



The Barn,
Great North Road,
Radwell,
Baldock,
Hertfordshire,
SG7 5EN
By email only

16/07/2026

Dear Colm

Reference: The Barn, Great North Road, Radwell, Baldock, Hertfordshire, SG7 5EN

1.0 Introduction and Background

Carey London Ltd has submitted a retrospective planning application relating to the existing lighting installation at Baldock Yard, an operational storage and distribution yard.

The site is illuminated by fourteen 12 m lighting columns and a single 30 m high mast fitted with six Challenger 1 LED floodlights. The Local Planning Authority requested a review of the lighting following concerns regarding off-site light spill from the 30 m mast. During a site visit, the Environmental Protection Officer recorded visible light spill onto surrounding vegetation and measured lighting levels that slightly exceeded those predicted by the submitted lighting model. The 12 m lighting columns were found to perform in accordance with the model, and a reduction in the height of the 30 m mast was recommended.

This report reviews the lighting installation from an ecological perspective, with reference to Guidance Note 08/23: Bats and Artificial Lighting at Night, produced by the Bat Conservation Trust and Institution of Lighting Professionals.

2.0 Site Context

The site is surrounded in part by woodland, tree belts and mature vegetation. The A1 is located adjacent to the western boundary and Baldock Services lies to the north, both of which are associated with existing artificial lighting.

A building within the site has previously supported bat roosts and is proposed for demolition subject to separate ecological mitigation. Bat boxes are also present around the site perimeter, although their current occupancy is unknown.

Surveys undertaken by Greengage Environmental Ltd in 2021 confirmed three day-roost locations within the building, used by common and soprano pipistrelles. Low to moderate levels of commuting and foraging activity were recorded, with at least eight species identified. Common and soprano pipistrelles were observed using the building edges as commuting and foraging features.

The previous surveys recommended a sensitive lighting scheme, including a lighting schedule requiring external lighting to be switched off before sunset during the bat-active season, to avoid disturbance to the confirmed roosts.

Update emergence surveys undertaken by Cherryfield Ecology in 2026 recorded only light and distant noctule and Leisler's bat activity. These results relate to the activity recorded during the update surveys and do not demonstrate that bat use of the wider site has ceased.

The surrounding woodland and vegetation have the potential to provide bat commuting and foraging habitat, while the bat boxes provide potential roosting opportunities.

