

Parcel C6

Outline application

DC/22/94190

Vistry Group



Linden
HOMES

Vistry
Partnerships

Date: 27/09/2024

Parcel C6 is now over 80% complete.

Condition 8a – Lighting

As set out in my email dated 29.2.24 it is noted that the lighting lux levels plan 2201104 rev D shows that levels greater than 1lux would spill over onto the existing mature trees on the southern boundary adjacent to plots 284 and 387, having an impact on nesting birds and foraging bats. If the columns are already in place, then details of the shields/cowls necessary to ensure that the light spill onto the surrounding vegetation is reduced to no more than 1lux need to be provided, together with an amended lighting spill plan showing the new lighting lux level contours. Alternatively, if the lighting columns have not yet been installed then amendments are required to ensure the light spill onto surrounding vegetation does not exceed 1lux.

Response:

Please find attached a new lighting survey report undertaken by SLR Lighting team which details the lighting surveys completed for this parcel and the potential mitigation required to ensure that any potential light spill can be reduced. The conclusion noted in the report for this parcel, states that whilst light does exceed the value of 1 lux in the AoS1E East, it does so only for short and temporary durations ('active' state based on presence detection) and in a very limited area.

Should the lighting be left in its current condition without further mitigation, the likely effects on species would be assumed to be minimal in terms of severity (adverse impact) as well as both extent (affected area) and duration (time of exposure).

Mitigation can be applied to reduce the light spill to this specific area to bring it down to below the 1 lux threshold on the vertical plane representing the tree line. The mitigation agreed by Vistry is to adjust the orientation so its side throw optics align with the turning area and remove the 22° tilt to direct the light away from the tree line whilst maintaining the light on the roadway surface. Before and after diagrams showing the respective levels are shown in the report.

Reports:

Lighting Survey Report