Heatons
Planning Environment Design

Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

My Ref: FPM-014-C/001

Date: 23rd October 2026

Information Pursuant to Condition 9 of Planning Permission 25/00306/FUL

Accompanying this letter are details provided to Hinckley and Bosworth Borough Council relating to condition 9 of the above planning permission, dated 2nd July 2026 for the following development:

Erection of a pipe manufacturing facility with associated storage

Condition 9 of the permission is replicated below:

"9. The development hereby permitted shall not be occupied until the details of any external lighting, including a lighting design strategy for biodiversity have been submitted to and approved by the Local Planning Authority. This information shall include:

a) a layout plan with beam orientation and a schedule of equipment proposed in the design (luminaire type, mounting height, aiming angles and luminaire profiles).

b) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, foraging; and

c) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Details submitted for the approval of Hinckley and Bosworth Borough Council relating to proposed external lighting within the application site are hereby supplied.

The accompanying Lighting Installation Details document includes details of luminaire and total lamp luminous flux, mounting height, and evaluation of illuminance. All external lighting

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will be angled down, as illustrated on the 'Calculation results' section of the document, which provides a visual representation of the external lighting proposed to be installed on all four elevations of the approved manufacturing building.

Artificial illumination of external areas of the site is necessary to ensure a safe working environment for site staff. External areas of the site will be illuminated to a safe level, but only when necessary and only during the site's operational hours.

It is not proposed to install any external lighting that would illuminate trees or hedgerows, including both existing vegetation and vegetated areas approved and delivered as part of the development. All lighting will be directed away from features that could support bat breeding or foraging, such as trees and hedgerows.

We trust that this letter and accompanying Lighting Installation Details are sufficient to demonstrate that the proposed external lighting will result in an acceptable impact with regard to light pollution and impacts on biodiversity.

Yours Sincerely,



Joel Jessup MRTPI
Heatons

Enc

Exterior

Installation : Cadeby

Project number : LDS-221026
Customer :
Processed by : GB
Date : 22.10.2026

Project description:
This design proposal has been prepared using the information, drawings, and specifications provided at the time of issue.

Important to note:
Exterior Fitting mounted at 5m

Please verify all dimensions, layouts, product selections, and project requirements prior to ordering or installation, as site conditions and supplied information may vary.
Calculations are based on manufacturer photometric data, standard surface reflectance values, and assumed maintenance factors unless otherwise stated.
Actual performance may vary depending on installation conditions and environmental factors.
Where applicable, compliance with emergency lighting, building regulations, CIBSE, BS/EN standards, or other project-specific requirements remains subject to final review and approval by the responsible parties, consultants, contractors, and relevant authorities.
Whilst every effort has been made to provide an accurate and compliant design, final responsibility for confirming suitability, compliance, and fitness for purpose rests with the customer and project team.

The following values are based on precise calculations performed on calibrated lamps and luminaires, and their configurations, whereby gradual, unavoidable deviations can occur in practice. All guarantee claims are excluded for the specified data.

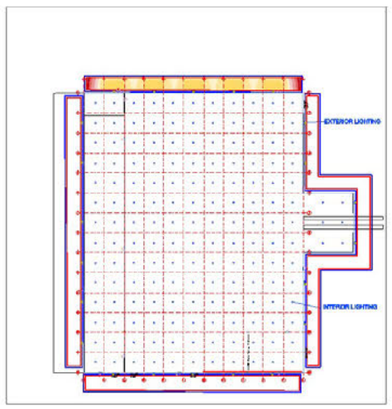
This exclusion of liability applies irrespective of the legal grounds for both damages and consequential damages suffered by users and third parties.

