

**Barlestone Road (B582), Newbold Verdon, Leicestershire**  
**Technical Note: Lighting Response to Hinckley and Bosworth Borough Council**  
**January 2025**  
**Our Ref: 24832-LIGH-0402**

**Introduction**

MEC Consulting Group Ltd (MEC) has been commissioned by David Wilson Homes East Midlands to undertake lighting work to support a planning application (ref. 24/01061/OUT) for a proposed development on Barlestone Road, Newbold Verdon, Leicestershire. The description of development is as follows:

*Outline planning application (all matters reserved except vehicular access) for the erection of up to 240 residential dwellings (Use Class C3), retention of the existing accesses off Barlestone Road and the creation of new accesses off Barlestone Road, land safeguarded for a cemetery and a health centre (Use Classes E(e)), public open space and associated infrastructure.*

In support of the application, MEC prepared a Lighting Impact Assessment (ref. 24832-LIGH-0401 Rev C) dated October 2024.

This Technical Note has been prepared to address lighting comments received from the Hinckley and Bosworth Borough Council (HBBC) Environmental Services team on the 6<sup>th</sup> December 2024. The comments by HBBC are outlined below:

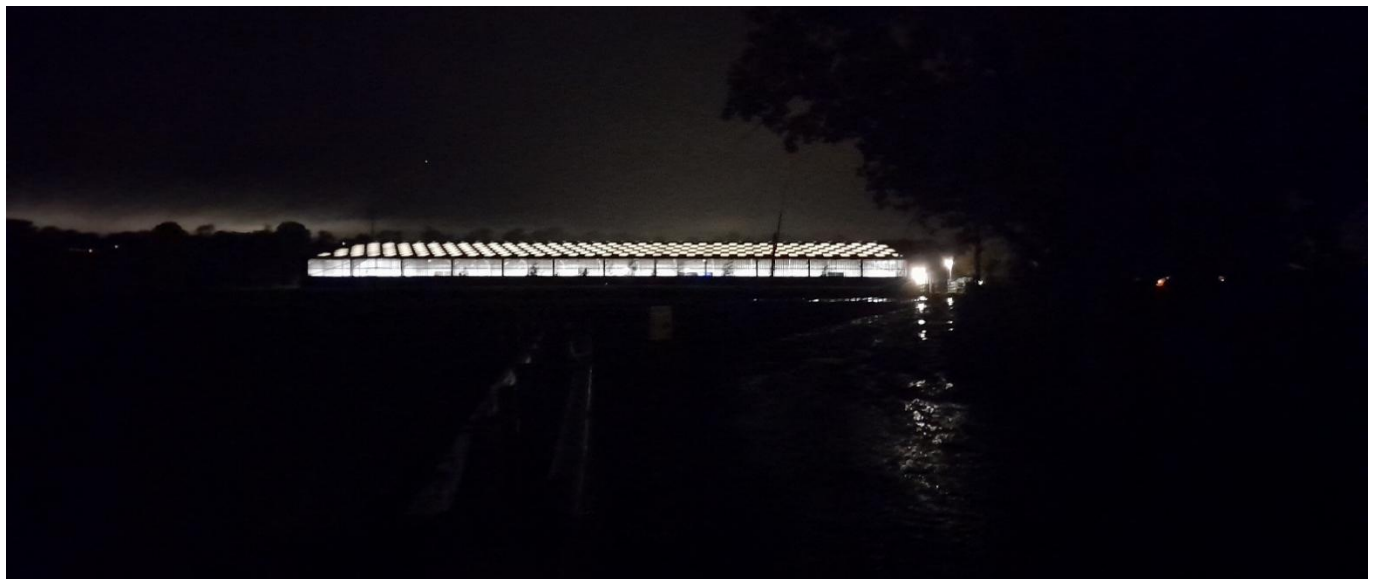
*The Light Impact Assessment states in section 2.1 that to the north the equestrian centre is the main source of light. This does not appear to have been discussed further with regard to potential impact on proposed residential premises- please can the consultant comment on the lighting on that site and any potential effect/ predicted levels. I understand that the existing flood lit equestrian jumping area will be removed as part of the development but it is not clear whether other lighting is present at the equestrian centre that may affect the proposed dwellings.*

*I will comment fully once the above has been clarified.*

**Response**

Figures 1 and 2 below, are photographs taken on site at the time of the lighting survey and shows light emanating from equestrian centre. Figure 1 is from the boundary of the site and Figure 2 was taken adjacent to the location of the proposed dwellings.

**Figure 1: On site lighting photo (from boundary)**



**Figure 2: On site lighting photo (from location of nearest proposed dwellings)**



The only light coming from the equestrian centre is from the indoor riding area which has cowls and shielding. Some external floodlights are present but these are angled away from the proposed dwellings. Trees have also been planted in between the building and the proposed development which provide additional screening.

The nearest dwellings are proposed to be 60m from the nearest light sources and these lights are not anticipated to be used after post-curfew hours so levels at the nearby proposed dwellings will be below the ILP E2 Pre-curfew levels of 5 lux.

As such, and based on the photographs and measurements of lighting levels taken on site, light levels are predicted to be below the 5 lux pre-curfew ILP E2 lighting criteria. Therefore, it is not anticipated lighting from the adjacent equestrian centre will adversely impact any nearby proposed dwellings.

We trust this information will allow the HBBC Environmental Services team to now fully comment on the proposals.

#### REGISTRATION OF AMENDMENTS

| Date         | Rev | Comment     | Prepared By                                                            | Checked By                                                  | Approved By                                                        |
|--------------|-----|-------------|------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------|
| January 2025 | -   | First issue | Nathan Allen<br>MEnvSci<br>Senior Environmental<br>Consultant Lighting | Callum Astle BA<br>MSc Environmental<br>Consultant Lighting | Alexander Bennett<br>BSc (Hons) MCIHT<br>MTPS<br>Managing Director |

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