

Gratton Hall Farm SWT Comments

Date: 26.06.2025

Application Reference: DOC/2024/0089

Location: Gratton Hall Farm , Gratton Hall Lane , Gratton , Staffordshire , ST9 9AW

Proposed Development: Discharge of conditions 4,5,6 & 12 relating to SMD/2021/0844

Staffordshire Wildlife Trust has been asked to review the above application as part of a service level agreement with Staffordshire Moorlands District Council to provide ecology advice regarding planning and development management functions.

Documents Viewed:

- Application form
- Gratton Hall Farm Condition Discharge

Summary: Condition 12 cannot be discharged until further information is provided on the external lights that are to be installed.

Condition 12

The condition discharge states that *“There shall be a single traditional wall mounted coach lantern fitted to the external wall above D.0.12 and to the side of D.0.05. This shall be a black coated metal unit and the maximum wattage of the light shall be 40W.”*

The condition stated *“Prior to the installation of any external lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. All external lighting shall thereafter be implemented in accordance with the approved scheme prior to the first occupation or use of the development.”*

Reason: In the interests of amenity and ecology”

A lighting scheme has not been provided. Further information is required on the specification of the lights to be used, including a location plan that demonstrates the light spill. The lighting scheme should be in line with recommendations in the Bat Conservation Trust Guidance Note GN08/23 Bats and Artificial Lighting At Night. This includes:

- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability

- A warm white light source (2700Kelvin or lower) should be adopted to reduce blue light component
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012)
- Column heights should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt
- Where appropriate, external security lighting should be set on motion sensors and set to as short a possible a timer as the risk assessment will allow. For most general residential purposes, a 1 or 2 minute timer is likely to be appropriate
- Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely.

We would expect to see detailed specifications of the light and casing used including the kelvins, any cowls and timers or sensors, and details of where the light spill will fall.