

## Sophie Romain

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**From:** Peter Lendvai  
**Sent:** 12 April 2022 10:22  
**To:** Jonathan Ryan  
**Subject:** FW: Consultation letter for P22/01300/O Land At Sodbury Road Wickwar South Gloucestershire  
**Attachments:** ufm39\_STDCON\_-\_Standard\_Consultation.pdf

Hi Jon,

I hope you're keeping well.

I've had a look at the submitted documents on the planning portal, but couldn't find anything detailed relating to the proposed external lighting. Even on the indicative street sections, there doesn't seem to be any consideration of street lighting – see below:

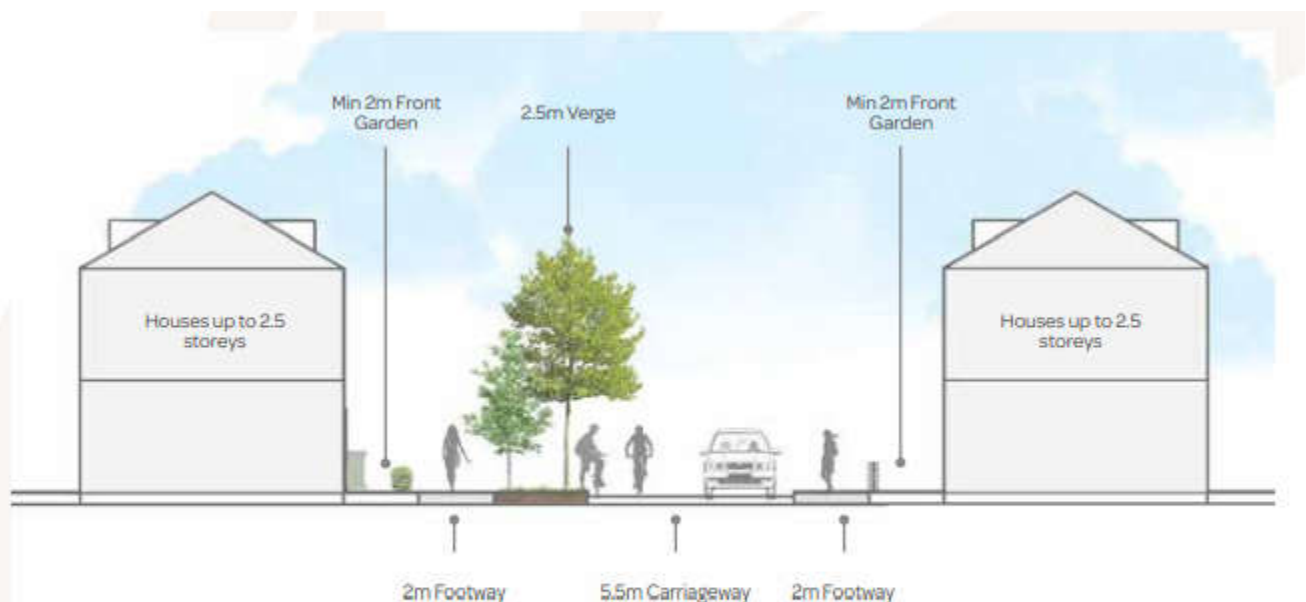


Figure 21: Indicative Street Section - Primary Street

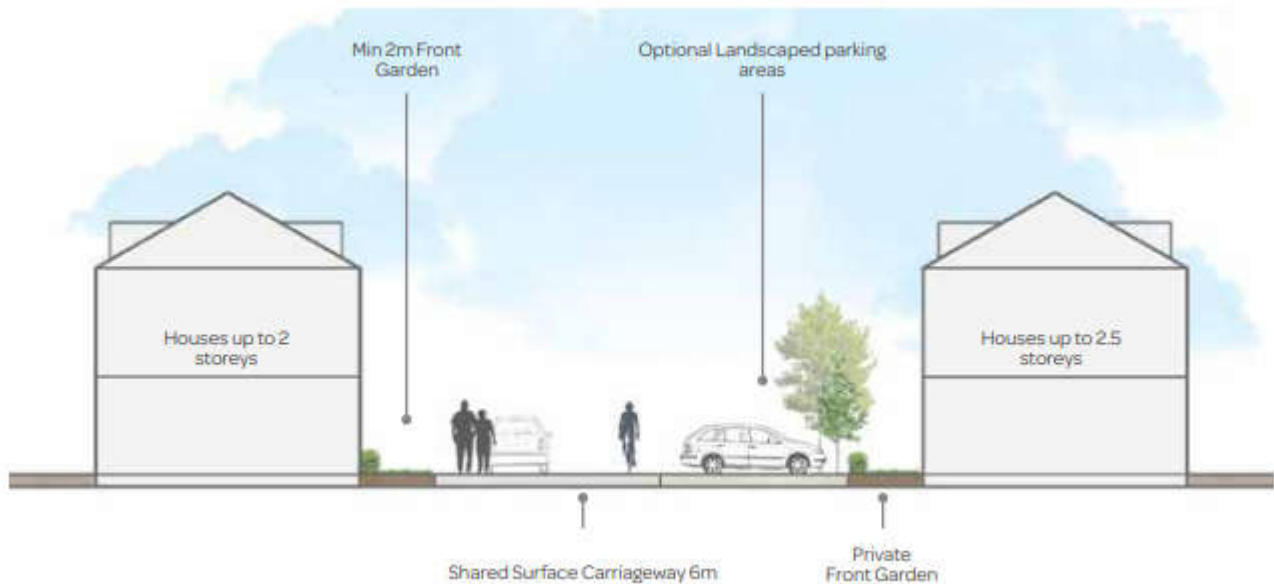


Figure 22: Indicative Street Section - Tertiary Street

The only reference to external lighting was in the “SUSTAINABILITY STRATEGY STATEMENT” – see snip below:

## 14. Lighting and natural light

High quality lighting design is an important and desirable feature that supports how you feel and use your home. Providing adequate access to and control of lighting within your home is a basic function that contributes to our comfort and health.

Careful consideration will be made to ensure that background lighting levels will meet the requirements as set out in CIBSE Internal Lighting Guide & SLL Lighting Guide with the following targets set as shown in Table 5.0.

All internal and external lighting will be supplied by energy efficient fittings with LED lamps which will offer luminous efficacy greater than 45 lumens per circuit Watt and greater than 60 lumens per circuit Watt for the non-domestic unit.

The dwellings have been designed to maximise the level of daylight into the Kitchens, and Living Rooms which will help to achieve the required average daylight factors (ADF's) and will have a view of sky.

ROOM TYPE	LUX LEVEL
Entrance Lobby	150
Kitchen	500
Living Space	200
Bathroom	200
