

James Blake Associates Ltd

Our Ref: JBA 18/325 ECO1 SR

Jack Johnson,
Bellway Homes Limited (Thames Valley)
Pacific House
Imperial Way
Reading
BG2 0TD

1st November 2018

Dear Jack,

RE: Lighting scheme, Condition 24 for development at Portman Road, Reading.

Introduction

In order to inform discharge of condition 24, Bellway Homes Ltd. (Thames Valley) appointed James Blake Associates Ltd. to assess the ecology aspects on site at Portman Road, Reading in regards to the potential impact of lighting on wildlife. Street Lighting Plan produced by MJA Consulting was assessed (drawing numbers; 5672:05 and 5672:06 Sept 18).

This letter addressed condition 24 for development at Portman Road which states;

"The development hereby approved shall not be commenced (excepting demolition) until full details of all proposed external lighting within the site including a report demonstrating that this will not adversely affect wildlife, residential amenity, or public safety has been submitted to and approved in writing by the Local Planning Authority."

Background

A habitat survey was undertaken in February 2017 by Aspect Ecology (Aspect Ecology, 2018). At the time of the survey the site was dominated by buildings and hardstanding with small areas of grassland, scrub and trees. No habitats on site were considered to qualify as UK Priority Habitats and the site as a whole was deemed of low ecological value.

Wildlife sensitive areas

The Ecological Appraisal (Aspect Ecology, 2018) states that; the majority of the site comprises buildings and hardstanding which are of poor suitability for commuting and foraging bats. There are only small pockets of grassland, trees and scrub which offer limited potential foraging habitats for bats. The site is surrounded by urban development therefore, it is unlikely to form part of an important commuting route for bats.

During the survey in February (Aspect Ecology, 2018) there were no signs of badgers foraging in, or commuting through, the site. Therefore, it is considered that badgers are unlikely to be affected by the development and there are no sensitive areas on site for badgers in regards to lighting.

Current lighting proposals

- 19 Holophane V Max LO34.V1.F4Q1
- LED lamps with a lux level of 3.62(klm)
- All street lights will be at a height of 6m

It is considered that the current Street Lighting Plan (drawing numbers; 5672:05 and 5672:06 Sept 18), provided on behalf of Bellway Homes Ltd. (Thames Valley), will not have any adverse impacts on wildlife in and around the development. Installation of lighting columns are at a low practical height with low lux levels and all street lighting on site is directed away from possible boundary vegetation.

Conclusion

In order to inform discharge of condition 24, Bellway Homes Ltd. (Thames Valley) appointed James Blake Associates Ltd. to assess the ecology aspects on site at Portman Road, Reading in regards to the potential impact of lighting on wildlife.

It is considered that the current Street Lighting Plan produced by MJA Consulting (drawing numbers; 5672:05 and 5672:06 Sept 18) for development at Portman Road would not have a significant impact on sensitive wildlife areas present or proposed and condition 24 can be discharged.

Yours sincerely,

Sam Rigg

Ecologist

James Blake Associates Ltd.

References

Aspect Ecology (2018) *Ecological Appraisal of Former Battle Hospital, Portman Road, Reading*. On behalf of Bellway Homes Ltd. (Thames Valley).

MJA Consulting (September, 2018) *Street Lighting Sheet 1. Portman Road, Reading*. Drawing number: 5672:05.

MJA Consulting (September, 2018) *Street Lighting Sheet 2. Portman Road, Reading*. Drawing number: 5672:06.

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The Black Barn, Hall Road, Lavenham, Suffolk CO10 9QX

tel: **01787 248216** fax: **01787 247264** email: **jamesblake@jba-landmarc.com**

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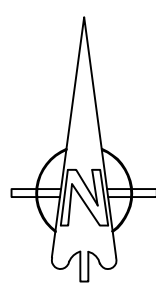
Company Secretary: Louise Blake BSc PGCE

Directors: Elzbieta Zebrowska MSc Eng LArch MScEnvSc CMLI : Kevin Slezacek DipArb MArborA

Associate Directors: Vivienne Jackson : Jenny Beck BA (Hons) : Marie Lowe

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Registration no. 08169866 VAT no. 512 4127 91



KEY:
 Proposed adopted Street lights –
Holophane V Max L034.V1.F4Q1 LED
3000LM on 6m galvanised tubular Steel
column post top mounted. Lanterns to
be fitted with the Mayflower CMS mini
nodes



Luminaire A Data

Supplier	Holophane Europe
Type	VMXL034.V1.F4Q1
Lamp(s)	LED e-3000LM - 4000K
Lamp Flux (klm)	3.62
File Name	VMXL034.V1.F4Q1.IES
Maintenance Factor	0.81
Imax70,80,90(cd/klm)	461.8, 69.9, 0.0
Lamp S/P Ratio	1.50
No. in Project	19

PRELIMINARY

REV. No.	DATE	DESCRIPTION	INITIALS

Client

Bellway

Project Portman Road
Reading

Title

Street Lighting
Sheet 1

MJA CONSULTING
CIVIL AND STRUCTURAL ENGINEERS
Monarch House, Barton Lane,
Abingdon, Oxon, OX14 3NB
Tel: 01235 555173
Fax: 01235 523226

MJA

Scale	1:250 @ A0	Date	Sept 18	Drawing No.	5672:05	Rev	
Checked	AMc	Drawn	JS				



KEY:



Proposed adopted Street lights –
Holphane V Max L034.V1.F4Q1 LED
3000LM on 6m galvanised tubular Steel
column post top mounted. Lanters to
be fitted with the Mayflower CMS mini
nodes



Luminaire A Data	
Supplier	Holphane Europe
Type	VMXL034.V1.F4Q1
Lamp(s)	LED c.3000LM - 4000K
Lamp Flux (klm)	3.62
File Name	VMXL034.V1.F4Q1.IES
Maintenance Factor	0.81
Imax70,80,90(cd/klm)	461.8, 69.9, 0.0
Lamp S/P Ratio	1.50
No. in Project	19



CAUTION
EXISTING
TRUNK
FOUL
SEWERS

PRELIMINARY

REV. No.	DATE	DESCRIPTION	INITIALS
Client			
			
Project Portman Road Reading			
Title Street Lighting Sheet 2		Scale 1:250 Checked AMc	Date Sept 18 Drawn JS
Drawing No. 5672:06		Rev	