

Condition 16 – External Lighting Rev B

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Application reference:	171477
Site:	Development at 125 Highgrove Street, Reading, RG1 5EJ
Proposal:	Erection of 8 new dwellings (Use Class C3) including landscaping. Demolition of existing buildings within site.

Introduction

This report has been created for Highgrove Portfolio Investments Ltd to discharge condition 16 of application reference – **171477**.

The research paper ‘clean neighbourhoods and environment bill’, bill 11 of 2004- 05 suggests under Town and County Planning (assessment of environmental effects) Regulations 1988, developers should submit an assessment of the impact proposed external lighting will have on the environment. While not specifically requiring external lighting schemes to be submitted for approval it does suggest planning authorities have the right to request such information as part of the approval process. “The Clean Neighbourhoods and Environment Act 2005 has made light pollution a statutory nuisance under the Environmental Protection Act 1990, which came into force on 6th April 2006.”(1)Section 79 of the Environmental Protection Act 1990 (c43) is amended as follows: "artificial light emitted from premises so as to be prejudicial to health or a nuisance." Although this specific act refers to artificial light emitted from a premises it is good practice to ensure any newly installed external street lighting does not emit light on property frontages. Nor should any new installation produce excessive upward light (known as light pollution) or be installed so as to ‘over light’ any street in relation to the external street lighting requirements detailed in the British and European lighting standards.

No prescriptive limits or rules are set for such assessments.

The proposed lighting scheme will ensure that the neighbouring residences do not have light spillage onto their property as that would be deemed to be unacceptable in line with current guidelines. It is proposed that the lighting impact can be minimised by using accepted methods of lighting control, essentially limiting illuminance and controlling light spill.

Proposed External Lighting

LAP CANDIAC OUTDOOR LED DOWN WALL LIGHT BRUSHED CHROME

It is proposed to use the 'lap candiac outdoor led down wall light' in brushed chrome for external use on the buildings in order to navigate the residents of the walkways and roads available within the development. The proposed exterior light is of a stainless-steel body with a contemporary design.

Specification

Colour Temperature	Warm White
Colour Temperature Value	3000k
Energy Rating	None
IP Rating	IP44
kWh Per 1000hr Life	8.6 kWh/1000h
Life Length	30,000 hours
Lm	350 lm
Lm Band	201 - 400
Model No	5510903001
Resistant Type	Water & Weather-Resistant
Product Depth	88mm
Product Height	115mm
Product Width	74mm
Lens Shape / Beam Pattern	Round / Circular

As per the specification above, this proposed light will have minimal impact on the surrounding properties/neighbours. Should the proposed fittings be assessed as intrusive, it would be possible to reduce the lm and brightness of the led. The image of the proposed external light is shown below.



SEARCHLIGHT OUTDOOR BOLLARD BLACK

It is proposed to use the 'searchlight outdoor bollard' for the floor mounted exterior lighting around the development. These will be located around the external walkways and road within the development to help navigate the residential users. The proposed bollard light is of cast aluminium construction and polycarbonate diffuser.

Specification

Cap Type	ES/E27
Class Type	Class 1
Dimensions	(Dia) 160mm x (H) 900mm
IP Rating	IP65
Lamp Type	GLS
Max Lamp Wattage	1 X 60W ES
Mounting	Free Standing
Power Rating	60W
Unspsc V18	39111605
Voltage Rating	230V
Lens Shape / Beam Pattern	Round / Circular

As per the specification above, this proposed light will have minimal impact on the surrounding properties/neighbours. The proposed bollard will be fitted with a high-quality dimmer with switch. Once in use, the diffuser softens the emitting light and takes away some of the glare from the illuminated lamp. The image of the proposed external light is shown below.



Site Plan Showing External Lighting Locations

● 11 x Candiac Down Light

● 7 x Searchlight Bollard



Luminance Plan



External LAP Candiac External Light Height Elevation



Proposed Height of LAP Candiac LED Down External Light