


Hinxton Parish Council (HPC)


Proposal: Submission of details required by condition 24 (Site Wide Lighting Strategy) of outline planning permission S/4329/18/OL


Parent permission: S/4329/18/OL


Site address: Wellcome Trust Genome Campus Cambridge Road Hinxton Saffron Walden

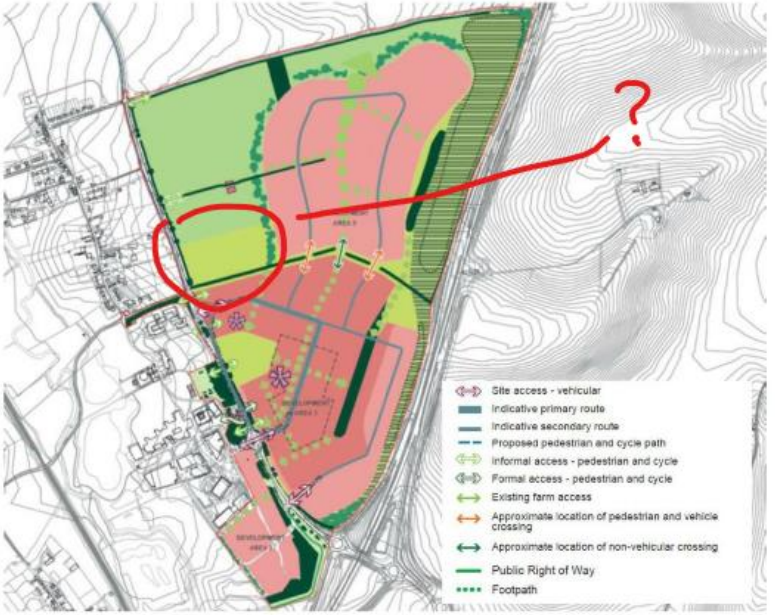
No.	Item	Comment
1.	General principles	We agree that the proposed external lighting strategy should maintain the rural character of the existing and surrounding areas of the development, so as to limit obtrusive light and light pollution onto the surrounding areas and the night sky. Further that there should be appropriate consideration for protection and maintenance of the local ecology.
2.		<p>The area within DA3 adjacent to Hinxton Village is particularly sensitive, because it preserves an agricultural “buffer zone” against the residential development, shown marked red below.</p> 
	Section 1, Project Description	
3.	Interior lighting	<p>We request that details of interior lighting are provided during the future developed design stages and construction process for consideration by HPC.</p> <p>The interior lighting design of residential and commercial buildings (and the use of commercial buildings, including car parks) has the potential to significantly impact surrounding areas and the night sky.</p> <p>Will the lighting in all commercial building be turned off overnight? What illumination (if any) of commercial buildings will be visible from the road frontage?</p> <p>Will the commercial buildings closest to the village be kept in appropriate darkness overnight?</p>

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4.	Site location	<p>Site geography: development areas DA3 and DA1 are on much higher ground than DA2. They are rural agricultural fields with no lighting at all within their boundaries at present.</p> <p>The site location is assessed to be within "E2 Environmental Zone Lighting".</p> <p>E2 covers sparsely inhabited rural areas, village or relatively dark outer suburban locations.</p> <p>We would submit that a distinction needs to be made between DA3 and DA1 on the one hand (both of which at present are agricultural land with no lighting at all) and DA2, which sits to the southerly end of the existing campus. We submit that DA3 and DA1 should properly be classified as <u>E1 Environmental Zone Lighting/relatively uninhabited rural areas</u> and that the lighting principles for DA3 and DA1 should be appropriate for an E1 classification.</p>
	Section 2 regulatory framework, lighting standards, legislation and guidance.	
5.		<p>The applicant's narrative makes reference to "external floodlit facilities". No such facilities are shown on the applicant's drawings.</p> <p>For the avoidance of doubt, HPC submit that the use of external floodlit facilities within an E2 (or E1) lighting zone would be entirely inappropriate and not remotely in keeping with the rural agricultural setting in which those buildings exist.</p> <p>HPC seek confirmation that there will be no flood lighting in zones DA1 or DA3 and that there will be no playing fields within the agricultural buffer zone shown at item 2 above.</p>
6.	Figure 2.3	<p>Figure 2.3 is stated to illustrate areas and access routes to be <u>addressed for the specific lighting treatments or maintained unilluminated during hours of darkness</u> to ensure minimal impact onto those areas. We do not see why the hedgerows need to be illuminated at all. Equally, the public footpath against development area 3 (marked item "X") surely requires no illumination. Please clarify</p>

