

Gilfach yr Haidd Farm
One Planet Development
Planning Statement

On behalf of Simon and Leigh Cometson



terraperma
ECOLOGICAL BUILDING

Aug 2025

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1. Summary

- 1.1.1 This Planning Statement supports the full application by Simon and Leigh Cometson under the Welsh Assembly Government One Planet Development (OPD) Policy for a low impact dwelling and associated agricultural buildings to be tied to exemplary low carbon living on the land a land based business and an agreed programme of environmental land management improvements as laid out in the submitted OPD Management Plan (MP) and the supporting documents. It lays out how the proposals accord with national and local policy.
- 1.1.2 The property is 34 acres (13.7 ha) of agricultural land approximately 0.5km east of Ystalyfera.
- 1.1.3 The application is for change of use of the site from agricultural to One Planet Development subject to the OPD Management Plan (2108 m2). Including:
 - The siting of an off-grid low impact dwelling
 - Erection of two polytunnels
 - Erection of a processing shed
 - Erection of a log store / solar mount
 - Drainage works
 - Provision of a hardstanding and access track (retrospective)
 - Siting of two containers (retrospective) with roof cover between.
- 1.1.4 The proposals will deliver a modest land based business with high ecological credentials linked to wider landscape and land management enhancements. The application follows pre-application (ref Q2022/0169) in August 2022 and submitted a full application (ref P2024/0786) which was subsequently withdrawn due principally a miss-understanding regarding the size of the site area which had led the LPA to start to assess it as a major application.
- 1.1.5 The supporting documents include an appraisal of the proposals against the WAG OPD Practice Guidance. The Appraisal concludes that this proposal if fully implemented as described in the Management Plan would meet the requirements of the policy as laid out in the Practice Guidance.
- 1.1.6 The site lies within the far eastern edge of Special Landscape Area SLA1(EN2/1) Mynydd y Garth and the design (modest and low) and siting of the building and the landscape management proposed within the OPD Management Plan respects the key characteristics of the area in compliance with Policy EN2.
- 1.1.7 A rural location is appropriate for an OPD and the OPD MP and the landscape management proposals contained within it and illustrated on the drawings demonstrate the project respects and complies with local Policy SP14 and Policy EN2.
- 1.1.8 The proposal complies with Policy SP15 delivering many enhancements that are positive for wildlife and habitat and laid out in the PEA and section 7 of the OPD management plan and the Green Infrastructure Statement. The proposal will result in a net benefit to wildlife as laid out in PPW. It is in compliance with Policy EN6 and Policy EN7 as the proposals will not impact important sites, nor important natural features.
- 1.1.9 The zero carbon energy report lays out how the highly insulated building will meet the OPD requirements of zero carbon in use. The CfSH materials assessment (MP Appendix H)

lays out how embodied carbon will be reduced in line with the OPD guidance. The OPD MP section 8 and Appendix F Zero Carbon Energy Report and Appendix G Renewable Energy calculations demonstrate the proposal complies with the OPD practice guidance, Policy SP18 (1 and 3) and Policy RE1 and RE2 are not engaged.

- 1.1.10 No trees will be affected in the development of the dwelling and other associated buildings of the OPD proposal. Section 7 of the OPD MP and drawing 'P125-P-601 Land management proposed', describes where new woodlands are planted, listing species and locations and the defunct hedge lines will be replanted and strengthened and new hedges introduced.
- 1.1.11 The site has an existing access track and a hardstanding has been constructed inside the site entrance to facilitate the farming activities. The transport impact of the proposal is very small and laid out in Section 11 of the MP which demonstrates how the proposals comply with local Policy TR2 (1,2 and 3).
- 1.1.12 Surface water and foul drainage can be adequately addressed on the site in line with the OPD Practice Guidance. The proposals have been considered in relation to Policy BE1 clause 9 and the system will be proved by a SAB application once planning is secured.
- 1.1.13 A coal mining risk assessment report has been prepared demonstrating there is no risk caused by the proposed development.
- 1.1.14 Lighting will be provided in accordance with the recommendations of the PEA to ensure no negative impacts upon wildlife.
- 1.1.15 The proposals are sensitively sited and in line with National and Local policies. The development will support a highly ecological home and land-based business for a hard-working couple who have started to integrate themselves into the local community.

