

**Bluegates
Bardfield End Green
Thaxted
Dunmow
Essex
CM6 3PY**

**Lighting Design Scheme
UTT/23/2282/FUL Condition 5**

On behalf of:

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Bluegates
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Thaxted
Dunmow
Essex
CM6 3PY**

Prepared by:

Essex Mammal Surveys

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Summary

As part of a planning application involving an outbuilding at Bluegates, Bardfield End Green, Thaxted, Dunmow, Essex CM6 3PY, a site visit was conducted on 7th August 2023 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, the survey found no evidence of protected species at the site and the report concluded: ‘...therefore it is considered that the planning proposal for this site will not have a detrimental effect on the local bat population.’

However, Condition 5 of the consent states: *‘Prior to occupation of the development hereby approved, a 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 contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. Thereafter, all external lighting shall be installed in accordance with the specifications and locations set out in the scheme and shall be maintained in accordance with the scheme in perpetuity. Under no circumstances should any other external lighting be installed without prior consent in writing from the local planning authority.’*

REASON: To conserve and enhance protected and priority species and habitats and allow the local planning authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities (NERC) Act 2006 (priority habitats & species), s17 of the Crime and Disorder Act 1998, in accordance with the adopted Uttlesford Local Plan Policies GEN7, ENV8, and the National Planning Policy Framework (2023).’

Background

Consent has been granted for **The replacement of an existing outbuilding with a new studio building (non-residential), ancillary to the previously approved sui generis live/work unit in the adjacent barn. at Bluegates Farm Bardfield End Green Thaxted Essex CM6 3PY**



Photo 1: Western elevation

A single external light is to be introduced at the site and there will be no illumination of site boundaries that might have an impact on foraging by bats.

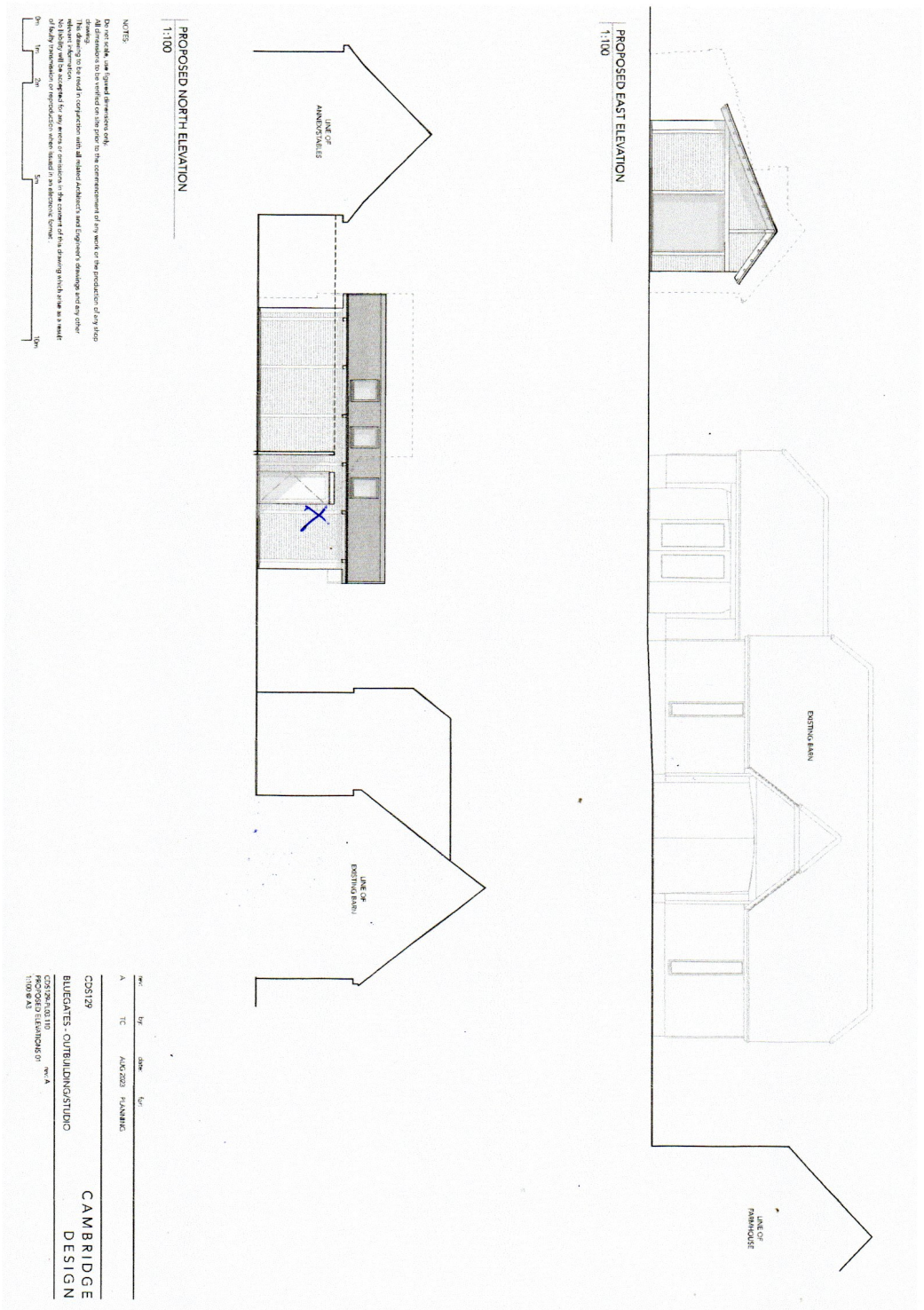
The lighting is to be at the entrance of the building - and will be by a downlighter as shown below, illuminating only the area by the access to the building. The light will not be directed at any site boundaries (bats disperse along linear features) and will work on sensors or switched off after sunset. The light will be sited around 2-3m from ground level.

The technical specification is as follows:



The light is a MCOB LED Lamp 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 19th December 2023. John Dobson has been elected a Fellow of the British Naturalists' Association and received the David Bellamy Award for natural history in 2015.



Appendix 1: Showing location of proposed lighting