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		 <p>Figure 2—3 Routes with lighting considerations for sensitive receptors.</p> <p>Figure 2-3, above illustrates the areas and access routes which shall be addressed with specific lighting treatments or maintained unilluminated during hours for darkness to ensure minimal impact onto these areas. Generally, to include low level lighting, additional shielding, or limited operational timings during night-time.</p>
7.	Lighting criteria/construction/task lighting	<p>We ask that during construction, where mobile task lighting is in use that hoarding is sufficient to prevent unwanted light spill.</p> <p>We note that lighting will be directed away from sensitive residential areas. Confirmation sought that this will include Hinxton Village.</p>
8.	The Institute of Lighting Professionals/Notes for reduction of obtrusive light	<p>As above, we submit that development areas DA1 and DA3 should in fact be classified as E1 relatively uninhabited rural areas. Those zones have no lighting at all at present, they are agricultural fields.</p>
9.	Figures 4 - 6 - Existing environmental lighting zones	<p>The application says that areas to be maintained unilluminated are highlighted in red. We seek confirmation that there will be no lighting in those areas.</p>

No.	Item	Comment
		 <p data-bbox="608 1227 890 1245">Figure 4—6 Existing environmental lighting zones</p> <p data-bbox="608 1261 1385 1323">The area within the red line boundary on above plan Figure 4—6 is assessed to be within a E2 Lighting environmental classification based on the ILP classification of areas. Areas to be maintained unilluminated are highlighted, together with areas of the development which shall adhere to lighting parameter set out by the ILP GN01:21.</p> <p data-bbox="608 1352 1385 1417">Figure 2.3 (above) seemed to indicate that there would be illuminated footpaths in those areas.</p> <p data-bbox="608 1440 1385 1576">We also ask that the woodland area on the West (village facing) side of the residential elements is thickened / banded so as to prevent light spill from the area hatched yellow into the area hatched red.</p>
10.	Lighting strategy	<p data-bbox="608 1619 1385 1827">Figure 5.4 – The sitewide colour strategy suggests that the areas highlighted in orange are operated during all hours of darkness and those highlighted in red operated from dusk until curfew (11pm default). We seek clarification as to whether all night lighting is necessary through the designated residential areas and if so whether it will be visible from Hinxton Village.</p> <p data-bbox="608 1850 1385 1986">Within DA1, how much external lighting will be visible as you pass along the A1301 in hours of darkness? Will the recreational space against the road frontage be illuminated? There is no illumination shown.</p>

No.	Item	Comment
		 <p data-bbox="603 1346 1011 1368">Figure 5—4 Site wide colour temperature strategy</p>
11.	Integrated and external shielding	<p data-bbox="603 1413 1114 1447">Sensitive areas in Environmental Zone E2 -</p> <p data-bbox="603 1464 1394 1610">The applicant states that <u>100% light source shielding</u> can be achieved using the physical landscape and architectural barriers (such as dense shrubs and trees and dense low level vegetation, dunes, bunds, burns etc)</p> <p data-bbox="603 1628 1394 1695">We request such shielding of DA1 and DA3 as seen from Hinxton Village and the A1301.</p>
12.	Figure 5/7 site access routes	<p data-bbox="603 1727 1394 1872">The drawing shows an area adjacent to development area 3 marked yellow and differentiated from the surrounding agricultural areas. This area is not denoted on the key. Please clarify the application?</p>

No.	Item	Comment
		<p>Roadways and circulation route lighting strategy</p> 
13.	Summary comment	<p>In due course it would be useful to have a clearer summary of all proposed overnight lighting, internal and external (and exact hours) and whether any of it will be “on demand” ie motion sensitive, offices, labs, car parks etc.</p>

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