

Ms Madeleine Jones,
Principal Planning Officer,
Uttlesford District Council,
London Road,
Saffron Walden,
CB811 4ER

23rd April 2024

Dear Madeleine,

Re: Land known at The Downs, Wrights green lane, Little Hallingbury, CM22 7RL.

UTT/22/0243/FUL

Application to discharge condition 4 (lighting) of Planning Permission Ref. No. UTT/22/0243/FUL.

Please find enclosed our application to discharge condition 4 of the above-mentioned planning permission. The application for has been paid via the Planning Portal as referenced above.

Condition 4 requires:

Prior to occupation 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 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 ULP policy GEN7

Accordingly, please find enclosed the following details for your approval:

- Drawing No. DOWNS/22 101
- Lighting Specification.

We have only used 2 lights next to the main house entrances and 3 lights in the back of the house wall for each of the houses.

As there were no bats recorded roosting within the buildings during the surveys but we still have made sure that installed lighting will not disturb or prevent using their territory.

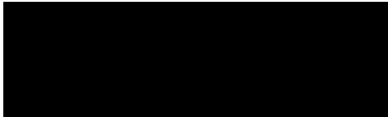
Houses have no increased light spillage on to suitable habitats, particularly on the periphery of the site.

The following measures have been implemented within the lighting scheme to make sure lighting will not disturb or prevent bats using their territory:

1. Lighting is kept to a ground level.
2. Lighting is not illuminating areas of woodland surrounding the development.
3. Intensity of lighting is reduced to the minimum
4. Lights are switched off at night
5. Downward angled lighting

We trust the information provided will sufficiently allow you to anything determine further, this please application. do not However, hesitate to should contact you me. need

Yours sincerely,



Jana Chetaru