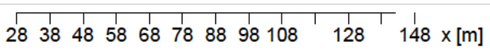
Object : Exterior
Installation : Cadeby
Project number : LDS-221026
Date : 22.10.2026

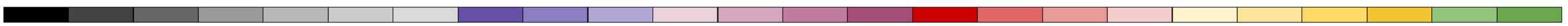
1 Exterior 1

1.1 Summary, Exterior 1

1.1.1 Result overview, Evaluation area 1







Illuminance [lx]

General

Calculation algorithm used	Average indirect fraction
Height (phot.centre)	4.97 m
Maintenance factor	0.80
Total lamp luminous flux	99500.00 lm
Luminaire luminous flux	99487.12 lm
Total power	650.0 W
Total power per area (329.32 m²)	1.97 W/m² (1.55 W/m²/100lx)

Evaluation area 1	**Reference plane 1.1**
	Horizontal
$\bar{E}_m$	128 lx
E_{min}	12.3 lx
$E_{min}/\bar{E}_m$ (U_o)	0.10
E_{min}/E_{max} (U_d)	0.07
Position	0.00 m

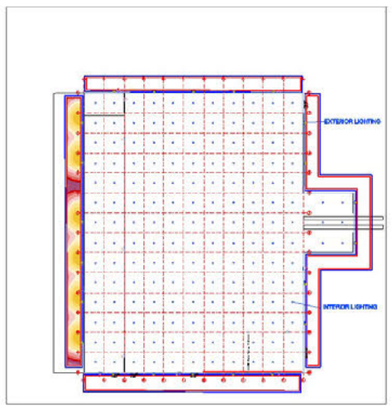
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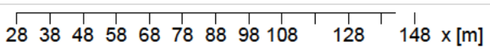
		LEDVANCE	
1	5 x	Order No.	: 4099854373404/
		Luminaire name	: FLOODLIGHT FLEX DALI ASYMMETRIC 55 X 120 130W 840 A55X120 WAL
		Equipment	: 1 x 130 W / 19900 lm

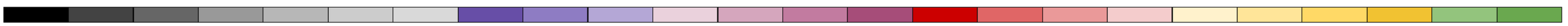
Object : Exterior
Installation : Cadeby
Project number : LDS-221026
Date : 22.10.2026

1.1 Summary, Exterior 1

1.1.2 Result overview, Evaluation area 2







Illuminance [lx]

General

Calculation algorithm used	Average indirect fraction
Height (phot.centre)	4.97 m
Maintenance factor	0.80
Total lamp luminous flux	119400.00 lm
Luminaire luminous flux	119384.54 lm
Total power	780.0 W
Total power per area (438.50 m²)	1.78 W/m² (1.50 W/m²/100lx)

Evaluation area 2	**Reference plane 2.1**
	Horizontal
$\bar{E}_m$	118 lx
E_{min}	6.67 lx
$E_{min}/\bar{E}_m$ (U_o)	0.06
E_{min}/E_{max} (U_d)	0.03
Position	0.75 m

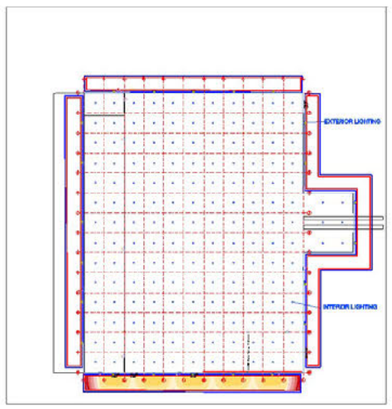
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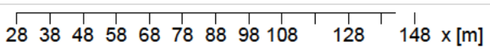
		LEDVANCE	
1	6 x	Order No.	: 4099854373404/
		Luminaire name	: FLOODLIGHT FLEX DALI ASYMMETRIC 55 X 120 130W 840 A55X120 WAL
		Equipment	: 1 x 130 W / 19900 lm

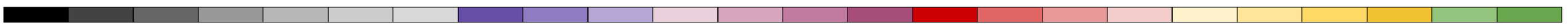
Object : Exterior
Installation : Cadeby
Project number : LDS-221026
Date : 22.10.2026

1.1 Summary, Exterior 1

1.1.3 Result overview, Evaluation area 3







Illuminance [lx]

General

Calculation algorithm used	Average indirect fraction
Height (phot.centre)	4.97 m
Maintenance factor	0.80
Total lamp luminous flux	99500.00 lm
Luminaire luminous flux	99487.12 lm
Total power	650.0 W
Total power per area (359.85 m²)	1.81 W/m² (1.46 W/m²/100lx)

