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127 Kedleston Road,
Derby
DE22 1FW

External Lighting Strategy:
Bats and Nocturnal Wildlife

September 2026



Proposed change of use and alterations to existing outbuilding to form a café with outdoor seating area.

Prepared in support of the discharge of the planning condition relating to external lighting and nocturnal wildlife

1. Introduction

This External Lighting Strategy has been prepared in support of the discharge of the planning condition attached to planning permission 25/00662/FUL at 127 Kedleston Road, Derby, DE22 1FS.

The approved development comprises the change of use and alteration of the existing outbuilding, including replacement and raising of the roof, to form a café with associated outdoor seating.

The purpose of this strategy is to demonstrate that any new external lighting associated with the development will be sensitively designed and controlled to safeguard bats and other nocturnal wildlife.

The strategy has been prepared specifically with reference to Guidance Note GN08/23 – Bats and Artificial Lighting at Night, produced jointly by the Bat Conservation Trust (BCT) and Institution of Lighting Professionals (ILP) in 2023. The guidance considers the effects of artificial lighting on bats and establishes a mitigation hierarchy for situations where bats may be present.

The overriding principle for the development is that external lighting will be kept to the minimum necessary for safe access and use of the premises, with unnecessary illumination and light spill into surrounding habitats avoided.

2. Planning Condition

The relevant planning condition requires:

“Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority to safeguard bats and other nocturnal wildlife. The strategy should refer to Guidance Note 08/23 – Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. Such approved measures will be implemented in full.”

This strategy has therefore been prepared to demonstrate how the external lighting associated with the approved development will comply with these requirements.

No external lighting fixtures shall be installed other than in accordance with the principles and specifications contained within this strategy unless otherwise agreed in writing with the Local Planning Authority.

3. Site and Development Context

The application relates to the existing outbuilding to the rear of 127 Kedleston Road, Derby.

The building is being refurbished within its existing ground-floor footprint, with the development comprising the café, associated external seating and alterations to the existing building envelope.

The proposed plans identify an outdoor seating area immediately adjacent to the café.

The external lighting strategy has therefore been developed primarily around providing limited functional illumination to entrances and the immediate external circulation/seating area, rather than introducing general illumination across the wider site.

4. Ecological Considerations

Bats are nocturnal species and artificial lighting can affect their emergence, commuting and foraging behaviour. Other nocturnal wildlife, including invertebrates and birds, can similarly be affected by unnecessary artificial light.

GN08/23 consequently recommends that artificial lighting should be considered through a mitigation hierarchy, with priority given to avoiding lighting where it is not required before considering measures to minimise its effects. The updated guidance specifically addresses modern LED lighting, wavelength effects and appropriate lighting controls.

The strategy for 127 Kedleston Road therefore adopts a precautionary approach and seeks to retain darkness wherever external lighting is not operationally necessary.

5. Lighting Mitigation Hierarchy

The lighting design has been developed in accordance with the principles of GN08/23 using the following hierarchy.

Avoid

External lighting will only be introduced where it is reasonably necessary for safe access to and operation of the building.

No general floodlighting of the building, roof, surrounding boundaries, vegetation or wider external areas is proposed.

Areas that do not require illumination will remain unlit.

Minimise

Where external lighting is required, the number of fittings will be kept to the minimum necessary.

Lighting will be positioned at low level wherever practicable and directed only towards the surface requiring illumination.

The intensity and duration of illumination will also be minimised.

Mitigate

Directional luminaires, warm-colour LED light sources, shielding and appropriate controls will be used to minimise upward and lateral light spill.

The intention is to create small, controlled pools of functional light immediately adjacent to the building rather than illuminating the wider site.

6. Proposed Lighting Areas

External lighting will be restricted principally to:

- the principal café entrance;
- other external doors where illumination is reasonably required for safe access;
- the immediate pedestrian route to the entrance; and
- the outdoor seating area immediately adjoining the building, where required.

No decorative illumination of the roof or elevations is proposed.