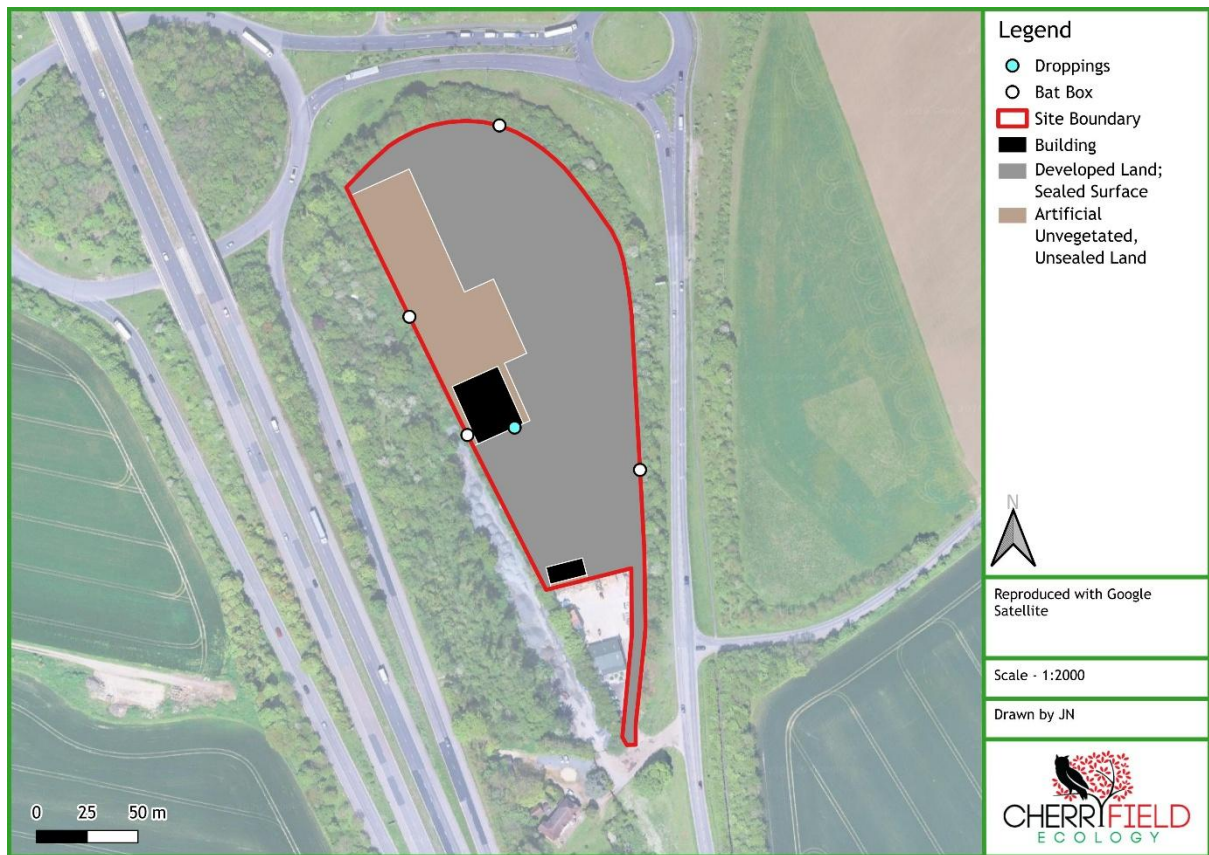


Figure 1: Site Plan.

3.0 Existing Lighting Installed on Site

The existing lighting comprises:

- fourteen 12 m lighting columns fitted with LED luminaires; and
- one 30 m high mast fitted with six Challenger 1 LED floodlights.

The luminaires have a correlated colour temperature of approximately 3000 K.

The 30 m mast illuminates the rear of the yard and operates during winter between approximately 05:00-08:00 and 16:00-20:00. It is not used during the summer months.

The 12 m columns provide operational and security lighting and remain operational during hours of darkness.