2. Introduction

- 2.1.1 This Planning Statement supports the full application by Simon and Leigh Cometson under the One Planet Development (OPD) Policy for a low impact dwelling and associated agricultural buildings to be tied to exemplary low carbon living on the land and an agreed programme of environmental improvements as laid out in the OPD Management Plan (MP) and the supporting documents. It assesses how the proposed development accords with policies in the Development Plan, local and national policies.
- 2.1.2 The site access is located at grid reference easting 275892, northing 209158.
- 2.1.3 The application pack includes
- This Planning Statement
 - Drawing P125-P-300 Location Plan
 - The site plans existing and proposed
 - P125-P-301 Block Plan 1 of 2 Existing
 - P125-P-302 Block Plan 1 of 2 Proposed
 - P125-P-303 Block Plan 2 of 2 Existing
 - P125-P-304 Block Plan 2 of 2 Proposed
 - Building plans
 - P125-P-400 Dwelling Plans proposed
 - P125-P-401 Dwelling Elevations prop
 - P125-P-402-Polytunnels-Plans-Elevations-prop
 - P125-P-403-Container-Barn-Plans-Elevations-prop
 - OPD Land Management Drawings
 - P125-P-600 Land management existing
 - P125-P-601 Land management proposed
 - The OPD Management Plan and Appendices:
 - Appendix A draft Unilateral-Undertaking
 - Appendix B Preliminary Ecological Assessment
 - Appendix-C Landscape Statement
 - Appendix D Landmap information
 - Appendix E Land based business plan
 - Appendix F Zero Carbon Energy Report
 - Appendix G Renewable Energy Calcs
 - Appendix H CfSH Materials Assessment
 - Appendix-I Ecological Footprint Assessment
 - Appendix J Annual Monitoring Form
 - Green Infrastructure Statement
 - Coal mining risk assessment report

3. Context

3.1. Site

- 3.1.1 The property is 34 acres (13.7 ha) of agricultural land. The site sits towards the top of a hill ridge and is approximately 0.5km east of Ystalyfera, approximately 0.7km from the town centre. The site sits between existing farmsteads to the north, south and west.
- 3.1.2 The OPD development site is 2108 m² of land within the wider farmland and benefits from an existing access track. The site is located towards the northern end of the upland ridge, with land sloping to the west, north and east.

