Lighting Design Scheme

UTT/23/1817/FUL

Abbots Lodge,
Thaxted Road,
Wimbish,
CB10 2UT

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1.0 Introduction

This report has been prepared to satisfy Condition 11, Condition 14 and Condition 16 of UTT/23/1817/FUL.

Condition 11, External Lighting details, states:

Prior to first use, details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, only the details thereby approved shall be implemented.

REASON: To safeguard residential amenities, in accordance with the adopted Uttlesford Local Plan Policies GEN2, GEN4, and the National Planning Policy Framework (2023).

Condition 14, Lighting design scheme for biodiversity, states:

Prior to occupation of the development hereby approved, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.
Thereafter, prior to its first use, all external lighting shall be installed in accordance with the approved specifications of the lighting scheme and shall be maintained as such at all times. Under no circumstances should any other external lighting be installed without prior consent in writing from the local planning authority.

REASON: To conserve and enhance protected and priority species and habitats and allow the local planning authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities (NERC) Act 2006 (priority habitats & species) as updated by the Environment Act 2021, s17 of the Crime and Disorder Act 1998, in accordance with the adopted Uttlesford Local Plan Policies GEN7, ENV8, and the National Planning Policy Framework (2023).

Condition 16, Lighting design scheme capped at the horizontal with no upward light spill, states:

Notwithstanding the provisions of the Town and Country Planning (General PermittedDevelopment) (England) Order 2015 (or any Order revoking or re-enacting that Order), all exterior lighting shall be capped at the horizontal with no upward light spill.

REASON: In the interests of flight safety, in accordance with the adopted Uttlesford Local Plan Policy GEN5, and the National Planning Policy Framework (2023).

2.0 Lighting design scheme

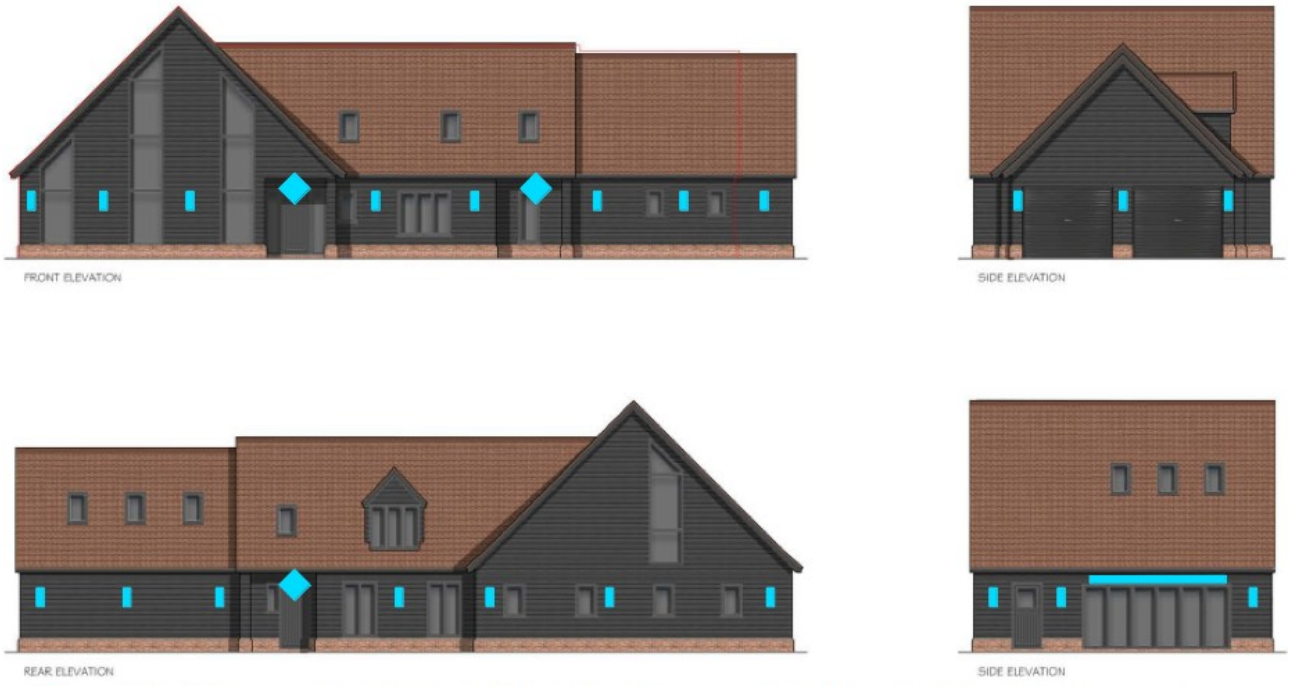
Sensitive Lighting

As an overview to the potential impacts of lighting on bats, it is now well documented that all UK bat species are sensitive to light and are affected in different ways by light. The types of light most likely to impact negatively upon bats are high wattage white light with an ultraviolet spectrum. The impacts to bats are reduced when the wattage is reduced and ultraviolet light is removed.

For this reason, all external lighting will be Warm White Spectrum Light Emitting Diode (LED) with peak wavelengths >550nm (2700 or 3000°K) and no UV component. LED bulbs produce the least amount of heat and no UV light minimising the attraction effect and impact on insects (food resource) and foraging bats.

All lights will be down lights on the building, to minimise direct horizontal light dispersion/spillage for bats and down only to ensure flight safety. All porches / alcoves to have the same Warm White Spectrum Light Emitting Diode (LED) down lights within them. Steps around the building to incorporate concealed downlighting for safety reasons.

3.0 Illustrations



Drawing 1: Details of location of down lighting on dwelling

4.0 Conclusion

The proposed lighting design aims to be sensitive to both Ecology and Air Traffic through utilisation of down lights with all external light fitting, ensuring they are capped at the horizontal ensuring no upward or outward light spill whilst offering as safe and practical solution for householders entering and exiting the property after dark.