

Liz Fitzgerald

From: Laura Chester [REDACTED]
Sent: 30 October 2023 16:39
To: Liz Fitzgerald
Cc: Charmian Eyre-Walker
Subject: RE: RE: P22/01300/O - Wickwar Housing [Filed 02 Nov 2023 09:48]
Attachments: P22_01300_0 GWT letter 27_10_23.docx

Categories: Filed by Mail Manager

Hi Liz and Charmian,

Please see our final letter ahead of the inquiry starting tomorrow attached.

Good luck with it all.

Best Regards,
Laura

Laura Chester (she/her)

Building with Nature Lead

(My current working pattern is Monday, Thursday, Friday)

Gloucestershire Wildlife Trust

Robinswood Hill Country Park,
Reserve [REDACTED]
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From: Liz Fitzgerald [REDACTED]
Sent: Monday, October 30, 2023 3:54 PM
To: Laura Chester [REDACTED]
Cc: Charmian Eyre-Walker <[REDACTED]>
Subject: RE: RE: P22/01300/O - Wickwar Housing

Thank you.

Kind Regards

Liz Fitzgerald

Director (Managing)



33 Bancroft, Hitchin, Herts SG5 1LA

T: 01462 420224

M: [REDACTED]

W: www.barkerparry.co.uk

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From: Laura Chester [REDACTED] >
Sent: 30 October 2023 15:49
To: Liz Fitzgerald <[REDACTED]>
Cc: Charmian Eyre-Walker <[REDACTED]>
Subject: RE: RE: P22/01300/O - Wickwar Housing

Hi Liz,

Its drafted and will be coming over shortly.

Thanks,
Laura

From: Liz Fitzgerald <[REDACTED]>
Sent: Monday, October 30, 2023 3:47 PM
To: Laura Chester <[REDACTED]>
Cc: Charmian Eyre-Walker <[REDACTED]>
Subject: RE: RE: P22/01300/O - Wickwar Housing

Hi Laura,

Just wondering how you are getting on with a note from the GWT please?

Kind Regards

Liz Fitzgerald
Director (Managing)



33 Bancroft, Hitchin, Herts SG5 1LA

T: 01462 420224

M: [REDACTED]

W: www.barkerparry.co.uk

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From: Laura Chester <[REDACTED]>
Sent: 26 October 2023 11:42
To: Liz Fitzgerald <[REDACTED]>
Cc: Charmian Eyre-Walker <[REDACTED]>
Subject: RE: RE: P22/01300/O - Wickwar Housing [Filed 26 Oct 2023 12:57]

Hi Liz,

No problem, I will be in touch with something in writing on Monday!

Thanks!
Laura

From: Liz Fitzgerald <[REDACTED]>
Sent: Thursday, October 26, 2023 10:46 AM
To: Laura Chester <[REDACTED]>
Cc: Charmian Eyre-Walker <[REDACTED]>
Subject: RE: RE: P22/01300/O - Wickwar Housing

Hi Laura,

Yes I was going to email you today, they suddenly notified us that they would pay up. Clearly our rebuttal worked!

If an objection is maintained we will need something in writing to present to the Inspector either prior to or at the opening of the Inquiry. We open at 10am on Tuesday.

Kind Regards

Liz Fitzgerald

Director (Managing)



33 Bancroft, Hitchin, Herts SG5 1LA

T: 01462 420224

M: [REDACTED]

W: www.barkerparry.co.uk

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From: Laura Chester <[REDACTED]>

Sent: 26 October 2023 10:08

To: Liz Fitzgerald <[REDACTED]>

Cc: Charmian Eyre-Walker <[REDACTED]>

Subject: RE: RE: P22/01300/O - Wickwar Housing

Hi both,

I just wanted to let you know that we have been contacted by EDP/ Bloor homes, to inform us that they have increased their s106 contribution offer to £100,000, which is the amount we suggested would help us to manage the immediate impact of the additional recreational pressure that the proposal would create.

We are taking this to our exec board tomorrow to make sure they are happy with our position, which is that we still intend to object to the development given its proximity to Lower Woods, but we will acknowledge that this contribution would help with management and mitigation in the short-term. The long-term impacts on the Woods, however, are still a big concern to us. I will confirm this position with you early next week following tomorrow's meeting.