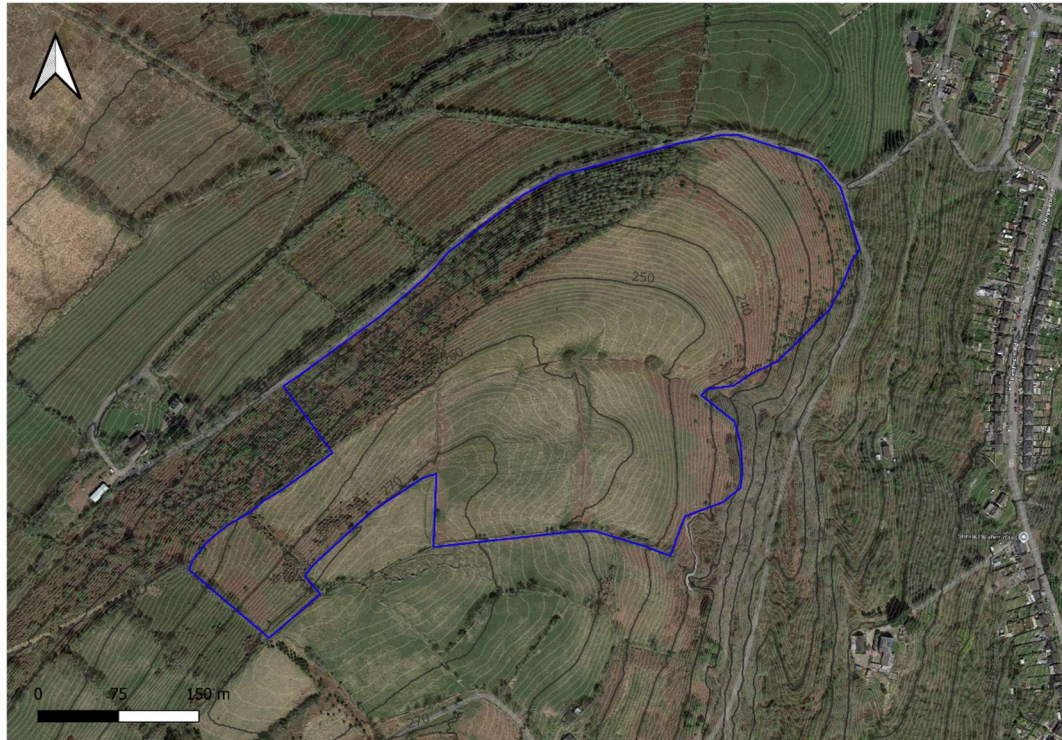


Figure 1: Aerial view of Gilfach yr Haidd Farm

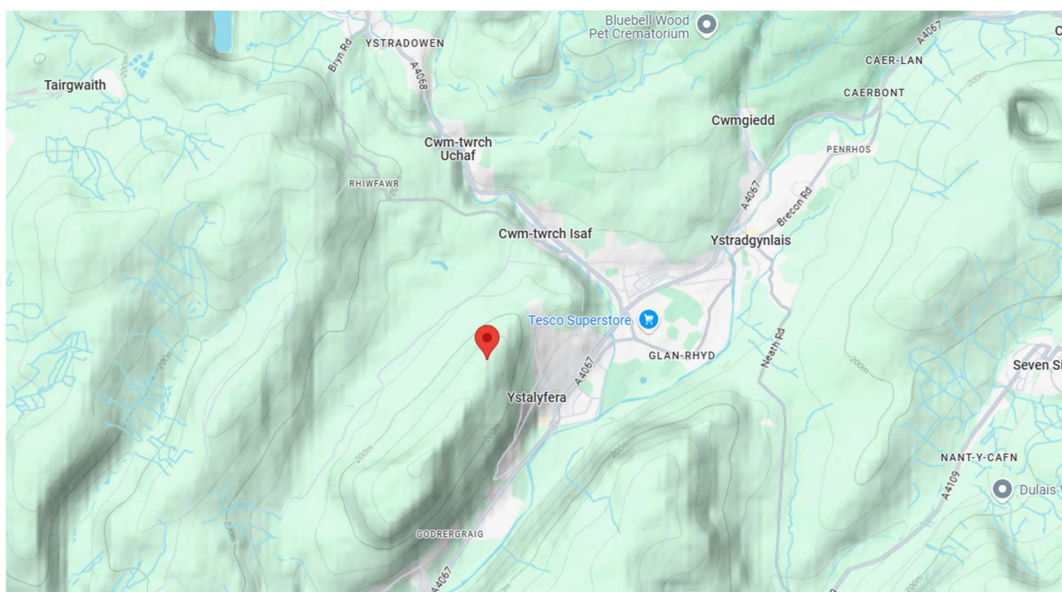


Figure 2: Gilfach yr Haidd Farm in wider landscape

3.2. Planning History

3.2.1 The relevant planning history is set out below.

- Q2022/0169 – Pre-application – Proposed One Planet Development – 26th August 2022
- P2024/0786 - application withdrawn

3.3. Planning Policy

3.3.1 The relevant policy documents are as follows:

- National
 - Planning Policy Wales
 - Technical Advice Note (TAN) 6 – Planning for Sustainable Rural Communities – 4.15 One Planet Developments
 - Practice Guidance – One Planet Development (TAN 6)
- Local – adopted
 - Neath Port Talbot County Borough Council Local Development Plan 2006-2021 – Adopted January 2016
 - Supplementary guidance:
 - Special Landscape Area
 - Parking Standards
 - Biodiversity and Geodiversity
 - Renewable and Low Carbon Energy
 - Design

3.3.2 A Replacement Local Development Plan (RLDP) 2023-2038 has undergone consultation for a preferred strategy and a deposit plan is currently being drafted. As such it carries limited weight at this time.

