

1.0 WOODFIELD HOUSE - LIGHTING DESIGN SCHEME FOR BIODIVERSITY

1.1 BACKGROUND

This note provides the additional detail requested to support discharge of planning condition no 14 relating to planning application DM/24/0487, the proposed development at Woodfield House Isaacs Lane Burgess Hill West Sussex. The condition states, *"Prior to occupation of the dwelling hereby approved a lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) 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. 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."

1.2 LIGHTING DESIGN SCHEME

The lighting scheme has been designed with biodiversity and nocturnal fauna in mind, particularly bats, referencing where appropriate the BCT / ILP guidelines¹, including:

- Key roosting features are the new integrated and tree mounted bat boxes.
- Key foraging and commuting features are the boundary tree lines and woodland in the south.
- Bollard lighting has been avoided in accordance with the guidelines.
- Warm white LEDs (2700K) are to be utilised to reduce blue light component.

Figure A:1 below shows the illuminance levels, superimposed on the bat enhancements plan, which also shows the location of boundary vegetation. The lux level contours show that almost all bat boxes are in locations where the lux level is 0.6 or lower, which is considered acceptable.

It also shows that lux levels of below 0.6 are noted across almost all boundary vegetation and woodland, with the exception of a small section in the north of the site.

1.3 CONCLUSION

Through careful design, and consulting the BCT / ILP guidelines, the need to provide lighting for the safety of residents has been achieved whilst at the same time minimising light levels on the key roosting, foraging and commuting features, therefore bats will still be able to use the site freely post-development.

¹ BCT and ILP (2023). Guidance Note: 08/23. Bats and Artificial Lighting in the UK



KEY PLAN (NTS)



presentation planning layout

SCHEDULE OF ACCOMMODATION		
Housetype	Description	Qty
Private Houses		
TN	The Tanner - 3 Bed House - 3B4P	1
FR	The Fuller - 3 Bed House - 3B4P	2
MA	The Mason - 3 Bed House - 3B4P	3
MI	The Milliner - 4 Bed House - 4B5P	4
RE	The Reedmaker - 4 Bed House - 4B5P - M4(2)	2
BO	The Bowyer - 4 Bed House - 4B5P	1
PH	The Philosopher - 4 Bed House - 4B5P	8
Private Total		21
Affordable		
SP (SO)	The Souter - 1 Bed Ground Floor Maisonette - 1B2P - M4(2)	2
SP (PI)	The Piper - 1 Bed First Floor Maisonette - 1B2P	2
BA	The Baker - 2 Bed House - 2B4P - M4(2)	2
TI	The Tillman - 3 Bed House - 3B5P - M4(2)	3
Affordable Total		9
Overall Total		30

082106-BEL-SL-LINKED 01 - 30 - 21.06.24-SP.xlsx



dha architecture ltd

Brooklands Farm Business Park
Bottle Lane
Binfield
Berkshire
RG42 5QX

t. 0118 934 9666
e. sumname@dhaarchitecture.co.uk
w. www.dhaarchitecture.co.uk

D 09.08.24 SP Application boundary revised.
C 24.07.24 JER Application boundary revised with additional landscaping.
B 21.06.24 SP Kites rail added to flank of Plot 23.
A 06.06.24 JER Updated to include JA comments.
rev date by details Updated to include highways and client comments.

Presentation Planning Layout

31.01.2024 created
1:500 @ A2 scrolling
SM/CC contact

reference 082106-BEL-SL-01 D:\revs\01

Project Title : Woodfield House

Project Reference : 552344

Drawing Title : Figure A1 - Illuminance Levels and Bat Enhancements

Date : 26/03/2026

Drawn : PW

Checked : JB

- Integrated bat box
- Tree mounted bat box
- 10 Lux
- 5 Lux
- 0.6 Lux



No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site. All measurements are for indicative purposes only.

