



Lighting Strategy

For
Heather Berwick
Tanners Farm
Mayes Lane
Horsham
RH12 3SG
Reference: Q20428

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1. Introduction/Background

1.1. Purpose and Brief

ProHort Limited were commissioned by Heather Berwick to produce a Lighting Strategy for Tanners Farm, Mayes Lane, Horsham, RH12 3SG. There are plans on the Site to convert the existing barn into a residential dwelling. The planning application has been approved, with the following condition set out by Horsham District Council:

“7 Pre-Occupation Condition: Prior to occupation, a "lighting design strategy for biodiversity" as recommended in the Bat Emergence Survey report ((ProHort, June 2025) and in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through provision of appropriate and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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 (as amended).”

1.2. The Proposed Works

The planning proposal involves the conversion of the existing agricultural building into a 2 storey, 4 bedroom residential dwelling.

1.3. Previous Reports

A Preliminary Ecological Appraisal (PEA) and subsequent Bat Emergence Survey (BES) were completed in March and June 2025 respectively by ProHort. These reports identified that the Site and surrounding area provided suitable foraging and commuting habitat for bat species. Therefore, measures will be outlined in this report to ensure that the development does not significantly impact foraging and commuting bat populations in the area.

Foraging common pipistrelle (*Pipistrellus pipistrellus*) and noctule (*Nyctalus noctule*) individuals were identified on the west and north aspects of the building during the BES. To the west of the building, there are large areas of agricultural fields and woodland. Therefore, particular focus should be placed on the west side of the building to ensure that there is no disturbance caused by lighting.

2. Foraging and Commuting Bats

The building was assessed as 'negligible potential' for roosting bats by ProHort in March 2025, and the bat emergence survey conducted in June 2025 found no evidence of bats utilising the building.

In the emergence survey conducted in June 2025, foraging and commuting bats were identified on the west and north aspects of the building, as shown in *Figure 1*.