3.4. Proposals

3.4.1 The application is for change of use of the site from agricultural to One Planet Development subject to the OPD Management Plan 2108 m2. Including:

- The siting of an off-grid low impact dwelling
- Erection of two polytunnels
- Erection of a processing shed
- Erection of a log store / solar mount
- Drainage works
- Provision of a hardstanding and access track (retrospective)
- Siting of two containers (retrospective) with roof cover between.

4. Assessment

4.1. Principle of Development

4.1.1 Future Wales: The National Plan 2040 is the national development framework. The principle of development is supported by Planning Policy Wales (edition 12) (para 4.2.39-40) and Technical Advice Note (TAN) 6 Planning for Sustainable Rural Communities (section 4.15), Supplemented and explained by the One Planet Development Practice Guidance. These establish that in principle a low impact highly ecological development can be appropriate in this rural location, subject to adequately addressing local policy requirements.

4.1.2 In addition the following Policies of Neath Port Talbot County Borough Council Local Development Plan 2006-2021 also require to be addressed.

4.1.3 Strategic Policies

- Policy SP3 Sustainable Communities – OPD developments are exemplars of Low impact development designed to reduce the impacts of their residents.
- Policy SP7 Housing Requirement - this proposal will deliver one home.
- Policy SP10 Open Space – not engaged but complied with.
- Policy SP14 The Countryside and the Undeveloped Coast
- Policy SP15 Biodiversity and Geodiversity = fully addressed
- Policy SP22 Welsh Language – The proposal falls outside the designated language sensitive areas.

4.1.4 Topic based Policies

- Policy SC1 Settlement limits – The rural location is appropriate for an OPD (criteria 7)
- Policy EN2 Special Landscape Areas – the proposals are designed and sited to respect the SLA
- Policy EN6 Important Biodiversity and Geodiversity Sites – not impacted
- Policy EN7 Important Natural Features – not impacted
- Policy TR2 Design and Access of New Development – addressed proportionately to the rural location and low impact, agricultural nature of the proposals.

4.2. OPD Assessment

4.2.1 TerraPerma assisted in the preparation of the application alongside other professional input and conducted an appraisal of the application documents against the criteria within the Practice Guidance. The OPD Appraisal report document supports this application and lays out how the proposals comply with the TAN6 OPD Practice Guidance.

4.2.2 The applicant's project proposals as described in the Management Plan document, its Appendices, supporting drawings and expert reports from the SAP company and Acer Ecology were all considered in relation to the requirements of the OPD policy as described in the OPD guidance document.

- 4.2.3 Analysis laying out more detail of how the proposals comply with the requirements of the OPD policy is contained in the body of the Appraisal.
- 4.2.4 The Appraisal concludes that this proposal if fully implemented as described in the Management Plan would meet the requirements of the policy as laid out in the Practice Guidance.

4.3. Landscape and Visual Assessment

- 4.3.1 Gilfach yr Haidd Farm is located within the National Landscape Character Area 37 – South Wales Valleys. Locally, Gilfach yr Haidd Farm sits within the Special Landscape Area SLA1(EN2/1) Mynydd y Garth. Its impacts have been considered in relation to Policy EN2.
- 4.3.2 The landscape and visual assessment is provided within the application documents as the OPD MP APPENDIX C Landscape Statement 20250606. It details the key characteristics of the surrounding landscape and evaluates the potential impact of the proposed development on these local features. The visual impact is further assessed using a Zone of Theoretical Visibility (ZTV) model, which cross-references the viewshed with locations where visual receptors may be present (e.g., residential roads, footpaths, etc.). The document should be read in conjunction with this PS and the contents of the assessment are not repeated in this PS. A summary of impacts is given below.