Evaluation area 3	**Reference plane 3.1**
	Horizontal
$\bar{E}_m$	123 lx
E_{min}	10.6 lx
$E_{min}/\bar{E}_m$ (U_o)	0.09
E_{min}/E_{max} (U_d)	0.06
Position	0.00 m

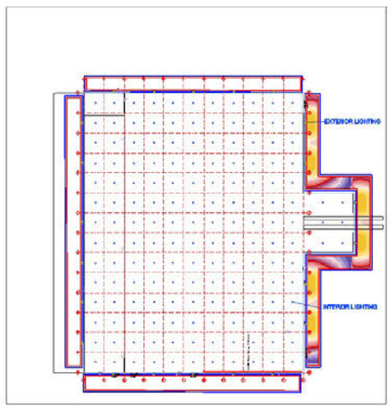
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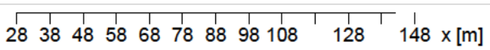
1 5 x **LEDVANCE**
Order No. : 4099854373404/
Luminaire name : FLOODLIGHT FLEX DALI ASYMMETRIC 55 X 120 130W 840 A55X120 WAL
Equipment : 1 x 130 W / 19900 lm

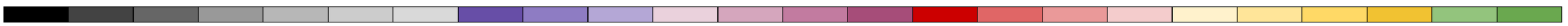
Object : Exterior
Installation : Cadeby
Project number : LDS-221026
Date : 22.10.2026

1.1 Summary, Exterior 1

1.1.4 Result overview, Evaluation area 4







Illuminance [lx]

General

Calculation algorithm used	Average indirect fraction
Height (phot.centre)	4.97 m
Maintenance factor	0.80
Total lamp luminous flux	119400.00 lm
Luminaire luminous flux	119384.54 lm
Total power	780.0 W
Total power per area (531.28 m²)	1.47 W/m² (1.40 W/m²/100lx)

Evaluation area 4	**Reference plane 4.1**
	Horizontal
$\bar{E}_m$	105 lx
E_{min}	0.84 lx
$E_{min}/\bar{E}_m$ (U_o)	0.01
E_{min}/E_{max} (U_d)	0.00
Position	0.75 m

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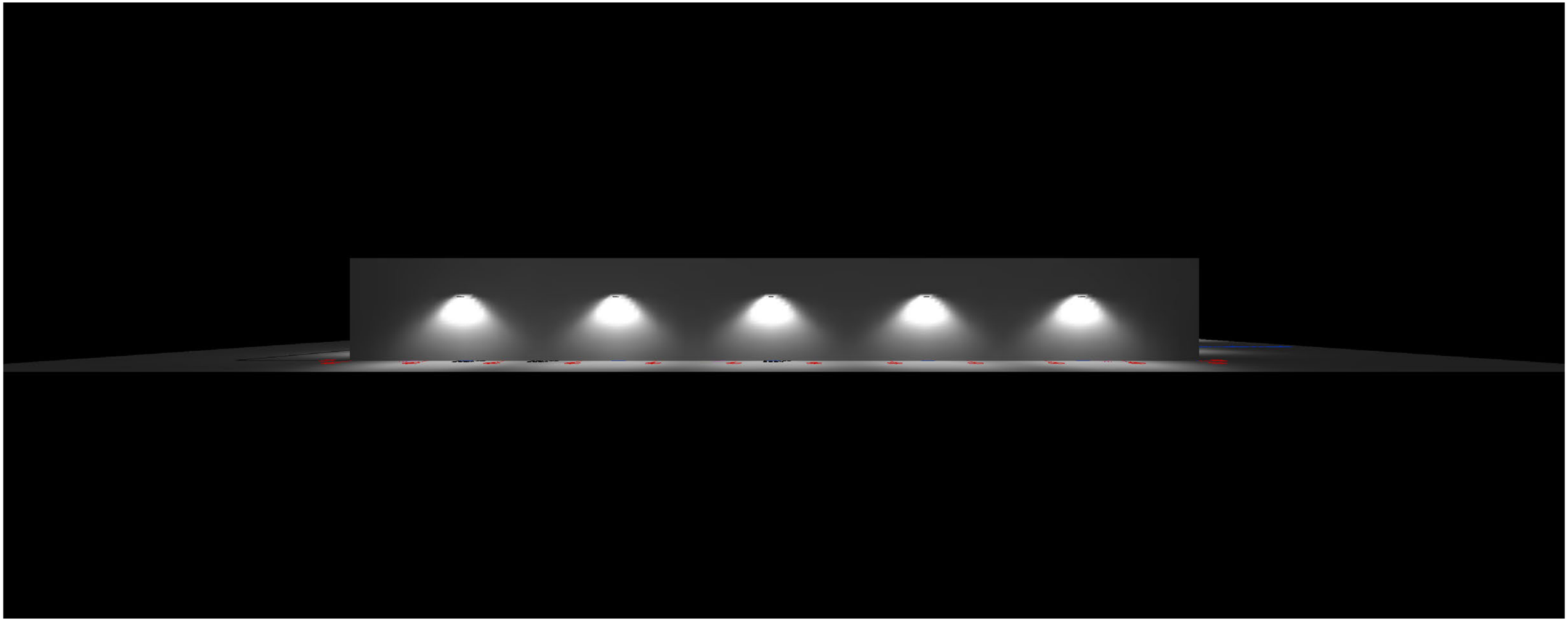
		LEDVANCE	
1	6 x	Order No.	: 4099854373404/
		Luminaire name	: FLOODLIGHT FLEX DALI ASYMMETRIC 55 X 120 130W 840 A55X120 WAL
		Equipment	: 1 x 130 W / 19900 lm

