

Daphney,

Further to the comments from Tristan Norton regarding the ecological assessment for this planning application, I attached a revised report that hopefully addresses the clarification that Tristan required, in consideration of the above planning application.

I understand his main concerns to be as follows;

- Trees adjacent to the site may support bat roosts, which would have implications (primarily from loss of foraging and commuting arising from the development)
- Clarification that the emergency access has been assessed and that as a result the severance and lighting issues are not exacerbated by the 'additional' access – this is also linked to delivering an adequate lighting strategy to avoid impacts to these commuting routes

We accept that the report was not clear on the issues relating to the two separate accesses, and have revised the report to fully address this. We have also made some minor changes which address the impacts arising from the development on potential adjacent bat roosts.

The changes made do not change overall the conclusions, or the recommended mitigation/enhancements. The most significant of these recommendations is regarding the production of a more detailed lighting strategy, and an ecological mitigation and enhancement plan, which need to be delivered at Reserved matters stage. I would suggest that to fully address Tristan's concerns with respect to the impact on bat populations, that these are both made subject to conditions, which then should give greater confidence that the impacts can be managed.

Please do not hesitate to contact me should you have any further questions,

kind regards,

Megan Owen

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