

Joint Note

Project: Land at Lynchmead Farm, Ebdon Road, Wick St Lawrence, Weston-super-Mare
Title: Joint Note
Date: 25 April 2023
Reference: 230424_P886_Joint_Note: April 2023

- 1.1.1 This Joint Note has been prepared by EAD Ecology on behalf of the appellant Mead Realisations Ltd and North Somerset Council 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 (LIA) 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 LIA 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 The mitigation measures, or broad design principles, raised by the appellant include the following:
- Recessed downlight luminaires to be provided to all rooms with apertures that are adjacent to the proposed dark zones. (Typically, downlight luminaires used, and sold for use, in residential properties will have beam angles of 30-40 degrees. The recessed nature of downlights, and smaller beam angles reduces light spill, compared with pendant luminaires.)
 - External lighting will be minimal and limited to building mounted lighting only to the front and rear entrances of each dwelling, and low-level bollard lighting to the courtyard areas, as shown on the Mitigation Plan.
 - The external building mounted luminaires to the front and rear entrances will be downward directional wall lights. These luminaires will utilise LED lamps and will therefore emit no UV light, and will have a warm white colour temperature of 3000K.
 - Building mounted external lighting will operate on PIR (movement) detectors. The bollard luminaires are proposed to operate dusk till dawn via photocell, with a 7-day programmable time switch to be provided to allow the timings of operation to be reduced if required.

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.

- To ensure that no additional private external lighting is installed, covenants will need to be put in place to prevent it being added in the future.
- 1.8m high timber close boarded fence to be provided to block light spill in the locations.

1.1.5 North Somerset Council ('the LPA') consider the LIA is a helpful 'benchmark' of the likely measures that are needed deliver a scheme that incorporates dark corridors, but it does highlight the challenges to achieve this. For example, the LPA considers that a development of this type and scale will normally include lighting alongside roads or footpaths for basic wayfinding for pedestrians and cyclists along roads and paths, even if this necessitates a non-standard solution. The appellant's lighting report does not, however, suggest this will be provided. It also indicates that control over the type of internal lighting inside houses will be needed.

1.1.6 Notwithstanding this, 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:

1.1.7 All reserved matters applications shall include a Lighting Design Strategy and detailed design measures to maintain 'dark areas' within the site during construction and operation of the development, in broad accordance with the principles of the Ecological Parameters Plan (EAD Ecology October 2021). The Strategy and detailed design measures shall include the following details to be submitted to and approved by the Local Planning Authority:

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

b) Evidence to demonstrate how light spill not exceeding 0.5 lux will be achieved within the approved "dark areas". This shall include lux-contours from external lighting (both public-realm and domestic) combined with light-spill from within buildings.

The development shall be carried out in accordance with the approved measures before the referred lighting is first operated. Thereafter it shall be maintained in accordance with the approved details.

Reason: To reduce the potential for light pollution in accordance with Policy CS3 of the North Somerset Core Strategy and to protect bat habitat in accordance with the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).

1.1.8 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.