


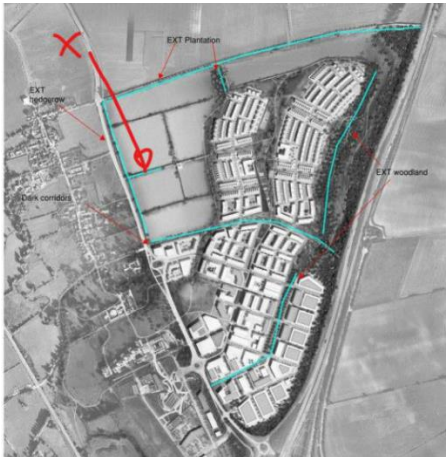
BRIEFING NOTE

Wellcome Genome Campus, Hinxton
Condition 24 (Lighting) – Site Wide Lighting Strategy
Response to Hinxton Parish Council Comments


The table below reproduces the comments provided by Hinxton Parish Council and provides a response indicating where amendments have been made to the Site Wide Lighting Strategy.


No	Item	Comment	Response on behalf of U&C – Comment or amendment to Site Wide Lighting Strategy
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.	<p>Response:</p> <p>Appropriate consideration for the protection and maintenance of the local ecology have been addressed within the lighting strategy. Further details have been included to further emphasis this aspect within the report.</p>
2	General Principles	<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> 	<p>Response</p> <p>The area within DA3 adjacent to Hinxton Village highlighted on the adjacent plan extract, shall not include for any artificial lighting treatments and shall be maintained unilluminated during night-time as per existing conditions.</p> <p>The light emissions from the areas of development shall not exceed those permissible by the ILP Guidance Notes for the limitation of obtrusive light (GN01:21) as noted within the lighting strategy.</p>


Section 1 Project Description			
3	Interior Design	<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?</p> <p>What illumination (if any) of will the commercial buildings closest to the village be kept in appropriate darkness overnight?’</p>	<p>Response</p> <p>Details of the interior lighting are not included within this planning consideration and the lighting requirements of this outline permission relate to external lighting.</p> <p>Limitation onto the potential impact of internal lighting are addressed with requirement to conformity with the relevant standards, regulations and limitation of obtrusive light as per those of the ILP as noted within the lighting strategy.</p>
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 E1 Environmental Zone Lighting/relatively uninhabited rural areas and that the lighting principles for DA3 and DA1 should be appropriate for an E1 classification.</p>	<p>Response</p> <p>Whilst the existing area of proposed development and the proposed buffer zone are currently unilluminated, the level of sky glow present above the area is recorded as being of Bortle Scale Class 4, indicating an area of rural/suburban transition. It is envisaged that the area of development would upon completion would be classified as a Zone E2.</p> <p>The areas shown within the OPA to be 'dark zones' (for instance the buffer area between DA3 and the A1301), and areas with sensitive receptors are shown within the Lighting Strategy to be maintained as unilluminated or be subject to specific lighting conditions during night-time and as such in places should, adhere to a <i>similar</i> criterion to those applicable for a Zone E1.</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). 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>	<p>Response</p> <p>It is not considered that floodlit facilities will be provided in the 'buffer zone' between DA3 and the A1301.</p>
6	Figure 2.3	<p>Figure 2.3 is stated to illustrate areas and access routes to be addressed for the specific lighting treatments or maintained unilluminated during hours of darkness 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>  <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 of darkness to ensure minimal impact onto these areas. Generally, to include low level lighting, additional shielding, or limited operational timings during night-time.</p>	<p>Response</p> <p>The intention of the plan was to indicate that specific lighting conditions (including no lighting) would apply to the routes shown. The route highlighted above within the buffer zone is not intended to be illuminated and maintained as per existing conditions.</p> <p>Amendment</p> <p>The plan has been updated for further clarification.</p>

7	Lighting criteria / construction / task lighting	We ask that during construction, where mobile task lighting is in use that hoarding is sufficient to prevent unwanted light spill. We note that lighting will be directed away from sensitive residential areas. Confirmation sought that this will include Hinxton Village.	<p>Response</p> <p>The construction lighting shall adhere to the outline lighting principles and employ shielding of light sources towards areas of sensitive receptor.</p>
8	The Institute of Lighting Professionals/Notes for reduction of obtrusive light	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>Response</p> <p>Due to the extent of sky glow (Bortle Scale Class 4) present from towns and villages in proximity to the site, the classification of area whilst agreed is currently unilluminated, is categorised as an area of rural/suburban transition with a Zone E2 classification.</p> <p>However, the proposed lighting strategy addresses the lighting requirement within site that are to be maintained as unilluminated areas i.e., buffer zones, natural corridors, areas of sensitive receptor.</p>
9	Figures 4 -6, Existing environmental lighting zones	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>Response</p> <p>The areas highlighted in 'red' on adjacent plan shall be maintained unilluminated during hours of darkness and no lighting treatment is intended within these areas. The lighting strategy has been updated to further clarify this point.</p> <p>Amendment</p> <p>The shaded area for areas to be maintained unilluminated have been updated to include the boundary area on the west side of the development (facing village) is noted as unilluminated</p>

			
10	Lighting Strategy	<p>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 Hinxtton Village.</p> <p>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>	<p>Response</p> <p>It is intended that the street lighting servicing the development shall be operational during all hours of darkness to ensure the safety of users and visitors to the site. However, elements such as displays and illuminated building signage is limited to operation to within curfew hours.</p> <p>The evaluation of visible light from the A1301 will be determined through individual reserved matters applications for infrastructure and built form – it is only when the detailed lighting design is brought forward that this level of assessment can be undertaken.</p> <p>Amendment</p>

			<p>Figures 5-4 (adjacent) has been updated to reflect only the primary and secondary routes which are currently identified in the outline permission. The alignment and approach to lower order streets will be determined at detailed design stages.</p>
11	Lighting Strategy	<p>The applicant states that 100% light source shielding 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). We request such shielding of DA1 and DA3 as seen from Hinxton Village and the A1301.</p>	<p>Response</p> <p>Additional shielding of luminaire is considered integral to luminaires where required to mitigate light spill and obtrusive light to within permissible levels.</p> <p>Where applicable light sources shall be aimed away from the A1301 and Hinxton Village. The maintenance of the boundary hedge row provides further shielding from visible light sources.</p>
12	Lighting Strategy	<p>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>	<p>Response</p> <p>This is the approved Parameter Plan and simply indicates the outline proposals.</p> <p>Amendment</p> <p>In the context of amendments to the Strategy this plan has been replaced by a plan highlighting just the site access routes for the purpose of this section of the document.</p>

		<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" i.e., motion sensitive, offices, labs, car parks etc.</p>	<p>Response</p> <p>The precise lighting details will be provided as part of 'external lighting details' which are required as part of all relevant reserved matters applications.</p>