



**Richard Green Ecology Ltd**  
9C Mill Park Industrial Estate  
White Cross Road  
Woodbury Salterton  
Devon EX5 1EL  
01395 239234  
office@richardgreenecology.co.uk

Jim & Lucy Morris  
Meadowgate  
Church Road  
Lypstone  
Exmouth  
Devon EX8

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To whom it may concern,

### **Ecology Addendum – Meadowgate, Lypstone**

A preliminary ecological appraisal (PEA) was undertaken of proposed construction of one or two dwellings on land at Meadowgate by Richard Green Ecology in March 2022.

Planning permission (ref. 23/0847/FUL) was subsequently granted for a single dwelling and off road parking and double garage within the garden.

It is now proposed to amend the development by adding a lower ground floor to the dwelling, and East Devon District Council (EDDC) has requested a supporting statement to consider any changes to ecological impacts from the proposal.

In my professional opinion, as the proposed amended dwelling would be on the same footprint as that already permitted, there would be no changes to the ecological impacts of the proposal.

The PEA considered that the construction of one or two new dwellings had the potential to have an adverse effect on foraging and commuting bats on the site through an increase in light levels. It was therefore recommended that lighting design should follow guidance in the Institute of Lighting Professionals Guidance Note 08/18, to ensure that light levels along the southern, western, and eastern boundaries remains below 0.5 lux or no more than current levels. This recommendation is equally applied to the proposed amendment, although a new guidance note on bats and lighting was published in 2023, and this is the relevant guidance that should be followed (Guidance Note 08/23).

Yours faithfully,



**RICHARD GREEN BSc (Hons) CEnv MCIEEM  
DIRECTOR**