

[REDACTED]

From: Charles Stanton [REDACTED]
Sent: 23 April 2026 13:03
To: Ben Taylor
Subject: Re: 3/2026/0053

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Hi Ben

I thought I would break down our response into 2 parts.

External Lighting

We have installed 4 external flood- lights on motion sensors only, two 15W lamps on the South side of the barn these are on long enough to walk from the barn to the house and two 50W lamp at the entrance/North side this assists when we are using machinery/tractors in the yard. It is also a security deterrent as we have been subject to a number of vehicle thefts over the years.

Internal Lighting

I think the photos were taken before the walls to the building had been completed. We have attached details of

the light fitting, Drummond 5 80 W

the original layout undertaken by Kellwood with 22 fittings to achieve the design, it aimed to achieve 150 lux minimum at 1m AFFL with >0.6 uniformity in accordance with grant requirements;

Screen shot of the government grant lighting guidance;

and PL02 rev C with the actual lighting arrangement, this reduced the number of fittings from 22 to 15 as we concerned that the layout would be too bright.

The lighting is programmable and is designed to come on from 6am to 8.30am and from dusk to 9pm. The lamp fittings include a 10W red light which we can use at night time if we want to want walk amongst the stock without disturbing them. Cows can't see red light apparently.

Surface water drainage

There is a problem with water washing away stones on the road, but it has been going on for decades, we haven't altered a single ditch. Attached is a photo of our outlet (roof outlet to ditch) which shows no erosion and a photo of the road side above (road site wash out). The road is adopted and the levels are such that an enormous amount of water runs down the road/hill, our extra bit is de minimis. The road washing away is an issue for LCC.

We have undertaken the calculation required;

The area of the roof is 780 sqm and the average annual rainfall according to the Met Office is 1200mm, if we assume a collection coefficient of 0.85 we get an annual total of 795,000L /yr which equates to 2180L/day, which is similar to turning on a sprinkler for 2 hours each day.

Charles