Landscape Character

- 4.3.3 The assessment demonstrates that the proposed development would not result in significant change in the overall landscape character. There will be some localised character change but the type of agricultural development that is proposed is in keeping with other farm holdings along the upland area and valley sides. The development will read as one of many holdings in the landscape. The sensitive siting of the dwelling and the wider landscape management improvements proposed such as replanting and strengthening hedge lines will have a positive impact on landscape character.

Visual Impact

- 4.3.4 Most of the development is screened by topography from the not well utilised access track which is a PRoV (ref 18/137.lgk/1), which passes through the land. Beyond this the site is most prominent from the upland areas to the north, east and west from approximately 2km away. These visible viewpoints generally constitute small minor roads and PRoV footpaths. No views of the site can be seen from the nearby settlement and urbanised area. The visual impact of the proposed development will be minor and will with the implemented landscape strategy the impact will be even less. Only long-range views will be seen, and at those distances the development will be seen as one of the pattern of existing sporadic farmsteads across the upland area.
- 4.3.5 A rural location is appropriate for an OPD and the OPD MP and the landscape management proposals contained within it and illustrated on the drawings demonstrate the project respects and complies with Policy SP14 and Policy EN2.

4.4. Ecology and Wildlife

- 4.4.1 A Preliminary Ecological Appraisal has been undertaken by Acer Ecology, and submitted with the application, detailing the important habitats and species within the site. The MP also identifies the important ecological and landscape features surrounding the site.

4.4.2 The PEA states:

'The development will not result in any adverse impacts to statutory or non-statutory nature conservation sites.

The development may result in adverse impacts to the following habitats and/or species:

- Habitats of value – No parts of the site are currently considered to be of international, national, regional, district or high local value or local value for wildlife. Whilst the loss of the on-site habitats would be unlikely to have a significant impact outside of the context of the site, it would nevertheless be desirable that the impacts be either minimised or appropriately mitigated where possible; and*
- The proposed development will involve the clearance of an area of acid grassland within Area 1. However, the grassland did not meet the criteria of seven indicator species to be considered a 'good' example of this type of grassland. It only contained five species at the time of the survey: sheep's sorrel, sheep's fescue, heath bedstraw, tormentil and pignut.*

Provided appropriate precautionary, mitigation and compensation measures detailed in Section 4 (of the PEA) are implemented, the development is not anticipated to result in adverse impacts to any protected sites, habitats and species.'

4.4.3 The application is accompanied by a Green Infrastructure statement which addresses the Net Biodiversity Benefit for the application site.

4.4.4 In relation to the ecological baseline and proposed on-going land management, the proposal will conserve and enhance the biodiversity of the site and surroundings through the following mechanisms:

- Species poor semi-improved acid grassland. Will be managed by a mixture of grazing by ruminant animals and strip grazing by pigs which will break up the surface improve the structure and increase the species diversity. The areas thus turned will be enhanced with a seed mix as recommended in the PEA.
- Scattered trees. will be managed and maintained. Bat boxes will be erected in two larger trees.
- Defunct species-poor hedge will be thickened and replanted with a mixture of hazel, hawthorn, elder, dog rose, guelder rose, goat willow, rowan, honeysuckle, birch, holly, blackthorn and oak. A 2m buffer zone will be maintained adjacent to any hedgerow.
- Intact species poor hedge will be thickened and replanted with c A 2m buffer zone will be maintained adjacent to any hedgerow.
- The hazel that is retained and planted will be coppiced.
- Conifer Plantation (diseased larch) will be maintained as standing deadwood with limited extraction.
- Broadleaf woodland will be maintained with individual trees selectively coppiced as required to improve the mix of canopy cover and to facilitate planting to create a diversity of age in the trees.
- The newly planted broadleaf woodland provides compensation/mitigation to address any negative impacts of the OPD. It will be checked and maintained with

action taken as required to control weeds and pests as per the PEA recommendations.

