

Parcel B5

Outline application:

DC/21/90677

Vistry Group



Date: 28.06.2024

Parcel B5 is now 100% complete.

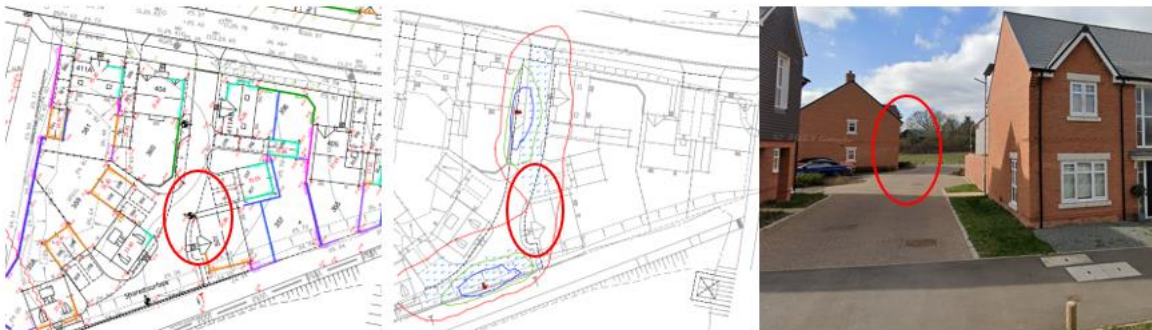
Further information requested.

Condition 8a – Lighting

In my email dated 8.12.23 I referred back to my earlier request of 10.5.23 for Street Lighting Plan drawing 2019098 rev B be amended to show the 1 Lux Level contour to enable the impact of the street lighting on bats to be assessed. In addition, I commented that the Engineering Layout and Materials Layout were not consistent with the Street Lighting Plan and that the Street Lighting Plan appeared to reflect what has been installed on site and asked that the plans be checked and amended as appropriate. The submission on 23.1.24, amended the Street Lighting Plan (rev C) to include the 1 Lux Level contour, but also amended it to be consistent with the Engineering Layout and Materials Layout, but this does not reflect what has been installed on site. Please therefore amend the Street Lighting Plan back to being consistent with the position of the lighting columns as has been installed on site, whilst also showing the 1 Lux Level contour (i.e. cannot simply revert back to rev B as this does not show the 1 Lux level contour). The other plans being submitted for Condition 45 will then also need to be amended to show the correct position of the street lighting.

For ease of reference these are the areas I had previously identified were inconsistent:

e.g. lighting column shown outside plot 357 on Engineering Layout but not on Street Lighting Plan rev B or on site.



e.g. 2 lighting columns shown adjacent to plots 336 and 340 on Engineering Layout but only one at end of parking court on Street Lighting Plan rev B and on site.



e.g. 3 lighting columns shown adjacent to plots 347, 348/349 and 350 on Engineering Layout but only 2 shown

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adjacent to plots 347 & 350 and in different positions on Street Lighting Plan rev B and on site.



Response:

Please find attached amended plans and lighting layout to reflect the lighting installed on Parcel B5.

Plans:

2019098 - Boorley Green Parcel B5 - Booklet (Rev D)

A170-LIN-B5-101 P7 General Arrangement

A170-LIN-B5-401 P8 Engineering Layout

A170-LIN-B5-501 P8 Drainage Layout

A170-LIN-B5-601 P5 Materials Layout

Condition 45 - Roads and footway construction details

Details of the type of construction proposed for the roads and footways within each phase of development including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing of surface water and details of the programme of implementation for the making up of the roads and footways must be submitted to and approved by the Local Planning Authority in writing before development of that phase commences. Each phase of the development shall not be carried out otherwise than in accordance with the approved details.

Case Officer's comment 20/06/24:

The submitted technical note is acceptable in principle, but please see the comments for condition 8a regarding the need for the position of the street lighting columns to be accurately shown on all the plans. These changes need to be made and then the technical note will need to be updated to refer to the amended details

Response:

Please find attached amended plans and technical note to reflect the amended plans for condition 8a

Plans:

A170-TN21 Rev A Condition 45 Tech Note

2019098 - Boorley Green Parcel B5 - Booklet (Rev D)

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A170-LIN-B5-101 P7 General Arrangement

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