



## Ecology Consultancy

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Seonaid Carr  
Principal Planning Officer  
London Borough of Camden

### Barratt Homes Kidderpore Avenue Development – Planning Condition 22 (lighting impact on bats)

Dear Seonaid

I have been asked to write to you on behalf of Barratt Homes with respect to your email of 23 February 2016 requesting further information regarding the impact of lighting proposals on bats for the above site. I can confirm that I have now fully reviewed the lighting strategy for the project in conjunction with Barratt Homes and Whitecode Design Associates who are responsible for the lighting scheme for the development. I have recommended a series of amendments to the original lighting scheme that will minimise potential impacts from lighting to roosting and commuting and foraging bats. These are as follows:

1. Installation of a solar time clock so that lighting will not be activated until thirty minutes after sunset and will switch off between thirty minutes to one hour before sunrise.
2. A time clock will be set to switch off all lighting for a continual period of at least three hours overnight so that there is an interval every night when the site is in darkness.
3. Spotlights (referenced as Y1 on the lighting plans) that are located beneath trees will be angled downwards to minimise any potential light spill onto key habitat used by bats for foraging and commuting.

Barratt Homes have confirmed that they will implement all the above measures and the lighting engineers have verified that the lighting scheme will be adjusted to accommodate these changes.

The bat roost recorded on site at 25 Kidderpore Avenue by The Ecology Consultancy in 2012 was used by a low number ( $\pm 3$ ) of common pipistrelle *Pipistrellus pipistrellus* bats (The Ecology Consultancy, 2013). Pipistrelle bats typically emerge in the period between sunset and thirty minutes after sunset, therefore the first measure detailed above will ensure that there is no additional artificial lighting on site during the key emergence period for this species, and specifically this will result in no additional artificial light in the vicinity the bat roost in 25 Kidderpore Avenue during typical emergence/re-entry times.

Measure 2 will ensure that there is a period of time when the site is in darkness so that bats can commute and forage on site without any disturbance from artificial light. Measure 3 will minimise light spill onto trees along the frontage of Kidderpore Avenue which was used as a route by commuting/foraging bats and within the wooded area to the south-east. As you noted in your email, the original lighting scheme avoids additional lighting in the main commuting and foraging route between Blocks A to B and Block D and this will be maintained. Further positive elements of the lighting scheme include the use of LED lights, which emit a more directional light in a narrow beam, thereby minimising diffuse light spill. Also, much of the lighting is low-level and downward pointing e.g. handrail lights, low-level



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bollards, to minimise spill and reduce overall lighting. This approach follows good practice guidance regarding mitigation of lighting impacts on bats (Stone, 2013).

By implementing the above measures the development will minimise impacts from artificial lighting on bats whilst enabling the developers to meet health and safety requirements for residents living at the site. The majority of bat foraging and commuting activity recorded on site during the 2012 surveys was for common and soprano pipistrelle *P. pygmaeus* bats, which are more tolerant of artificial light than sensitive species such as *Plecotus* species, nonetheless the objective has been to reduce lighting the site as much as possible. I can confirm that the new lighting scheme has addressed the concerns you raised in your email, and therefore it should now be possible to discharge planning condition 22 in relation to lighting and bats.

If you have any other further questions, please do get in touch.

Regards,

Caroline Nash (Bat Licence 2015-10732-CLS)

### References:

The Ecology Consultancy (2013) Kidderpore Avenue Bat Surveys. A report for Barratt Homes.

Stone, E.L. (2013) Bats and lighting: Overview of current evidence and mitigation.