- The dense bracken area of field 4b will be maintained and left to provide habitat for the badgers. A 30m buffer zone will kept around the badger sett.
- Bracken scrub will be allowed to regenerate.
- SuDs features. The pond at the end of the chain of reedbeds will be planted with a native species -rich aquatic plug plants and a native species rich marginal seed mix and native shrubs as per the recommendations in the PEA.
- Two hibernacula will be provided for reptiles in fields 3b and 4c as per the specifications in the PEA.
- Two bat boxes will be provided on the dwelling as per the specifications in the PEA.

4.4.5 Habitats for birds will be enhanced as follows:

- The land will be traditionally farmed and woodlands will be created and well managed.
- We will increase the presence of young trees significantly.
- We will introduce more wildflowers.
- Our land management plan intends to increase the soil's health, which will result in an increase in invertebrates which could provide an invaluable source of food for birds.
- The land is currently classed as 'semi-improved grassland' and this will be transformed into a rich biodiverse landscape which will be more suitable to sustaining Barn Owls.
- We will make and install a Barn Owl nesting box in the container tent barn and bat boxes to support local populations.
- We will allow our hedgerows to grow taller and wider. According to DEFRA: 'It is estimated that every year a hedgerow is left uncut it will gain two species of breeding bird'.

4.4.6 The conservation and enhancement of habitats have been addressed in the MP, the PEA report and in the Green Infrastructure statement. Lighting measures recommended in the PEA will be adopted, as per Section 4.13 of this planning statement.

4.4.7 The proposal complies with Policy SP15 delivering many enhancements that are positive for wildlife and habitat and laid out in the PEA and section 7 of the OPD management plan and the Green infrastructure statement. It is in compliance with Policy EN6 and Policy EN7 as the proposals will not impact important sites, nor important natural features.

4.5. Green Infrastructure Statement

4.5.1 The completed WAG Green Infrastructure statement (for minor developments) is provided detailing the impact of the development alongside the enhancements which will be delivered by the development and the OPD management of the site and the surrounding land in the applicant's control in compliance with paragraph 6.2.12 of PPVW.

4.5.2 It demonstrates that the proposed development would maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by:

- Restoring and adding to the existing species-poor hedgerows with native species;
- Improving the quality of existing species-poor semi-improved acid grassland;
- Planting new areas of broadleaf woodland;
- Two new ponds with areas of reedbed;
- Two bat boxes; and
- Two reptile hibernacula.

4.5.3 Thus improving:

- ecological connectivity,
- the quality of the existing habitats on the site
- introducing new habitats adding to the diversity of habitat on the land

4.5.4 Thus ensuring that any adverse environmental effects are minimised, and the unavoidable loss of small areas of poor quality semi-improved acid grassland are fully mitigated and compensated for.

4.6. Design

4.6.1 The site lies within the far eastern edge of Special Landscape Area SLA1(EN2/1) Mynydd y Garth and the design (modest and low) and siting of the building and the landscape management proposed within the OPD Management Plan respects the key characteristics of the area in compliance with Policy EN2. It respects the context of the site and its place within the local landscape, including its impact on the important arterial gateways into the County Borough, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges, in compliance with local Policy BE1.

4.6.2 The dwelling design for Gilfach yr Haidd Farm OPD has been designed to be a high quality well insulated energy efficient structure. It is a modest low single-story mono-pitch design, sensitive to the landscape it sits within and carefully sited within it. It is designed with materials appropriate to its surroundings. The timber cladding of the dwelling and ancillary buildings will grey with time blending them into their surroundings. All other relevant criteria of Policy BE1 are addressed; Important local features are retained and enhanced (woodlands, access track, field boundaries and hedges} See drawing . It specifically addresses the transport network related issues intrinsic to its rural location

4.6.3 The design follows the principles of the energy hierarchy. The design aims to reduce the need for excessive energy consumption through thoughtful behaviour changes, a fabric first approach to the use of materials with high thermal performance and efficient siting to maximise solar gain. The use of renewable energy sources; specifically Solar PV and micro wind and the burning of short rotation coppice timber harvested from the site will deliver the energy demand.

