

Dear Brian

Please find below the comments of: Biodiversity Team  
Comments relate to the following documents/drawing no(s):  
Landscape and Ecological Management Plan by FPCR dated 12/2023  
ES Volume 2 -Chapter 8 Ecology received 19/12/2023  
Phase 1 Plan by FPCR received 19/12/2023  
Designated Sites Plan by FPCR received 19/12/2023  
Protected Species Plan by FPCR received 19/12/2023  
Proposed Site Layout by UMC Architects received 19/12/2023  
Illustrative Landscape Sections by UMC Architects received 19/12/2023  
Biodiversity Net Gain Report by FPCR dated 1/2023  
Biodiversity Metric by P.Hoy dated 5/1/2024  
Lighting Layout Plan by DFL received  
CEMP by FPCR dated 11/2023  
Habitat Survey Report by FPCR dated 11/2023  
Bat Surveys by FPCR dated 8/2023  
Breeding Bird Survey by FPCR dated 11/2023  
Dormouse Survey Report 8/2023

**Recommendation:23/03120/FUL**

**Application:**

Unacceptable for the following reasons:

The lighting scheme indicates levels, between 10 and 5 lux that would be presently unacceptable to European Protected Species namely dormice and bats that utilise the habitat corridor that runs along the southern boundary of the site. We would wish to see these impacts further reduced before lighting throughout this area is thought to be reduced to levels sufficient to reduce impacts to an acceptable level.

**Comments:**

Other than issues related to lighting we would state the following related to biodiversity:

1. The predicted net gains for Biodiversity of 26.89% and 167.7% are acceptable and can be catered for through a condition or a S106 of a Habitat Monitoring and Maintenance Plan.
2. The depicted size of habitat buffers on site are broadly acceptable however we would not wish to see any hard engineering within that 20m buffer. This applies to the engineered slopes that are featured within the scheme.
3. The proposed species protection measures featured within the species surveys are acceptable and can be conditioned.
4. The CEMP by FPCR dated 11/2023 is broadly acceptable in preventing/mitigating adverse impacts during construction and can be conditioned.

**Key Issues:**

- 1. Lighting impacts on European Protected Species**
- 2. Biodiversity Net Gain**
- 3. Mitigation of impacts on key species**
- 4. CEMP**

Biodiversity Team  
CS 12/2/2024