

**Ms Susan Fox.**  
**Energy efficiency of new developments.**  
**(113) 26.03.13.**

Paragraph 124 of the NPPF states that “by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”.

The majority of Greenfield sites in the proposed LDF are in such areas, therefore it is important the above is complied with in new developments.

Artificial night lighting is disturbing to many of our bat species, including some of our rarest and most vulnerable with light acting as a barrier, disrupting flight paths and fragmenting and restricting access to their habitats. Where bat habitats and foraging areas are present, the minimum amount of light should only be used for safety. Bats are protected by EU legislation and the Wildlife & Countryside Act (1981) and the Conservation (Natural Habitats etc) Regulations 1994. An Environmental Impact Assessment (EIA) of the proposed development ensures that a decision is made to in full knowledge of any likely significant effects on the natural environment

The advantage of developing from a Brownfield site is that there is usually existing street lighting, thus minimising the prospect of damaging light pollution in the countryside.

In the consultation document *Building a Greener Future: Towards Zero Carbon Development*, it was envisaged that there a 44% improvement on carbon/energy performance in new housing in 2013. This would then be followed by the adoption of a zero carbon requirement in 2016 applied to all home energy use. These steps in performance would align the energy efficiency requirement of the Building Regulations with those of levels 4 and 6 of the Code for Sustainable Homes in 2013 and 2016.