

Colin Wills [REDACTED]

12/9/2022 20:40

Sandford, 1 Brady Close, EX17 4LQ

To [REDACTED]

Dear Eric,

Thank you for your recent message regarding the re-submission of plans for the proposed development at 1 Brady Close, Sandford.

I have reviewed my site notes and proposed elevations for the scheme (Drawing No.1566.1-04B) and confirm that my survey report of May 26th 2021 is still valid for the purposes of this re-application.

My 2022 surveys now have a different format, with additional 'wildlife checklist' information, however I would hope that the LPA will take the proportionate view that as this is not a new application and it would be unreasonable for the applicants to commission an entirely new report in this case.

I do not consider that in the passage of a year that it is at all likely that there is any further potential for bat roosting activity within the roof and soffit features of the property, although I would now recommend that a Sparrow Terrace provided on the eastern elevation under the soffits and an affixed woodstone bat box affixed to the northern gable apex should now form a condition of planning consent.

I would also encourage the provision of two trees on the lawns to the west of the current dwelling and proposed dwelling, as per the proposed site layout 1566.1-03B (perhaps of an ornamental maple-type) to provide additional green infrastructure and net gain for biodiversity.

Kind regards,

Colin

Colin N. Wills BSc [Hons]

1 South Street

Denbury

TQ12 6DH
[REDACTED]