

Document Reference FD2406_104

**Proposed Residential Development for 21 residential dwellings
and associated infrastructure and landscaping
with access from The Blossoms**

Land Off Garstang Road East Poulton-Le-Fylde FY6 7EH

WBC Application Number: 24/00129/FULMAJ

1. Introduction

This document provides a streetlighting statement as part of the design process for the proposed development of 21 residential properties and associated infrastructure and landscaping located off the Blossoms, Garstang Road East, Poulton le Fylde.

2. Context

Wyre Borough Council Validation

WR.19 Lighting Assessment

What?

A lighting assessment assesses the impact of artificial lighting and must include details of all external lights and when they will be used.

The assessment should include:

- *Details of the external lighting unit(s) specifications, including design and lux values.*
- *Operational times / schedule of use*
- *Beam orientation and*
- *Site location plan and site boundaries*

The assessment should be carried out to meet the criterion described within the Institute of Lighting Professionals' 'Guidance for the Reduction of Obtrusive Light, GN01:2011' for specific localities, and demonstrate how the lighting has been designed to avoid light spillage, glare and nuisance into or onto surrounding properties or sensitive areas.

Why?

The NPPF says that planning policies should limit the impact of light pollution from artificial light on local amenities, intrinsically dark landscape and nature conservation. Local Plan Policy CDMP1 Environmental Protection requires development to be compatible with the operations of adjacent uses. It also states that development should not lead to significant adverse effects on the health, amenity, safety of surrounding uses and the occupants and users of the proposed use. This includes a consideration of lighting impacts.

When?

A lighting assessment will be required where the proposed development involves the introduction of lighting near established residential properties, heritage assets, protected wildlife areas and countryside areas.

3. Proposals

The site has the benefit of an extant full planning permission for residential development and the development has commenced in accordance with planning permission ref 04/0184.

The site is surrounded by residential developments and does not have any heritage assets, protected wildlife areas and/or countryside areas.

The adopted highway access to the site boundary has been constructed and the entry position is to remain with the circulation routes within the site located away from existing properties.

The current submission proposes an internal revision to the design of the approved scheme however the new house positions are generally in the same footprint zones as the current approval and the stand off distances to the adjoining properties are maintained and/or increased from the current approval.

Under these circumstances and having regard to the current status of the urban development site, we note that the further technical specifications for the lighting scheme can be a condition of any approval to be provided at the detail highway design stage following consultation with Wyre Borough Council officers and the lighting consultants.

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