Object : Exterior
Installation : Cadeby
Project number : LDS-221026
Date : 22.10.2026

1 Exterior 1

1.2 Calculation results, Exterior 1

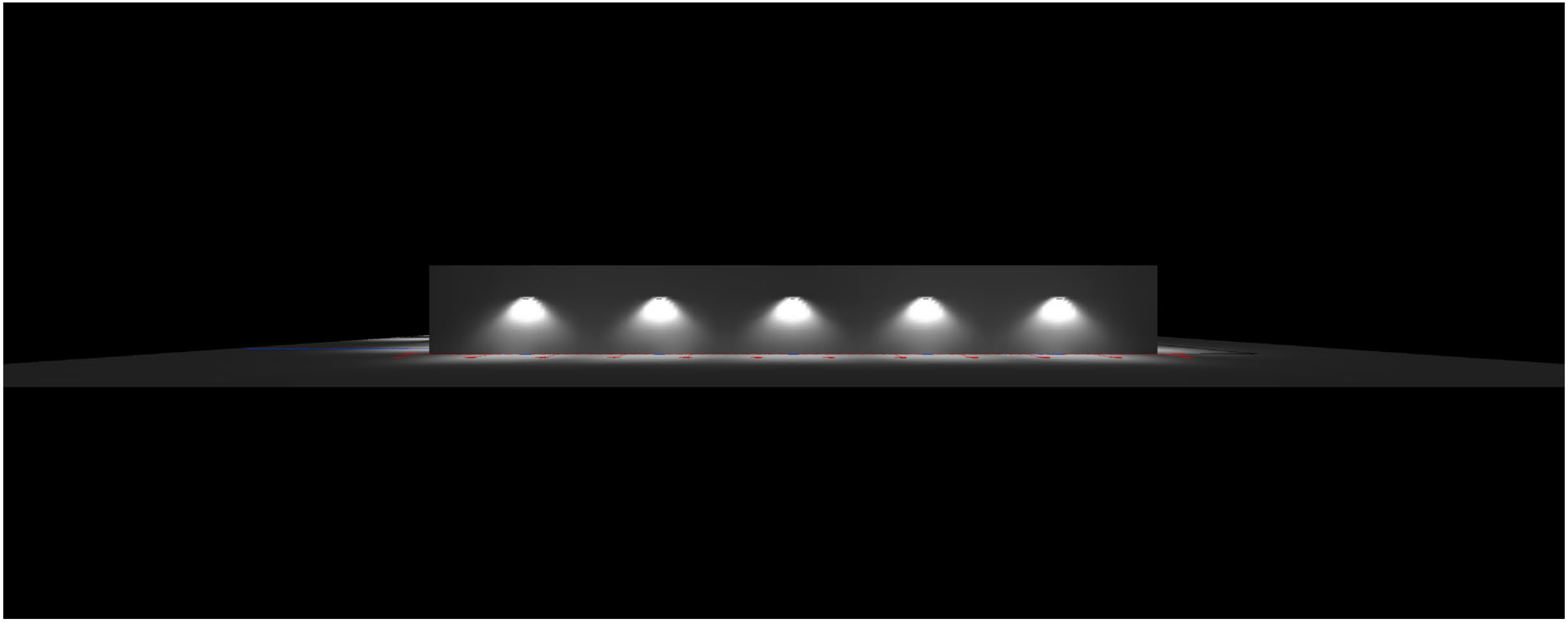
1.2.2 3D luminance, View from the front



Luminance in the scene
Minimum: : 0 cd/m²
