A150 - BROOKS GREEN

KOTO RESPONSE TO PLANNING CONDITIONS

5.

No development above ground floor slab level shall commence until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal and Preliminary Roost Assessment (ArbTech, March 2023) and Bat Emergence and Re-entry Surveys (ArbTech, July 2023) shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats and species).

Response:

Please refer to drawing A150-4-003 Biodiversity Enhancement & External Lighting Plan where location and specification of biodiversity enhancement measures has been indicated on drawing as per recommendations.

6.

No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/ greywater harvesting system required by the approved water neutrality strategy (received 07.09.2023) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District

Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Response:

Please refer to attached updated report and list of fittings.

8.

Prior to the first occupation of any part of the development hereby permitted, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority, if lighting is required. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

Response:

Please refer to drawing A150-4-003 Biodiversity Enhancement & External Lighting Plan for number and position of external bollards and wall lights are shown.

Specification of external bollards: Lutec Gemini XF 650 LED Outdoor Bollard Light - Matt Black

Specification of wall lights: Astro Oslo 100 Textured Black

Proposed lighting follows ecological recommendations:

- Light spill onto trees, pond and hedges is avoided
- Narrow spectrum light source
- Light source emits minimal ultra-violet light
- Warm / neutral colour temperature of <4,200 kelvin
- Bulbs are not bare and not pointing upwards
- Light spill reduced with hoods
- External lighting on PIR sensors that are sensitive to large objects only and on shortest time duration
- Wall lights to be "dimmable" and set to lowest light intensity settings



Lutec Gemini XF 650 LED Outdoor Bollard Light - Matt Black



Astro Oslo 100 Textured Black