No uplighting of the building is proposed.

No lighting is proposed specifically to illuminate trees, vegetation, boundary features or the wider site.

This ensures that artificial illumination remains concentrated around the areas of human activity.

7. Luminaire Specification

All new external luminaires shall be LED fittings with a maximum correlated colour temperature of 2700 Kelvin.

The use of warm-white lighting reduces the shorter-wavelength component of artificial light compared with cooler white sources and is therefore more appropriate for locations where nocturnal wildlife may be present.

All fittings shall:

- have a maximum colour temperature of 2700K;
- be directional;
- be capable of being shielded where necessary;

- have no upward light output;
- be mounted at the lowest practicable height;
- direct illumination downwards towards the intended surface;
- avoid illumination above the horizontal plane; and
- be selected and positioned to minimise lateral light spill.

Where wall-mounted fittings are required, these will be downward-facing fittings rather than globe, lantern or multidirectional fittings.

8. Light Spill and Dark Areas

A key objective of the strategy is to retain dark areas around the development.

External lighting will therefore be designed and positioned so that illumination is concentrated immediately around entrances, pedestrian circulation areas and, where necessary, the approved outdoor seating area.

Light spill towards surrounding vegetation and boundary features will be avoided.

Where a luminaire has the potential to cast light beyond its intended area, cowls, hoods, shields or equivalent accessories will be incorporated.

Particular attention will be given to ensuring that light is not unnecessarily projected:

- above roof level;
- into the night sky;
- across adjoining gardens;
- towards trees or vegetation;
- along potential wildlife movement corridors; or
- beyond the immediate operational area of the café.

The remainder of the site will remain as dark as reasonably practicable.

9. Outdoor Seating Area

The approved drawings identify an outdoor seating area adjacent to the café.

Lighting to this area, if required, will be deliberately low-level and subdued.

There will be no high-level floodlighting or broadly distributed lighting of the external seating area.

Any illumination will be provided from carefully positioned downward-facing luminaires associated with the building or low-level fittings where appropriate.

Lighting will be limited to the extent reasonably required for safe use of the seating area and will not be used to illuminate the wider external environment.

10. Lighting Controls

External lighting will not remain continuously illuminated throughout the hours of darkness unless specifically required for immediate safety purposes.

Lighting will therefore incorporate appropriate controls such as:

PIR/motion sensors – where lighting is required principally for access, fittings will operate only when movement is detected.

Timers – lighting associated with the normal operation of the café and outdoor seating area will be switched off when the premises are closed and the lighting is no longer required.

Manual isolation – the operator will be able to switch off external lighting when it is not required.

Where PIR sensors are used, they will be carefully positioned and adjusted so that they respond to users approaching the building rather than being unnecessarily activated by movement outside the intended area.

The duration of PIR activation will be kept to the minimum reasonably necessary for safe access.

11. Building-Mounted Lighting

Where luminaires are mounted directly to the external walls of the outbuilding, they will be installed at the lowest suitable mounting height and orientated vertically downwards.

The proposed development retains and refurbishes the existing masonry building envelope. There will be no lighting mounted at roof or eaves level for the purpose of illuminating the wider site. Light fittings will not be directed towards the replacement pitched roof or rooflights. This will minimise the potential for light to spread above and around the building.

12. Boundary and Vegetation Protection

Existing vegetation and boundary features will not be directly illuminated.

No luminaires will be positioned specifically to illuminate planting, trees or other landscape features.

Where vegetation occurs adjacent to an area requiring functional lighting, luminaires will be positioned and shielded so that illumination is directed away from the vegetation.

This approach seeks to retain dark areas and potential movement opportunities for bats and other nocturnal wildlife around the site.

