

**Yew Cottage
Bilden End
Chrishall
Royston
Hertfordshire
SG8 8RE**

**Lighting Design Scheme
UTT/22/0045/HHF Condition 4**

On behalf of:

**Cannon Architectural Design Ltd
36 Town Street
Thaxted
Dunmow
Essex
CM6 2LA**

Prepared by:

Essex Mammal Surveys

October 2022

Summary

As part of a planning application (UTT/22/0045/HHF) involving a garage at Yew Cottage, Bilden End, Chrishall, Royston, Hertfordshire SG8 8RE, a site visit was conducted on 20th January 2022 to determine whether the site had the potential to be occupied by protected species, which would be affected if any proposed development were to go ahead. At that time, no evidence of protected species was found at the site and the report concluded that: *‘therefore it is considered that the proposal for this site will not have a detrimental effect on the local bat population or on protected species.’*

However, Condition 4 of the consent states: *‘Prior to occupation a wildlife sensitive lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting plans, drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.’*

REASON: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species), in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework 2021 (NPPF).’

Background

Consent has been granted for the **Replace existing garage with garage, workshop and garden store at Yew Cottage Bilden End Chrishall SG8 8RE**



Photo 1: Northern elevation. The proposal is to demolish and replace the garage

Two external lights are to be introduced at the site and there will be no illumination of site boundaries that might have an impact on foraging by bats.

The lighting is to be by the doors at the northern end of the garage and by the access door on the western side and will be downlighters as shown below. The lighting will only illuminate areas used for access to the building. They will not be directed at any site boundaries (bats disperse along linear features) and will work on sensors or switched off after sunset. The lights will be sited around 2-3m from ground level.

The technical specification is as follows:



The lights are MCOB LED Lamps 40°, Warm White, Black IP65 + 5 Watt GU10.

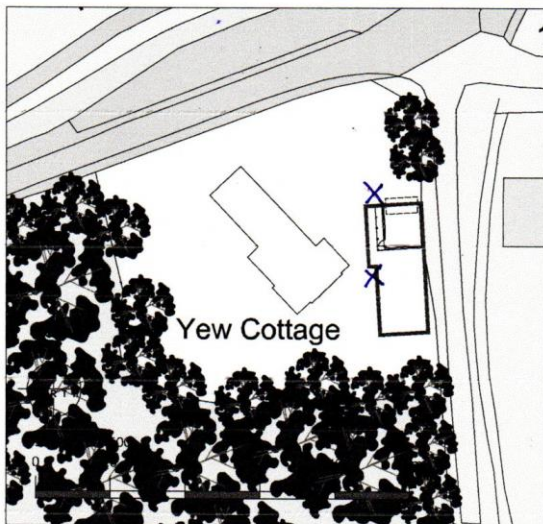
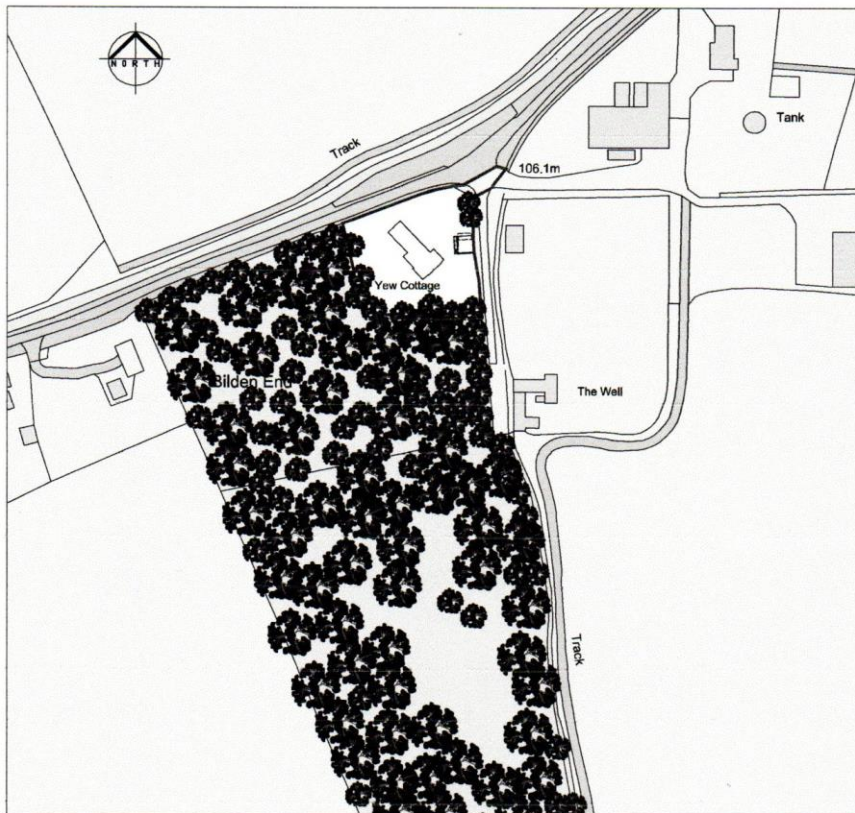
Essex Mammal Surveys were requested to compile a lighting strategy with biodiversity recommendations at this site. The identification of protected species is vital in the proposed development of a site to comply with existing legislation and also allows any work that may otherwise be detrimental to bats to be appropriately scheduled. John Dobson, a bat worker and trainer licensed by Natural England (Licence No. 2015-15258-CLS-CLS) and author of *Mammals of Essex* (Essex Field Club, 2014), compiled this document on 11th October 2022. John Dobson has been elected a Fellow of the British Naturalists' Association and received the David Bellamy Award for natural history in 2015.

LOCATION PLAN 1:1250



Ordnance Survey, (c) Crown Copyright 2017. All rights reserved. Licence number 100027437

Client: [Redacted]
Date: [Redacted]



Client:
Name:

Project:
Yew Cottage
Blden End
Cannock
Staffordshire

Drawing:
Site and Location Plan

Scale	Date
As indicated @ A3	1.12.20 1.10.10
Drawn by:	Checked by:

110 - 01
THIS DRAWING IS A COPYRIGHT
© 2010-2020 CANNON ARCHITECTURAL DESIGN LTD. ALL RIGHTS RESERVED.
NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM CANNON ARCHITECTURAL DESIGN LTD.

Appendix 1: Showing location of proposed lighting