SOUTHERN OFFICE
(Registered Office)
Phlorum Limited
Phlorum House
Unit 12, Hunns Mere Way
Woodingdean
Brighton
East Sussex BN2 6AH

T 01273 307167
E info@phlorum.com
W www.phlorum.com

10 November 2026

By Email Only ChristopherW@totalprojectintegration.com
Chris Williams
Total Project Integration
68 High Street
Weybridge
Surrey
KT13 8BL

Our ref: RS/14773/SG

Dear Chris:

Site name: Summary of Ecological Works Carried out/this Year

Phlorum Ltd has reviewed the proposed external lighting scheme for the Land at BizSpace Southampton, Chalcroft Business Park Burnetts Ln, Southampton SO30 2PA – Phase 2 in relation to bats and the requirements of Planning Condition 26 attached to planning permission X/22/94322 granted by Eastleigh Borough Council.

The Condition states:

> '*Prior to commencement of Phase 2 (the outline phase subject to further reserved matters approval), a lighting scheme which has been checked by a suitably qualified ecologist, must be submitted to and approved in writing by the Local Planning Authority. The scheme shall use the most recently updated bat-sensitivity lighting guidance and will be required to demonstrate that the SINC buffer zone will remain as a dark corridor with light shining from buildings being no more than 1 lux on the buffer area. The lighting shall hereafter be implemented in accordance with the approved details.*
>
> *Reason: To ensure suitable protection of bats the adjacent SINC, in accordance with policy DM11.*'

The following documents have been reviewed:

- ESL 26-0945/ 007-Chalcroft External Lighting Rev D – Sheet 1 of 1

The bat surveys carried out by Phlorum (2026) identified common pipistrelle bat roosts associated with buildings within the wider site and confirmed that the adjacent Round Copse SINC provides habitat connectivity and foraging opportunities for bats. As such, the

retention of a dark corridor along the SINC boundary was identified as an important mitigation measure for the development.

The proposed lighting scheme shown on drawing ESL 26-0945/ 007 comprises:

- LED luminaires mounted to building elevations and columns throughout the development;
- Lighting focused on building frontages, service yards, circulation routes and operational areas within the site;
- The line of lighting columns nearest the buffer area only 0.7m high;
- Directional fittings designed to minimise light spill beyond operational areas;
- Lux contour plans demonstrating that the adjacent Round Copse SINC buffer remains subject to low light levels, with illuminance not exceeding 1 lux within the retained dark corridor.

The lighting proposals have been reviewed against the recommendations contained within the bat survey report and current Bat Conservation Trust and Institute of Lighting Professionals guidance.

The site is located within a commercial/business park setting and is currently influenced by existing artificial lighting from industrial units, roads and operational infrastructure.

The proposed lighting is directed towards buildings, hardstanding, access routes and operational areas within the development and has been designed to avoid unnecessary illumination of ecologically sensitive habitats. The scheme does not illuminate:

- Known or potential bat roost features;
- Bat commuting routes;
- Foraging habitat; or
- Any retained habitat of ecological importance to bats including the adjacent Round Copse SINC buffer.

Light spill beyond the immediate application area is limited and the use of directional lighting design and careful luminaire positioning. In addition, the lighting strategy includes measures to minimise illumination of the SINC buffer, including the extension of the retaining wall adjacent to the SINC boundary at the rear of building 11 to further reduce light spill.

Based on the information reviewed, the proposed lighting scheme is unlikely to result in adverse effects on bat roosting, commuting or foraging behaviour.

Having reviewed the proposed lighting scheme (Drawing No. ESL 26-0945/007 Rev D), Phlorum is satisfied that the lighting design has been prepared in accordance with current bat-sensitive lighting guidance and demonstrates that the adjacent Round Copse SINC buffer will remain a dark corridor. The submitted Isolux plan indicates that light spill into the buffer area is controlled and does not exceed the 1 lux threshold required by Condition 26. The scheme is therefore considered acceptable in relation to bats and the adjacent SINC and the requirements of Condition 26 are satisfied.

Yours sincerely



Sofia Giaconi
Environmental Consultant

Encs.