4.6.4 The zero carbon energy report lays out how the highly insulated building will meet the OPD requirements of zero carbon in use. The CfSH materials assessment (MP Appendix H) lays out how embodied carbon will be reduced in line with the OPD guidance. The OPD MP section 8 and Appendix F Zero Carbon Energy Report and Appendix G Renewable Energy calculations demonstrate the proposal complies with the OPD practice guidance, Policy SP18 (1 and 3) and Policy RE1 and RE2 are not engaged. Despite no energy assessment to local policy being required as this is a minor application. The proposals are

entirely off grid and therefore will provide for 100% of their energy needs from renewable sources.

- 4.6.5 The small domestic wind turbine proposed will be mounted by the west end of the solar store on a standard scaffolding pole mast guyed with cables. The turbine is 1.58m diameter. It will be mounted 6m above the ground level. This very small domestic turbine will not intrude into views and have negligible impact on the landscape.
- 4.6.6 The OPD Practice Guidance (para 3.95) requires that new buildings be capable of removal with low environmental impacts and the building will be compliant with the Caravan Act 1968 to best facilitate this. The ancillary buildings are of simple construction and also capable of removal with little impact.
- 4.6.7 TAN12: Design is also of relevance. As PPW notes, design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. The OPD Practice Guidance further describes good design in relation to OPD's. Section 3 of the OPD MP lays out the overall design strategy for the site and this is added to by the information given in Section 7 of the MP.

4.7. Neighbour Amenity

- 4.7.1 There are no neighbours in the immediate of the vicinity. The closest neighbours are nearby farms approximately 300m away. The proposed development will have no impact on neighbour amenity.

4.8. Trees

- 4.8.1 No trees will be affected in the development of the dwelling and other associated buildings of the OPD proposal. The site is many meters from the nearest trees and the management plan lays out how the existing trees will be cared for and maintained. There is no requirement for a tree survey in this circumstance.
- 4.8.2 Section 7 of the OPD MP and drawing 'P125-P-601 Land management proposed', describes where new woodlands are planted, listing species and locations and the defunct hedge lines will be replanted and strengthened and new hedges introduced

4.9. Highway Impact and Access

- 4.9.1 The site has an existing access track and a hardstanding has been constructed inside the site entrance to facilitate the farming activities. This will also provide an area for the staging of materials to be utilised in the construction process and for the parking of the applicant's vehicle. This is a modest two bedroom property for a family of two. Policy requires sufficient space for two vehicles which is provided within the hardstanding.
- 4.9.2 The transport impact of the proposal is laid out in Section 11 of the MP which demonstrates how the proposals comply with local Policy TR2 (1,2 and 3).
- 4.9.3 The applicants will have a very small impact on the surrounding highway network in line with the requirements of the OPD policy. Their transport use as describe within the Transport Assessment and Travel Plan in section 11 of the MP will be much lower than the average in Wales. Whilst being rural in nature the site is reasonably related to the local public transport network and to a number of footpaths.

- 4.9.4 Under normal conditions there will be no vehicular access to the dwelling which is accessed by a short footpath through the field. Access will be available during construction and if otherwise required via an existing field gateway.

4.10. Surface Water Drainage

- 4.10.1 Surface water will be collected from the roofs of all buildings and directed to storage tanks and a filtration system for the domestic use of the applicants, and for the irrigation of crops and the drinking supply for animals.
- 4.10.2 Any overflow from the tanks will be directed to a pond for further storage. Water from the pond will also be used for animals and irrigation of field crops. Exceedance flows from the pond should it overflow will drain over the grass sward following the existing overland drainage flows. The proposals have been considered in relation to Policy BE1 clause 9 and the system will be proved by a SAB application once planning is secured.

