



Land at The Willows Lodge, Brasted Hill Road

Artificial Lighting Strategy

17/06/2023

Client	Sonny James
Job name	Land at The Willows Lodge, Brasted Hill Road
Report title	Artificial Lighting Strategy
File reference	13_990_ReportX06_MF_SJ

	Name	Position	Date
Author	Marcus Fry	Director	17/06/2023

Report Contents

1	Introduction	1
1.1	Background.....	1
1.2	Planning Status.....	1
1.3	Aims of Study.....	1
2	Artificial Lighting	2
3	Conclusions.....	3
4	Disclaimer	4
5	Appendices.....	5

1 Introduction

1.1 Background

For information relating to the site description and previous ecological survey work, refer to the Preliminary Ecological Appraisal (PEA) report ref: 13_990_ReportX02_MF_SJ, dated 08/02/2023.

During the PEA survey, there was no evidence of/significant potential identified for the presence of bats due to an absence of suitable roost features and habitat types. Since there was no perceived risk of impacts, the PEA report did not recommend mitigation measures for bats or other nocturnal species, in relation to artificial lighting.

1.2 Planning Status

Planning permission ref: 23/00383/FUL has been granted by Sevenoaks District Council, the Local Planning Authority (LPA), for: '*Demolition of The Willows and erection of a replacement dwelling and detached garage*'.

Of relevance to this report, the following condition has been attached to the consent:

- 7. Prior to the first occupation of the development, a lighting design plan for biodiversity will be submitted to, and approved in writing by, the LPA. The plan will show the type and locations of external lighting, demonstrating that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter'.*

1.3 Aims of Study

To address condition 7, GreenLink Ecology Ltd. has been commissioned to document a basic lighting design, to allow the condition to be discharged and facilitate the commencement of development on the site.

2 Artificial Lighting

It is considered that there are currently no bat roosting locations or bat commuting/foraging habitats within the site (other than short sections of non-native *Leylandii* hedgerows) and therefore, measures are only required in relation to the new/enhanced boundary hedgerows and new roost features associated with the replacement dwelling.

As detailed in the plan provided in Appendix 1, neither the new native species-rich hedgerow to the front (east) of the site, nor the enhanced section of hedgerow to the rear (west) of the site will be illuminated by new artificial lighting. The western garden area will be entirely unlit and the front of the site will utilise downwardly-directed low level, energy efficient Light Emitting Diode (LED) lighting under 2700K on Passive Infra-Red (PIR) motion sensors and timers set to the minimum.

The new bat roost features are all to be installed on the northern aspect of the replacement dwelling, which will not be directly illuminated and whilst the front of the site will have artificial lighting associated with it, this will also comprise downwardly-directed, low level, energy efficient LED lighting under 2700K on PIR motion sensors and timers set to the minimum.

3 Conclusions

To address condition 7, GreenLink Ecology Ltd. was commissioned to document a basic lighting design, to avoid illumination of features that could be used by bats.

The lighting strategy will not illuminate any bat roost features or bat habitats and will utilise downwardly-directed low level, energy efficient Light Emitting Diode (LED) lighting under 2700K on PIR motion sensors and timers set to the minimum.

This should therefore allow condition 7 to be discharged and facilitate the commencement of development on the site.

4 Disclaimer

This report is issued to the client for their sole use and for the intended purpose as stated in the agreement between the client and GreenLink Ecology Ltd. under which this work was completed, or else as set out within this report.

This report may not be relied upon by any other party without express written agreement. The use of this report by unauthorised third parties is at their own risk and GreenLink Ecology Ltd. accepts no duty of care to any such third party.

GreenLink Ecology Ltd. has exercised due care in preparing this report. It has not, unless specifically stated, independently verified information provided by others. No other warranty, express or implied, is made in relation to the content of this report and GreenLink Ecology Ltd. assumes no liability for any loss resulting from errors, omissions or misrepresentation made by others.

Any recommendation, opinion or finding stated in this report is based on circumstances and facts as they existed at the time that GreenLink Ecology Ltd. performed the work. The content of this report has been provided in accordance with the provisions of the CIEEM Code of Professional Conduct. GreenLink Ecology Ltd. works where appropriate to the scope of our brief, to the principles and requirements of British Standard BS42020.

Nothing in this report constitutes legal opinion. If legal opinion is required the advice of a qualified legal professional should be secured. Observations relating to the state of built structures or trees have been made from an ecological point of view and, unless stated otherwise, do not constitute structural or arboricultural advice.

5 Appendices

Appendix 1: Illustrating the lighting plan

