



Technical Note

Project: Land at Lynchmead Farm, Weston-Super-Mare
Title: Lighting Statement
Date: 04 March 2022
Client: Mead Realisations Ltd
Reference: 220302_P886_Lynchmead Farm_Lighting Statement_EAD Ecology: March 2022
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1 Introduction

- 1.1** This Technical Note has been prepared by EAD Ecology on behalf of Mead Realisations Ltd in relation to the proposed development at Lynchmead Farm, Weston-super-Mare (North Somerset Council (NSC) planning reference 20/P/1579/OUT), hereafter referred to as 'the site'. This Technical Note provides a statement regarding the Lighting Impact Assessment prepared by Hydrock (March 2022) and its compliance with the recommendations within EclA report (April 2020) submitted with the Outline Planning Application.
- 1.2** Previous Technical Notes were issued in March 2021 and October 2021 to address the formal consultation response from Susan Stangroom and Kate Jeffreys of North Somerset Council.

2 Lighting design

- 2.1.1** An updated Parameters Plan for the development was submitted with the October 2021 Technical Note, which showed the areas of the site identified as 'dark corridors', within which it was proposed lighting levels would be maintained at under 0.5 lux at ground level and at 2m above the ground.
- 2.1.2** As recommended within the EclA, the lighting design for the site seeks to minimise lighting spill to reduce lighting disturbance impacts and utilizes the design features set out within Section 4.1.1 of the EclA report. This includes external lighting featuring downward facing low-output luminaires with motion sensors and street lighting with front and rear louvres and shields, and the use of 1m bollards with directional lighting. The internal lighting design features include recessed downlight directional spot luminaires and hanging pendants with LED lamp.

3 Dark corridors

- 3.1.1** The lighting design demonstrates that the 'dark corridors' would not be subject to light spill over 0.5 lux from the external lighting. Where new roads cross these dark corridors, bat 'hop-overs' would be achieved through the use of short sections of unlit road.

3.1.2 The internal lighting assessment (i.e. light spill from within dwellings) is based on 'worst-case scenario' measurements. It demonstrates that in the event of all internal lighting being in use and no curtains or blinds being closed, the identified corridors would be retained as dark (i.e. <0.5 lux) at ground level and at 2m above the ground in accordance with the 'dark corridor' parameters. Above the height of 2m there would be small isolated locations where there would be light-spill in excess of 0.5lux; these locations are shown within the Lighting Impact Assessment. In these locations the light-spill would be limited; refer to the Lighting Impact Assessment.

4 Conclusion

4.1.1 With regard to external and internal lighting, the strategy demonstrates that maintaining suitable 'dark corridors' within and on the boundaries of the site could be achieved, in accordance with the parameters set out in the 2020 EclA.

4.1.2 It should also be noted that the current application is at outline stage, and none of the house types are final. At the Reserved Matters stage, separate construction and operation phase lighting plans would be prepared, at which point further measures could also be considered, including the use of blinds, improved glazing or reduced window sizes.

4.1.3 Overall, we consider that the lighting strategy demonstrates that suitable 'dark corridors' could be provided, as per the conclusions of the 2020 EclA, and that these 'dark corridors' would be suitable to ensure that lighting impacts to bats were minimised and allow permeability of the site for bats and other nocturnal wildlife.

4.1.4 As per the conclusions of the 2020 EclA, in view of the sensitive lighting design and use of 'dark corridors', and the distance of the site from the North Somerset and Mendip Bats SAC (5.7km), no likely significant effect on the SAC is predicted.