



# Lighting Assessment to discharge condition attached to change of use from residential dwelling (C3) to Hotel/Holiday Let (C1) at, Thorneyholme Hall, Newton Road, Dunsop Bridge, BB7 3BB.

---

Prepared for:

PWA Planning Ltd  
2 Lockside Office Park,  
Lockside Road,  
Preston,  
PR2 2YS

Revised October 2025



## **Contents**

|                                             |    |
|---------------------------------------------|----|
| 1. Introduction .....                       | 3  |
| Site Location and Context .....             | 3  |
| 2. Policy and Guidance .....                | 4  |
| 3. The Assessment .....                     | 5  |
| 4. Conclusion .....                         | 6  |
| Figure 1 – Aerial Photograph .....          | 7  |
| Figure 2 – Proposed Layout Plan .....       | 8  |
| Appendix 1 – Lighting Design Report .....   | 9  |
| Appendix 1A – enlarged overspill plot ..... | 10 |



## **1. Introduction**

- 1.1. Martin Environmental Solutions has been commissioned to undertake an assessment of the potential impact from lighting installed as part of the change of use of Thorneyholme, Hall Newton Road, Dunsop Bridge, BB7 3BB from residential to a Hotel/Holiday Let.

### **Site Location and Context**

- 1.2. The site is located to the east of Dunsop Bridge Village and adjacent to the River Hodder. Existing residential properties exist to the immediate west and east of the site. Further afield the area is rural in nature with the village located 300m northwest. An aerial photograph is enclosed in Figure 1.

- 1.3. A previous application for the change of use to a cookery school contained a condition regarding lighting of the site. Condition 5 of the granted planning permission states

*“No external lighting shall be installed on any structure, or elsewhere within the site, without the prior written approval of the Local Planning Authority. Details of any such lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Only the duly approved lighting shall be installed on the buildings hereby approved.*

*Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to prevent nuisance arising in accordance with Policy DMG1 of the Ribble Valley Core Strategy. “*

Existing lighting columns have been isolated and new low level bollard lighting is proposed for the roadways around the site.

- 1.4. This report details the design of lighting design which shall be carried over to the proposed development and has previously been accepted by the local planning authority.



## **2. Policy and Guidance**

- 2.1. The impact of intrusive lighting can be a material consideration in the determination of planning applications. The planning system has the task of guiding development to the most appropriate locations. It is recognised that on occasions it will be difficult to reconcile some land uses, such as housing, or hospitals, with other activities that may generate high levels of light pollution e.g., sports arenas, transport facilities. However, the planning system is tasked to ensure that, wherever practicable, sensitive developments are separated from major sources of light pollution.
- 2.2. The Government's publication of the National Planning Policy Framework (NPPF), updated in December 2024, states that planning policies and decisions should ensure that new development is appropriate for its location taking into account the effects of pollution on health... In doing so decisions should limit the impact of light pollution from artificial light on local amenity...
- 2.3. In addition, there exists several guidance documents on the design of lighting installations to avoid any adverse impact from installations including the minimisation of overspill from sites.
- 2.4. The Environmental Protection Act 1990 also includes artificial lighting emitted from premises as a potential statutory nuisance or prejudicial to health and action can be taken against any site causing a statutory nuisance due to light emissions.
- 2.5. Developments therefore need to be designed to ensure that lighting from the site or lighting that has the potential to impact on a new development will not result in a statutory nuisance, by way of design and/or mitigation measures.



### **3. The Assessment**

- 3.1 The development is to consist of bollard lighting located along the sites footpaths. The proposed bollards have been identified as an Ansell Lighting Amenity Taurus LED (ATALEDB/1000). These are low level, 1m high, bollards designed to provide some lighting along footpaths and roadways within developments.
- 3.2 As the bollards are already in situ the layout has been replicated using the Philips 'Calculux' design software and is included within Appendix 1.
- 3.3 The *Calculux* software is a software modelling system provided by Philips Lighting an international leading lighting manufacturer. The software allows for light distribution to be calculated over a given area. This usual includes the area to be lit by the proposed lighting and an area outside of this or the overspill area. The software does not take account of existing lighting levels in the area.
- 3.4 A total of 14 luminaires have been used set at a height of 1m along the roadway and paths. This provides spots of lighting over the area. However, the overspill plot included within section 3 of the attached assessment (Appendix 1) shows minimal light across the site or beyond with levels well below 1 lux beyond the site boundary, with minimal upward light, ULR 0.17.



## **4 Conclusion**

- 4.1 An assessment of the new lighting has been undertaken based on the current design.
- 4.2 The purpose of the assessment was to identify the impact of the lighting bollards on neighbouring properties.
- 4.3 The calculations have not considered any existing ambient light, however in order to be obtrusive, the overspill light from the site would have to be greater than the existing sources of light in the area.
- 4.4 The design has confirmed that there will be minimal lighting over the development site and virtually no overspill light with no significant adverse impact on the neighbouring properties.
- 4.5 The design therefore complies with the requirements of the National Planning Policy Framework which states that

*“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment,..... c) limit the impact of light pollution from artificial light on local amenity...”*

**Figure 1 – Aerial Photograph**



**Figure 2 – Proposed Layout Plan**







## **Appendix 1 – Lighting Design Report**

