

Planning Statement

Please find attached a detailed landscape plan indicating the proposed external lighting locations, carefully designed with biodiversity considerations in mind. The lighting specification, including styles and lumen levels, has been selected to minimise potential disturbance to bats foraging in the adjoining woodland.

Pre condition 8: In accordance with the planning condition, the development shall not be first occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. This scheme identifies site features that are particularly sensitive for bats, highlighting important foraging routes that must be protected and where external lighting will be installed to ensure that bat habitats are not disturbed or compromised.

All external lighting will be installed strictly in accordance with the approved scheme and maintained thereafter to ensure ongoing compliance. No other external lighting shall be installed without prior written approval from the Local Planning Authority.

In addition on the drawing the location for the following conditions are also noted:

- Condition 9: EV Charging
- Condition 12: Parking
- Condition 13: Cycle Storage
- Condition 11: Refuse and Recycling Storage

Can you kindly note these in addition and consider discharging conditions accordingly.

Kind regards

Maria Cox