Bedrooms	150

Table 5.0 – CIBSE Internal Lighting Guide - recommended lighting levels

Although it mentions external lighting, the described lumen / watt seems to be extremely poor. FYI: our currently specified LED street lights provide in excess of 140 lumen / watt...

Adoptable external street lighting shall be designed in compliance with the relevant British Standards (BS5489, BS13201) and in line with relevant ILP guidance.

With consideration given to the absence of an external lighting design, I'm afraid that I'm not in the position to provide you with technical comments on the proposal at this stage.

I must stress that the planting, positioning and species selection of trees and other vegetation needs to be much more considerate of the task of designing lighting schemes than usually seen. It is important to make sure that lighting levels are retained through the life of the street and schemes take into account the species selection and expected growth during the normal life of a planting scheme. The more obstructions placed in the path of the light distribution e.g. trees placed in the vicinity of street lighting, the more lights required to meet the BS; clearly this is not conducive to low carbon or energy efficient objectives and will have a considerable impact on capital investment and future maintenance costs. Lighting design and tree positioning cannot be done in isolation.

I hope the above helps, should you have any further queries, please do not hesitate to ask.

Kind Regards,  
Peter



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*"WE CARE about the efficient and effective management of street lighting"*

-----Original Message-----

From: Planning Apps <planningapplications@southglos.gov.uk>

Sent: 22 March 2022 16:26

To: Peter Lendvai <Peter.Lendvai@southglos.gov.uk>

Subject: Consultation letter for P22/01300/O Land At Sodbury Road Wickwar South Gloucestershire

Please find enclosed consultation letter