[redacted]

Date: 28th November 2024

Technical Coordinator
Lodge Park Ltd, 20 Kent Road, St Crispin Local Centre,
Northampton,
NN54DR

Dear [redacted],

Wintringham – Condition 16

I am writing regarding a review / assessment of the lighting scheme for Wintringham required by Condition 16 which states the following: *'Notwithstanding the details hereby approved on the 'Street Lighting' plan drawing reference D45704/LKM Rev B, no development above slab level shall take place until full details of the proposed lighting columns including lighting shields and lux contours have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include an assessment of the lighting scheme by a qualified ecologist which has regard to the aims of the approved site-wide Biodiversity Strategy (document reference BMD.17.018.RP.902 Rev A, received 1 February 2018 approved under 17/02308/OUT) and the Environmental Statement (received 1 November 2017 approved under 17/0238/OUT). The lighting shall be installed and made operational prior to the first occupation of any dwelling within the area to be lit / first use of pocket park and be retained thereafter'.*

A review of the proposed lighting scheme as outlined within report document 24-200-1A – 2.1, Drawing No. 24-200-1A – 1.1 and Drawing No. D45704/JB/C has been undertaken within the context of the approved site-wide Biodiversity Strategy (BMD.17.018.RP.902 Rev A) together with the Environmental Statement, and an assessment has been made as to its accordance with its aims. This has been carried out by myself, Steven Pagett – Principal Ecologist for Kedd Limited (Bat Licence Survey Number 2018-34022 CLS-CLS).

With respect to the review, it is noted that the development (Parcel) occupies a central location within the wider development, with no boundaries with existing or adjacent to existing peripheral vegetation or watercourse corridors. Surrounding land being occupied by a combination of recently developed land, land currently undergoing construction works, or land cleared and awaiting construction.

Regarding the lighting scheme itself, the scheme outlined on Drawing No. 24-200-1A – 1.1 provides principally street lighting within the central section of the development area where a circulatory roadway is to be constructed with properties flanking it on either side. Lighting would not occupy boundary positions and light shed would be internal addressing the highway. The scheme outlined on Drawing No. D45704/JB/C provides for areas of private lighting throughout the development area, aimed at car parking areas and the western play space. Where lighting lies adjacent to the boundaries of the development Parcel, it is noted that external light shed is minimal, with associated lux levels reducing quickly due to unit specification. As highlighted, the surrounding land being a combination of recently developed land, land currently undergoing construction works, or land cleared and awaiting construction. The development Parcel being central to the wider development and separated from existing features requiring specific mitigation, or features proposed for biodiversity creation / enhancement.

Based upon the locational context of the development Parcel within the wider development masterplan area, it is confirmed that the lighting proposed associated with the street scene and private areas, does not overlook the retained, created and / or enhanced open spaces which provide a range of habitats suitable for foraging bat species, including riparian corridors, SuDS features, open grassland, areas of scrub and woodland, open water and isolated trees. The only area of created open space where lighting is proposed relates to the western play space, the focus of which is not for biodiversity purposes.

It is further confirmed that the lighting scheme also ensures that the lighting does not impact the Hen Brook which is of importance for foraging bats. This is principally due to separation distance as a result of the developments central location and intervening existing and or emerging built form. Further noting that the lighting proposed would primarily not occupy boundary positions and light shed would be internal / restricted and would be inward facing.

With respect to the lighting columns / units proposed and associated lux levels and light shed, it is considered that the specification is suitable for this development with respect to managing potential adverse effects on ecology / biodiversity.

In summary, it is assessed that the proposed lighting scheme is suitable for the location in ensuring that foraging corridors for bats are maintained in the long term and is in accordance with the aims set out within the Biodiversity Strategy and Environmental Statement.

Yours sincerely,

[redacted]
Principal Ecologist
Kedd Limited
(Bat Licence Survey Number [redacted]
[redacted]