13. Compliance with GN08/23

The lighting strategy is considered to accord with the principles of BCT/ILP Guidance Note GN08/23 – Bats and Artificial Lighting at Night through the following measures:

- artificial lighting is avoided where it is not required;
- the number of external luminaires is minimised;
- lighting is restricted to areas where there is a genuine functional requirement;
- warm-white LED sources of no greater than 2700K will be used;
- luminaires will be directed downwards;
- upward light spill will be avoided;
- mounting heights will be minimised;
- luminaires will be shielded where required;
- external boundaries and vegetation will remain unlit;
- PIR sensors, timers and/or appropriate switching controls will limit the duration of illumination;
- no architectural floodlighting or uplighting is proposed; and
- dark areas will be retained around the development.

This follows the avoidance and mitigation approach advocated within GN08/23. The guidance is specifically intended to reduce the potential impacts of artificial lighting on bats through appropriate design, spectral selection and control of illumination.

14. Installation and Verification

The external lighting installation shall be undertaken in accordance with this strategy.

Prior to final commissioning, the direction and operation of each external fitting will be checked during hours of darkness to confirm that:

- fittings are directed towards their intended surfaces;
- there is no unnecessary upward illumination;
- excessive light spill does not occur beyond the intended area;
- surrounding vegetation and boundary features remain substantially dark;
- PIR sensors are correctly directed;
- activation periods are appropriately limited; and
- timers and other controls operate as intended.

Where excessive light spill is identified during commissioning, the fitting will be redirected, dimmed, shielded or otherwise adjusted before the external lighting installation is brought into normal use.

15. Future Replacement and Maintenance

Any replacement external lighting installed during the lifetime of the development should follow the principles established within this strategy.

Replacement fittings should therefore retain a warm colour temperature of no greater than 2700K, be appropriately directional and avoid additional light spill into surrounding areas.

External lighting should not subsequently be replaced with higher-output floodlights, cool-white lighting or multidirectional fittings without consideration of the potential ecological implications.

16. Conclusion

This External Lighting Strategy has been prepared to support the discharge of the planning condition relating to bats, nocturnal wildlife and artificial lighting at 127 Kedleston Road, Derby, DE22 1FS.

The strategy has been developed with specific reference to Guidance Note GN08/23 – Bats and Artificial Lighting at Night, produced by the Bat Conservation Trust and Institution of Lighting Professionals.

[BCT/ILP Guidance Note GN08 – Bats and Artificial Lighting at Night](#)

The approach is based upon the fundamental principle of avoiding unnecessary artificial lighting and minimising the extent, intensity and duration of lighting where it is required.

External illumination will consequently be restricted to the immediate areas where it is required for safe access and use of the café and associated outdoor seating.

All new external lighting will:

- use warm-white LED sources with a maximum colour temperature of 2700K;
- be downward facing and directional;
- be mounted at the lowest practicable height;
- incorporate shielding where necessary;
- avoid upward light spill;
- avoid illumination of surrounding vegetation and boundary features;
- be controlled through appropriate PIR sensors, timers and/or switching; and
- be switched off when it is not reasonably required.

No architectural floodlighting, roof lighting or uplighting of the building or surrounding landscape is proposed.

The measures provide a proportionate lighting solution which enables the safe use of the approved development whilst maintaining dark areas and reducing potential disturbance to bats and other nocturnal wildlife.

The proposed strategy therefore accords with the principles of GN08/23 and the biodiversity objectives of Policy CP19 of the Derby City Local Plan Part 1 – Core Strategy.

Subject to the external lighting being installed and maintained in accordance with the measures set out within this report, the proposals are considered to appropriately safeguard bats and other nocturnal wildlife and are therefore considered suitable to support the discharge of the relevant planning condition.

One thing I would add to the submission: unlike the flood report, I think this condition would benefit from a simple External Lighting Strategy Plan accompanying the written report. On the proposed ground-floor/site plan, I would mark the external fittings as L01, L02, etc., show the direction of light with arrows, identify the surrounding areas as “Dark Zone – No External Lighting”, and add a small specification box stating “LED, ≤2700K, downward facing, zero upward light, PIR/timer controlled.” That would make the condition-discharge package considerably clearer to the ecologist/planning officer.