

Technical Note

Project: Land at Lynchmead Farm, Weston-Super-Mare
Title: Lighting Statement
Date: 16 May 2023
Client: Mead Realisations Ltd
Reference: 230413_P886_Lynchmead Farm_Lighting_Statement_EAD Ecology: May 2023

- 1.1.1 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').
- 1.1.2 A revised Lighting Impact Assessment of the outline development proposals within the site has been prepared (The Lighting Bee Ltd, 21.03.23¹) and was issued to North Somerset Council (NSC) on 22.03.23.
- 1.1.3 The Lighting Assessment demonstrates that it would be feasible, with appropriate mitigation measures applied, to maintain 'dark zones' in accordance with the Ecological Parameters Plan² i.e., light spill from combined internal and external lighting, calculated at the edge of the proposed 'dark zones' is predicted to be <0.5lux both horizontally at ground level, and vertically on up to 2m in height.
- 1.1.4 In view of the results of the revised Lighting Impact Assessment, it is agreed with North Somerset Council and Natural England that issues concerning the impact on lighting on bats can be addressed via the following condition applied to the outline consent:

All reserved matters applications shall include a Lighting Design Strategy to maintain 'dark areas' within the site during construction and operation, in accordance with the principles of the Ecological Parameters Plan (EAD Ecology October 2021). The Strategy shall include:

a) A map showing the "dark areas" that will be maintained on site.

b) Evidence to demonstrate that light spill no higher than 0.5 lux will be achieved within the "dark areas", including lux-contours from external lighting (both public-realm and domestic) and light-spill from within buildings.

c) Where b) is achieved either fully or in part through landscaping, details of the landscaping and its management to ensure it will maintain the "dark areas" in perpetuity. These details shall be

¹ The Lighting Bee Ltd. 21 March 2023. Land at Lynchmead Road, Lighting Impact Assessment. Report to Mead Realisations Ltd.

² EAD Ecology Ltd, 20 October 2021. Land at Lynchmead Farm, Weston-Super-Mare. Response to ecological comments made by North Somerset Council. Mead Realisations Ltd.

incorporated into the Detailed Landscaping Scheme and Landscape and Ecological Management Plan (LEMP) where applicable.

- 1.1.5 Assuming the above condition is applied, it is agreed with North Somerset Council and Natural England that there would be no likely adverse effect on the favourable conservation status of the bat species that use the site and no likely significant effect on the North Somerset and Mendip Bats Special Area of Conservation (SAC) as a result of the development.