Flood Risk

- 4.10.3 The site is not within Flood Zone 2 or 3. It is high in the landscape and not at risk of flooding and the dwelling has a suspended floor raised above the ground level.

4.11. Foul Drainage

- 4.11.1 A compost toilet will be incorporated into the building. Urine and faeces will be separated at source. Faeces will have sawdust added and be composted aerobically within a sealed container in situ, avoiding unpleasant odours and methane production. Composting duration will be at least one year to ensure breakdown of all pathogens. The resulting hygienic and highly fertile 'compost' will be spread around the base of top-fruit (i.e., fruit-trees, not vegetables) and non-food crops. The system proposed is compliant with the OPD Practice Guidance and will comply with NRW requirements.
- 4.11.2 Grey water will be passed through a grease trap and then to two reed beds (vertical flow followed by horizontal flow) designed and sized in accordance with best practice in the document 'Good Building Guide 42 Part 2 Reed beds: design, construction and maintenance'. Treated effluent will then pass to the pond which will also collect exceedance from the surface water system as detailed in section 4.11 above.

4.12. Mining Risk Assessment

- 4.12.1 A coal mining risk assessment report has been prepared by Rhondda Geotechnical Services. The report finds:
- 4.12.2 This risk assessment has presented abundant evidence from comprehensive research that there is no risk to ground stability posed by coal mining legacy issues at the site. In particular, the risk from shallow unrecorded workings close to, or under the proposed development has been thoroughly examined and discounted. The High Development Risk status of the site is based on the outcrops of coal seams northwest and southeast of the site. The seam outcropping to the southeast is thin and unworkable. A compound seam, the Lower Pinchin, outcrops to the northwest of the site. The seam underlies the site at shallow depth, probably between 10m-20m. The seam has been worked to a limited extent in the locality, but only where conditions are favourable for gravity drainage and ease of transport. Neither of these apply to the site. There is no possibility of shallow workings beneath the site. Therefore, it is the author's opinion that the classification of the site as Development High Risk is unnecessary. Based on the evidence presented in this

report, there is no valid reason for the Coal Authority to object to planning permission being granted for the proposed development.

4.13. Lighting

- 4.13.1 The dwelling will have internal lighting directed downwards and black out blinds.
- 4.13.2 External lighting will only be for emergencies situations and will be installed at low-level only (i.e. no higher than eaves level and lower than 2.4m) and directed downward (i.e. below the horizontal plane with no upward tilt). Fully shielded lights with front and side hoods/shields or cowls will be installed to prevent upwards and horizontal light spill. The lighting source will not be visible and contained within the area enclosed on three sides by the ancillary buildings to the west of the house.
- 4.13.3 Lighting will not be located in the vicinity of, or shine towards, the broadleaved woodland, lines of trees and hedges, and areas of scrub which surround the site, thus maintaining a 'dark corridor' and avoiding/minimising disturbance to commuting and foraging bats and dormice. The lights will therefore be shaded such that no light will spill towards the hedge lines, which are at least 21 meters from the closest point of the yard.
- 4.13.4 Any security lights used will operate on a passive infrared (PIR) motion sensor sensitive to large objects only, to avoid constant triggers by bat passes and with timers set on a short duration (i.e. a maximum 'on' time of one minute) to reduce the amount of 'lit time'
- 4.13.5 Lights will have in integrated LED light source or LED bulbs with a correlated colour temperature (CCT) of 2700K or lower will be utilised. White, blue, green lighting sources including mercury or metal halide, CPO and CDO (ceramic discharge metal-halide) bulbs which have a significant effect on bats will be avoided.
- 4.13.6 Lighting will comply with all the recommendations within the PEA.

4.14. Heritage

- 4.14.1 There are no listed heritage features on the site or the property. The nearest heritage asset is a Grade II listed chapel approximately 0.75km away from the site. Therefore, there will be no heritage impact as a result of this development.