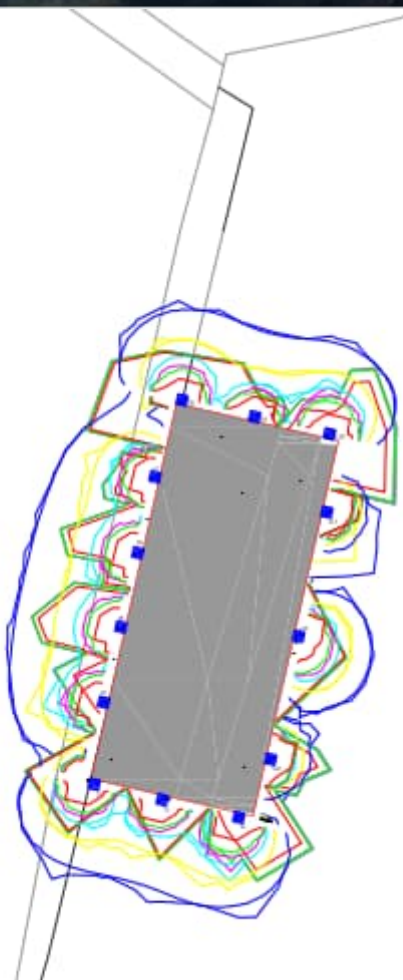

From: Liz Anderson
Sent: 19 August 2025 10:08
To: Tom Rea
Subject: 25/01905/DOC Details reserved by Condition 4 (Lighting) of planning permission reference 24/02745/FP granted 21.02.2025

Good morning, I've looked at the proposed lighting scheme for the new barn and it does not appear to be in the spirit intended by the condition for 'sensitive lighting'. It is accepted that a degree of light is required for security and safety but the light spill from the proposed scheme clearly enters the hedgerow. The PEA was clear in advising, *'any lighting should minimise spill onto the surrounding landscape to reduce potential adverse lighting-related effects upon species. Where possible and practicable, operational lighting should be directed away from the hedgerow boundary'*. The report acknowledges *'..the proposed lighting scheme for the agricultural barn exceeds the recommended illuminance levels outlined in BCT Guidance Note'* going on to justify this proposing *'To address any potential concerns and minimise disruption to local wildlife and the surrounding environment, we propose that all non-essential lighting particularly external lighting be either switched off or dimmed to the agreed post curfew hours each evening.'*

The condition only requires lighting to be installed in accordance with the strategy, not operated so there is no guarantee that curfews will be adhered to or that they could be enforced. I appreciate lighting will be predominantly used in the winter when bats are not using the hedgerow but the levels proposed do appear excessive. I will leave it to you to decide if you feel the curfews will be sufficient to ensure disturbance is avoided.





Liz Anderson CEnv MCIEEM
Senior Ecologist

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