended in the lighting report prepared by SLR. Specifically, Section 2.3.1 of the report refers to:

"The application of a front shield to the streetlight in AoS1E East to reduce the projection of light into the tree line at the boundary of the development."



The lighting design for Parcel C6 has now been updated to reflect that Streetlight 4A and Bollard 21B have not been installed. Unfortunately, Prolectric's design software does not have the capability to model the effect of lighting shields. As a result, the submitted lux contour drawings continue to show the light levels without the benefit of the installed shield, including the area where the 1 lux contour extends beyond the development boundary.

However, the SLR Lighting Report concludes that if left unmitigated, the likely effects on ecological receptors would be minimal in terms of impact severity, extent of the affected area, and duration of

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exposure. However, the report shows that the installation of a lighting shield, identified as an appropriate mitigation measure to reduce light spill into this specific area, brings the lighting levels below the 1 lux threshold on the vertical plane representing the tree line.

We trust that the information provided, together with the photographic evidence of the installed lighting shield, is sufficient to demonstrate compliance with the approved mitigation measures and to enable this condition to be discharged.

Reports:

Copy of email from Prolectric confirming completed work.

Updated Design from Prolectric

Boorley Green - SLR Lighting Survey Report Issued 12.09.24.