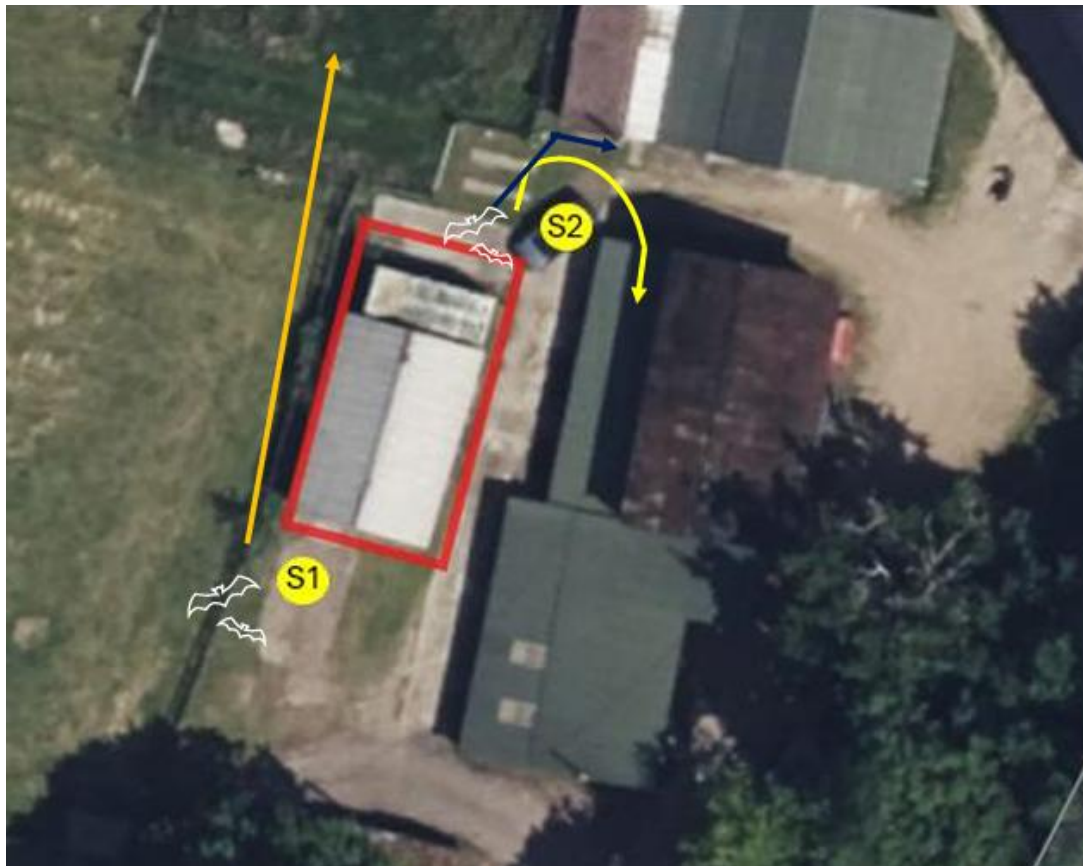


Figure 1 – The observed flight paths of bats during the emergence survey conducted by ProHort in June 2025, as taken from the emergence survey report (Q15537).

There are woodland parcels surrounding the Site. However, immediately adjacent to the west of the building, there are large areas of agricultural fields and woodland.

Due to a lack of current dispersal barriers to the west of the building, particular focus should be placed in this area to ensure that the proposed lighting results in minimal disturbance.

It is likely that there are bat roosts located within the surrounding woodland parcels. It is therefore important that there is no lighting pointed towards the woodland area which could potentially disturb roosting bat populations.

3. Artificial Lighting Strategy

Artificial lighting can impact local bats as it can impede their ability to forage successfully and can deter bats from commuting across the property. Therefore, to ensure any lighting disturbance on bats is minimised, the following strategy for artificial lighting around the property will be adhered to:

- Where lighting is required for health and safety purposes only, any external lighting required as part of the scheme (e.g. security lighting) will be motion triggered, set on timers (1 minute or less) and directional towards the ground to avoid upward light spill.
- Any light spill must be directed away from the roof and from surrounding tree canopies and vegetation.
- All luminaires used will lack UV elements when manufactured. Metal halide, fluorescent sources will not be used.
- LED luminaires will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700 Kelvin) must be adopted to reduce blue light component.
- Luminaires must feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.
- Internal luminaires will be recessed where installed in proximity to windows to reduce glare and light spill.
- The use of specialist bollard or low level downward directional luminaires to reduce upwards lighting spill can be considered, however, should be used as a final resort.
- Column heights should be carefully considered to minimise light spill. Only luminaires with an upward light ratio of 0% and with good optical control must be used.
- Luminaires will always be mounted on the horizontal, i.e., no upward tilt.

4. Positioning of Lighting

The client has provided a plan outlining the proposed locations of the exterior lighting (see Appendix 1).

There will be a total of 7 lights located around the building, including 4 lights on the west elevation, 2 lights on the southern elevation and 1 light on the east elevation. These lights will adhere to the specifications outlined in section 2 of this report. They will be pointed downwards, and the casing of the lighting will not allow light spill outwards, particularly towards the arable field and woodland areas on the western aspect of the building.

The client has specified that the lights will be GU10 PIR lights, pointed downwards with warm white 2700K LED bulbs, and are therefore considered fit for purpose.

5. Conclusion

This report provides an outline as to the lighting strategy to be implemented at the property at Tanners Farm, Mayes Lane, Horsham, RH12 3SG, due to the suitability of the surrounding area for foraging and commuting bats.

According to the specifications of the lighting provided by the client, the proposed plans illustrate an appropriate level of lighting that meets the required specifications.

Due to the large area of agricultural land to the west of the property, it is unlikely that the proposed development and subsequent lighting will have a significant impact on foraging and commuting bats in the area.

Appendix 1 Exterior Lighting Proposed Positions (provided by the client)

