

Our ref: 1005244/AN/AH/16.let.lighting

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Sent By E-Mail Only

Dear Sir/Madam,

LAND SOUTH OF CRAWLEY DOWN ROAD, FELBRIDGE, EAST GRINSTEAD, WEST SUSSEX – CONDITION 26: LIGHTING DESIGN SCHEME FOR BIODIVERSITY (OUTLINE PLANNING CONSENT REF: DM/23/0810)

Planning permission was granted on 13th June 2025 (Ref: DM/23/0810) for the above site, which is subject to a number of conditions that relate to ecology including (but not limited to) Condition 26, which states:

“Prior to occupation of any dwellings, 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, Isolux 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.”

This letter provides details of the areas sensitive for bats and the lighting measures to be implemented in order to safeguard faunal species during the proposed works the development to fully address the requirements of Condition 26 of Planning Permission DM/23/0810, with respect to the Phase 1 area of the site.

a) Identification of areas/features particularly sensitive to bats and that are likely to cause disturbance to roosting and foraging.

The retained woodland and off-site line of trees are of value to foraging and commuting bats, with surveys recording a number of commuting bats frequently using these habitats. Specifically, the survey work that informed the planning permission concluded that;

“The hedgerows, woodland and other areas of tree cover within the site offer foraging/commuting habitat for bats and indeed foraging and commuting bats were recorded during the activity surveys, while the walked activity transect surveys indicated bat activity to be focussed on individual bats

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foraging and commuting along the woodland edge and hedgerow corridors. Common and Soprano Pipistrelle (both common species of bat) were the most frequently recorded species when considering all the survey work combined, representing the vast majority of registrations. Other species recorded include Noctule, Serotine, unidentified 'big bats', Myotis species and Long-eared Bat species, all of which were recorded at very low levels, albeit a slight peak in Myotis activity occurred during the final (October) walked transect survey. Woodland and boundary vegetation such as hedgerows and treelines occur frequently in the surrounding area. Taking this into account, together with the levels of activity and species recorded during the survey work, the site is considered to be of no more than local/district level value to bats. The woodland and boundary corridors will be retained under the proposals, such that they will continue to provide suitable corridors and opportunities for foraging and commuting bats in line with the current position."

As the hedgerows and woodland are being retained and protected under the proposals, the proposals will enable bats to continue to use such habitats for foraging and commuting around the local area. There is an increased likelihood that the scale of additional lighting associated with the proposed residential development will affect local bat species. However, proposed lighting is restricted to areas of hardstanding and built areas and falls away to less than 1 lux at boundary features, such that the existing treelines will not be exposed to light levels greater than 1 lux (especially true of the woodland along the southern boundary which is of greater importance to foraging/commuting bats), thereby maintaining a darker corridor for use by foraging bats.

Finally, the proposed lighting has been assessed against the proposed new bat roosts. As detailed within the Ecological Enhancement Scheme (EES) document (ref: DM/23/0810), a number of faunal enhancement features are being provided including the provision of Ibstock Enclosed 'C' Bat Boxes (or similar). To increase the likelihood that such roost boxes are used by bats, the Street Lighting Isolux Contours plans (ref: EVO20033901-AC-004-C by Enerveo, dated 23 June 2025) was used to position such boxes in areas of 1 lux or lower. A number of roost boxes were also positioned adjacent to suitable foraging habitat such as the retained offsite woodland and area of proposed public open wildflower grassland along the southern site boundary. Overall, it can be confirmed that the proposed

b) Location and specification of proposed external lighting.

The above reference to a 1lux lighting level has been taken from the proposed Street Lighting Isolux Contours plans (ref: EVO20033901-AC-004-C by Enerveo, dated 23 June 2025) which includes technical specifications for proposed street lighting for the Phase 1 area.

In addition, the lighting strategy specifies that luminaires will emit a warm white spectrum at 2,700k, which is favourable to foraging bats. Additionally, the proposed bollard luminaires have custom dimming profiles which can schedule dusk/dawn sensors. It is therefore considered that the proposed lighting strategy will have a minimal effect on bats and other nocturnal species.

I trust that this addresses all requirements of condition 26, but should there be any questions please do contact me.

Yours sincerely,