Thanks very much,
Laura

From: Liz Fitzgerald <[REDACTED]>

Sent: Thursday, October 19, 2023 11:49 AM

To: Laura Chester <[REDACTED]>

Cc: Charmian Eyre-Walker <[REDACTED]>

Subject: RE: RE: P22/01300/O - Wickwar Housing

Thanks Laura.

Kind Regards

Liz Fitzgerald

Director (Managing)



33 Bancroft, Hitchin, Herts SG5 1LA

T: 01462 420224

M: [REDACTED]

W: www.barkerparry.co.uk

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From: Laura Chester <[REDACTED]>

Sent: 19 October 2023 10:09

To: Liz Fitzgerald <[REDACTED]>

Cc: Charmian Eyre-Walker <[REDACTED]>

Subject: RE: RE: P22/01300/O - Wickwar Housing

Hi Liz,

I haven't been in the office since Monday but have just responded to the appellant setting out the points made in our letter.

I will let you know if I hear anything.

Best Regards,
Laura

Laura Chester (she/her)

Building with Nature Lead

(My current working pattern is Monday, Thursday, Friday)

Gloucestershire Wildlife Trust

Robinswood Hill Country Park,
Reservoir Road, Gloucester, GL4 6SX

Mobile: [REDACTED]
Main Switchboard: 01452 383333
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From: Liz Fitzgerald <[REDACTED]>
Sent: Monday, October 16, 2023 5:04 PM
To: Laura Chester <[REDACTED]>
Cc: Charmian Eyre-Walker <[REDACTED]>
Subject: RE: RE: P22/01300/O - Wickwar Housing

Noted Laura,

Have you reverted to the Appellant?

Kind Regards

Liz Fitzgerald
Director (Managing)



33 Bancroft, Hitchin, Herts SG5 1LA
T: 01462 420224
M: [REDACTED]
W: www.barkerparry.co.uk

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From: Laura Chester <[REDACTED]>
Sent: 16 October 2023 15:16
To: Liz Fitzgerald <[REDACTED]>
Cc: Charmian Eyre-Walker <[REDACTED]>
Subject: RE: RE: P22/01300/O - Wickwar Housing

Thanks Liz. 5 years of management costs would be better than nothing!

Thanks,
Laura

From: Liz Fitzgerald <[REDACTED]>
Sent: Monday, October 16, 2023 3:12 PM
To: Laura Chester <[REDACTED]>
Cc: Charmian Eyre-Walker <[REDACTED]>
Subject: RE: RE: P22/01300/O - Wickwar Housing

Hi Laura,

We cannot request contributions in perpetuity unfortunately, so the £2,500 per annum ongoing payment is not possible, most we can ask for is 5yrs.

Kind Regards

Liz Fitzgerald
Director (Managing)



33 Bancroft, Hitchin, Herts SG5 1LA
T: 01462 420224
M: [REDACTED]
W: www.barkerparry.co.uk

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From: Laura Chester <[REDACTED]>
Sent: 16 October 2023 14:59
To: Liz Fitzgerald <[REDACTED]>
Cc: Charmian Eyre-Walker <[REDACTED]>
Subject: RE: RE: P22/01300/O - Wickwar Housing

Hi both,

Apologies, I have added an extra sentence in and also put the letter in PDF format!

Thanks again!
Laura

From: Liz Fitzgerald <[REDACTED]>
Sent: Monday, October 16, 2023 2:49 PM
To: Laura Chester <[REDACTED]>
Cc: Charmian Eyre-Walker <[REDACTED]>
Subject: RE: RE: P22/01300/O - Wickwar Housing

Thanks Laura,

FYI – I have done some words about the Cotswold Beechwoods:

- 5.0 The Appellant has proposed their contribution based on the Cotswold Beechwoods SAC, which is not considered comparable. The Cotswold Beechwoods has a specific zone of influence, within which the scale of anticipated housing growth has been identified. The extent of mitigation for the area has been identified and costed, there are multiple schemes contributing to a 'pot' that will provide much wider mitigation measures for the SAC, known as a SAMM payment (Strategic Access Management and Monitoring).
- 5.1 In addition to that payment, every development of 50 dwellings or more is required to provide on-site Strategic Areas of Natural Greenspace. Whilst green space is provided on site, it would not meet the criteria for SANG which is usually made up of much larger areas of space, circa 15ha minimum. In those instances, a contribution towards off-site SANG is sought. In those instances an additional contribution of £480 per dwelling, is sought. This scheme is set out in the Cotswold Beechwoods Mitigation Strategy at Appendix **.
- 5.2 Essentially the £34,740.00 proposed contribution equates to a SAMM contribution of £193 per dwelling. If the Appellant were to correctly follow the principles of the Cotswold Beechwood's strategy, an additional payment of £480 per dwelling would be payable, equating to £673 per dwelling.
- 5.3 As there is no such wider mitigation strategy associated with Lower Woods, there is a need to ensure appropriate mitigation is in place to preserve the SSSI for all future visitors, accordingly, the requested £555.55 per dwelling is considered appropriate.

