

14 March 2024

COVERING LETTER

Re: Little Coppice, Kington Lane.

Dear Chloe Sommerill,

Further to our previous discussions and pre-app, I am pleased to have now uploaded our formal planning application onto the portal and await your confirmation of its validation.

Further to our recent correspondence, I can confirm the application does not include for the BNG calculations, as we believe the scheme to be exempt on account of its size and number of dwellings.

I also wish to clarify that the application is accompanied by the necessary preliminary ecological assessment and preliminary bat roost assessment, although the further emergence surveys can only be booked in for early May as this is of course the earliest timeframe permitted. As we hope to avoid costly delays in the overall planning assessment and determination process, we trust this will be sufficient for its validation, until a later time that these supporting survey results can be made available in May. We understand this is not ideal, but hope the matter can be suitably controlled and managed through appropriate conditions, or alternatively an agreed extension to the determination period to allow for its incorporation in your decision.

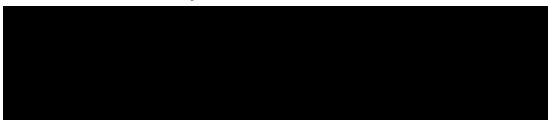
The ecology report does support this approach and outline a low risk profile against the site, with the concluding statement reading:


Further bat survey is required to inform the overall assessment of impacts and to confirm the mitigation requirements necessary. However, considering the development proposals and notwithstanding these further surveys, this report has demonstrated that, if the outlined mitigation measures are implemented in full then no significant residual impact could be expected, and the proposed application will result in 'no net loss in biodiversity,' whilst also providing opportunities for 'biodiversity net gain' in accordance with NPPF and Local Planning Policy.

All currently recommended enhancement and mitigation measures have been incorporated into the proposals, and the existing building is assessed to provide a low potential for hibernating bats. We hope this low risk profile will support validation of the application.

I look forward to hearing back from you in due course to discuss the proposals.

Yours sincerely,



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