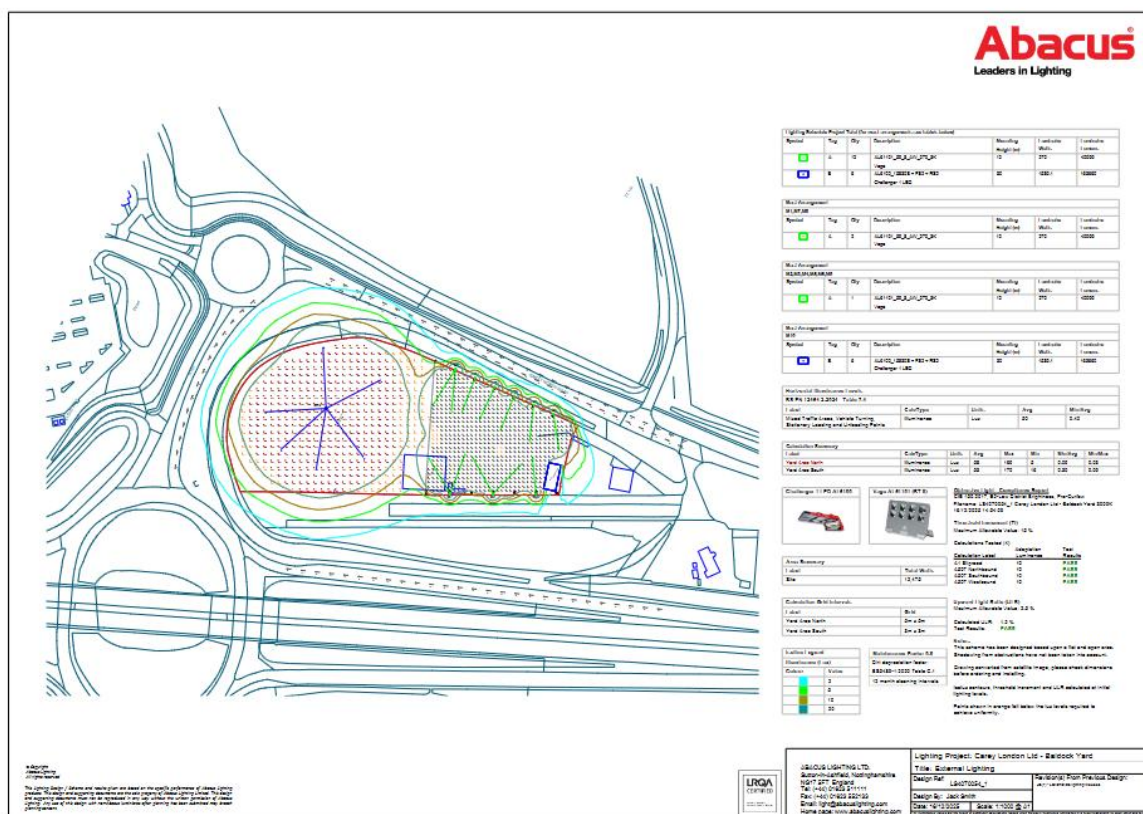


Figure 2: Lighting Plan.

4.0 Discussion and Recommendations

The main ecological features potentially affected by the lighting are the woodland, tree belts and mature vegetation surrounding the site, together with the bat boxes around the site perimeter.

The 12 m lighting columns are not considered to represent a significant ecological concern based on the available information and the Local Planning Authority's observations that these lights perform in accordance with the submitted lighting model.

The key issue is the 30 m mast. Its elevated mounting height increases the potential for light spill and visible glare beyond the operational yard. This is consistent with the Environmental Protection Officer's observation of visible illumination of surrounding vegetation and measured levels slightly exceeding the submitted lighting model.

The mast is not operated during the summer months and is otherwise restricted to defined winter operating periods. Retention of these restrictions is considered important in limiting unnecessary illumination during the main period of bat activity.

Where practicable, the height of the mast should be reduced and/or the Challenger 1 luminaires should be re-aimed or fitted with additional shielding or other optical controls to reduce light spill onto surrounding vegetation.

However, if reducing the mast height would require a substantial increase in operating hours, retaining the current restricted operating regime would be preferable from an ecological perspective. Continuous illumination throughout hours of darkness would increase the duration of exposure of surrounding habitats to artificial light.

The following measures are therefore recommended:

- retain the existing seasonal and time-based restrictions on operation of the 30 m mast;
- reduce the height of the mast where practicable without substantially increasing operating hours;
- refine luminaire aiming and shielding to minimise light spill and glare;

- avoid direct illumination of bat boxes and retained woodland or vegetation wherever practicable; and
- consider a reduction in colour temperature where operationally practicable.

5.0 Conclusion

The main ecological concern associated with the existing lighting installation is the 30 m mast and the observed light spill onto vegetation surrounding the northern part of the site.

The 12 m lighting columns are not considered to represent a significant ecological concern based on the available information and the Local Planning Authority's observations.

The site has previously supported confirmed bat roosts and has been used by several bat species for commuting and foraging. The existing restriction on operation of the 30 m mast during the summer months is therefore an important ecological mitigation measure and should be retained.

Where practicable, reducing the height of the mast and/or improving the aiming and shielding of the luminaires would further reduce light spill. However, if reducing the mast height would result in substantially increased operating hours, retaining the current restricted operating regime would be preferable.

Subject to retention of the existing operating restrictions and reasonable measures to reduce light spill from the 30 m mast, the lighting installation is not considered likely to result in significant adverse effects on bats.

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