Maximum: : 665 cd/m²

1.2 Calculation results, Exterior 1

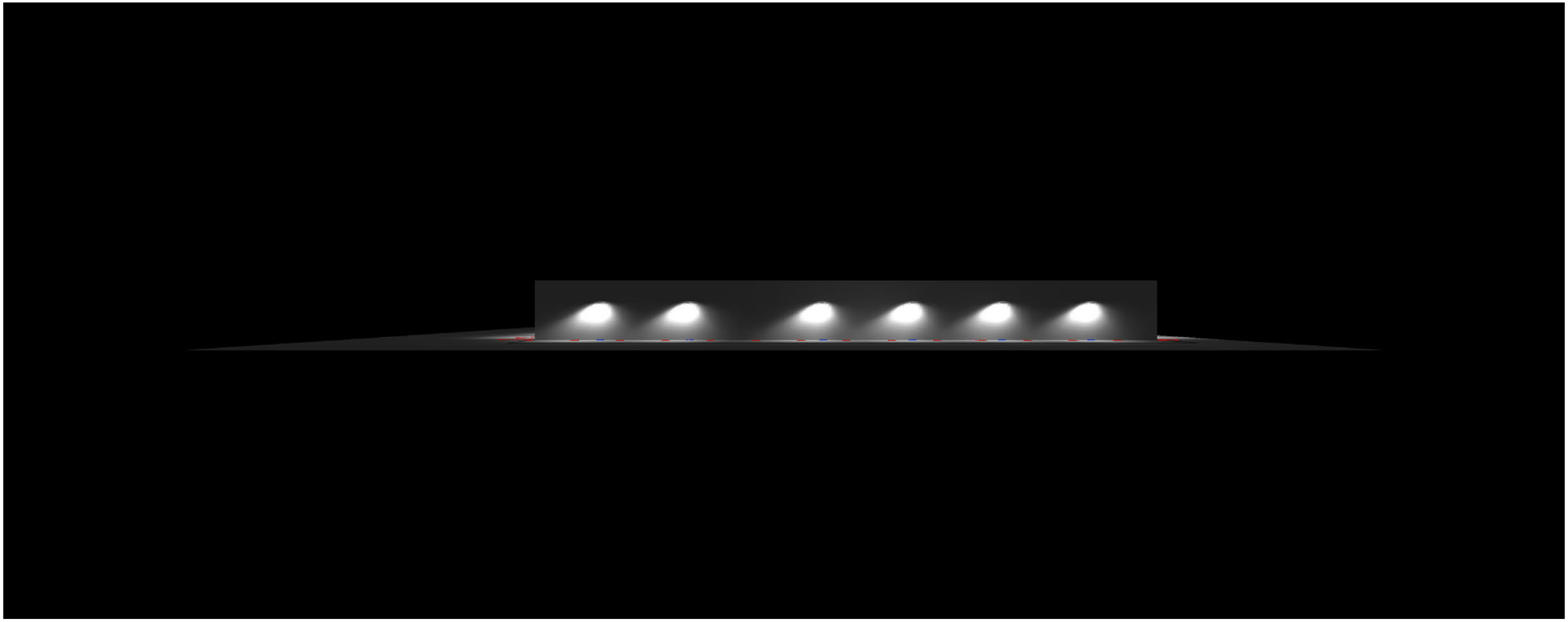
1.2.3 3D luminance, View from the back



Luminance in the scene
Minimum: : 0 cd/m²
Maximum: : 665 cd/m²

1.2 Calculation results, Exterior 1

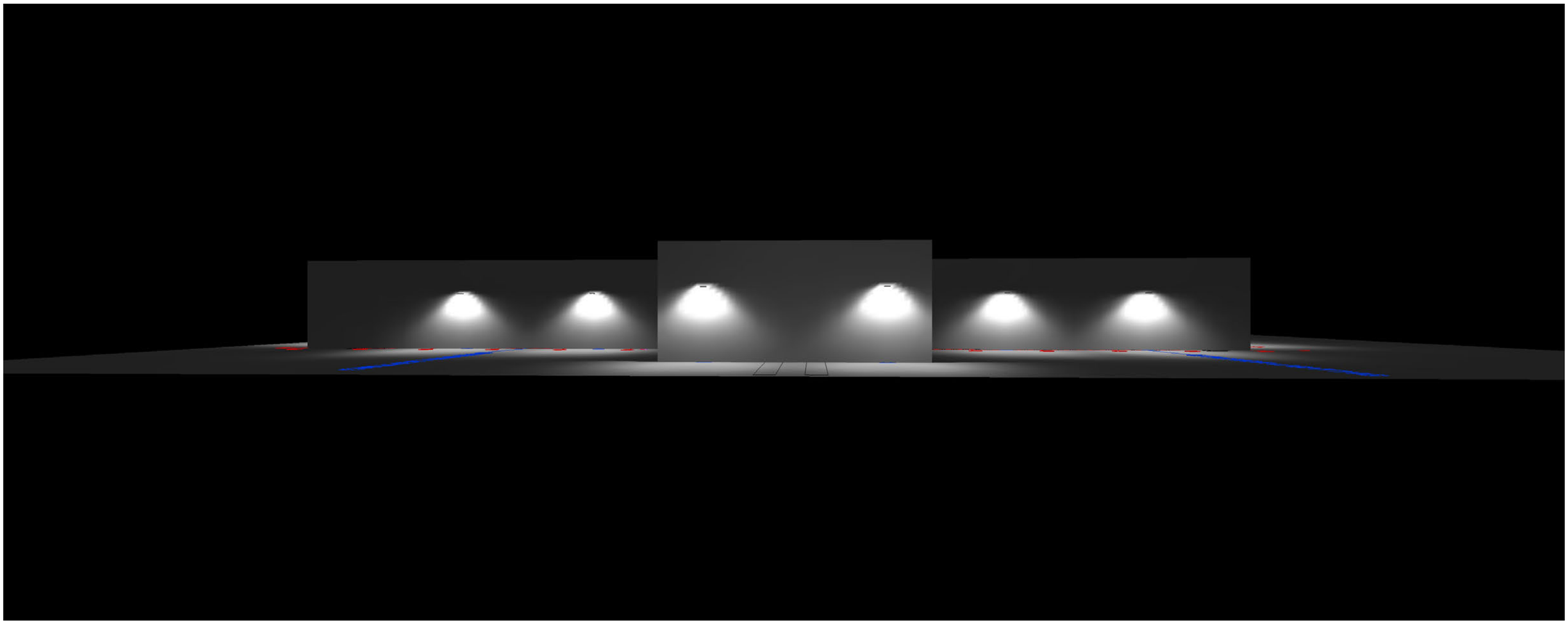
1.2.4 3D luminance, View from the left



Luminance in the scene
Minimum: : 0 cd/m²
Maximum: : 665 cd/m²

1.2 Calculation results, Exterior 1

1.2.5 3D luminance, View from the right



Luminance in the scene
Minimum: : 0 cd/m²
Maximum: : 665 cd/m²