

Subject: Revised Wildlife-Friendly Lighting Strategy – Response to Comments

Thank you for your detailed comments regarding the proposed external lighting.

We have carefully reviewed the concerns raised, particularly in relation to the northern and eastern boundaries which were identified as offering higher suitability for commuting and foraging bats.

Northern Boundary

In direct response to your comments regarding the wall-mounted luminaires positioned on the north-facing elevation of the garage, these fittings have now been **removed entirely** from the scheme. They were initially there for security reasons as this adjacent to the business park.

No lighting is now proposed along the northern boundary. This ensures there will be:

- No direct illumination of boundary vegetation
- No additional light spill toward commuting routes
- No potential severance of flight lines

It is also worth noting that this boundary already experiences ambient illumination from the adjacent business park's overhead floodlighting. As such, no additional artificial lighting is required in this location and the revised proposal avoids introducing further light sources.

Eastern Boundary – External Staircase

Lighting along the eastern boundary has been reduced to **a single, directional fitting serving the external staircase only**.

This lighting is required solely for health and safety purposes to ensure safe visibility of stair treads and risers during hours of darkness. The luminaire will be:

- Low-level
- Directional and shielded
- Positioned to avoid horizontal light spill

The intention is to illuminate the stair surface only, not the adjacent hedgerow or boundary vegetation.

Light Spill and Lux Levels

Given the removal of northern boundary lighting and the reduction of eastern lighting to a single, directional fitting, the potential for light spill into sensitive boundary vegetation has been substantially reduced.

In summary, the revised scheme:

- Removes all lighting from the most sensitive northern boundary
- Retains only essential safety lighting on the eastern staircase
- Avoids illumination of boundary vegetation
- Maintains habitat connectivity and prevents severance of bat commuting routes
- The lux levels are added to the drawing accordingly

We trust that the amended proposal now fully addresses the ecological concerns previously raised and would welcome confirmation that the lighting strategy is acceptable for discharge of the relevant condition.