Kind Regards

Liz Fitzgerald

Director (Managing)



33 Bancroft, Hitchin, Herts SG5 1LA

T: 01462 420224

M: [REDACTED]

W: www.barkerparry.co.uk

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From: Laura Chester <[REDACTED]>

Sent: 16 October 2023 14:47

To: Liz Fitzgerald <[REDACTED]>

Cc: Charmian Eyre-Walker <[REDACTED]>

Subject: RE: RE: P22/01300/O - Wickwar Housing

Hi Liz and Charmian,

Please see attached our letter ahead of the inquiry into the Wickwar development.

Kind Regards,

Laura

Laura Chester (she/her)

Building with Nature Lead

(My current working pattern is Monday, Thursday, Friday)

Gloucestershire Wildlife Trust

Robinswood Hill Country Park,

Reserv[REDACTED]

Main Switchboard: 01452 383333

From: Liz Fitzgerald <[REDACTED]>
Sent: Monday, October 16, 2023 9:24 AM
To: Laura Chester <[REDACTED]>
Subject: RE: RE: P22/01300/O - Wickwar Housing

Hi Laura,

CoB is fine, but any chance I can see the draft so I can write some connecting text in my rebuttal please?

Kind Regards

Liz Fitzgerald

Director (Managing)



33 Bancroft, Hitchin, Herts SG5 1LA

T: 01462 420224

M: [REDACTED]

W: www.barkerparry.co.uk

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From: Laura Chester <[REDACTED]>
Sent: 16 October 2023 07:59
To: Liz Fitzgerald <[REDACTED]>
Subject: RE: RE: P22/01300/O - Wickwar Housing

Hi Liz,

I have drafted it yes and am just waiting for my colleagues to take a look and see if there is anything they want to add. Is COP today too late to send it?

Thanks,
Laura

From: Liz Fitzgerald <[REDACTED]>

Sent: Saturday, October 14, 2023 4:25 PM

To: Laura Chester <[REDACTED]>; Charmian Eyre-Walker <[REDACTED]>

Subject: RE: RE: P22/01300/O - Wickwar Housing

Hi Laura,

Apologies for the chase, but rebuttals are due on Tuesday. Did you get chance to do the note please?

Kind Regards

Liz Fitzgerald

Director (Managing)



33 Bancroft, Hitchin, Herts SG5 1LA

T: 01462 420224

M: [REDACTED]

W: www.barkerparry.co.uk

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From: Laura Chester <[REDACTED]>

Sent: 12 October 2023 14:17

To: Liz Fitzgerald <[REDACTED]>; Charmian Eyre-Walker <[REDACTED]>

Subject: RE: RE: P22/01300/O - Wickwar Housing [Filed 12 Oct 2023 14:18]

Will do, I will send it to you both.

Thanks,
Laura

Laura Chester

Building with Nature Lead

(My current working pattern is Monday, Thursday, Friday)

Gloucestershire Wildlife Trust

Robinswood Hill Country Park,
Reservoir Road, Gloucester, GL4 6SX

Mobile: [REDACTED]

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From: Liz Fitzgerald <[REDACTED]>

Sent: Thursday, October 12, 2023 2:06 PM

To: Laura Chester <[REDACTED]>; Charmian Eyre-Walker <[REDACTED]>

[REDACTED]

Subject: RE: RE: P22/01300/O - Wickwar Housing

Yes please Laura, just keep Char in the loop also though.

Thank you.

Kind Regards

Liz Fitzgerald

Director (Managing)



33 Bancroft, Hitchin, Herts SG5 1LA

T: 01462 420224

M: [REDACTED]

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From: Laura Chester <[REDACTED]>
Sent: 12 October 2023 14:01
To: Liz Fitzgerald <[REDACTED]>; Charmian Eyre-Walker <[REDACTED]>
Subject: RE: RE: P22/01300/O - Wickwar Housing

Hi Liz,

No problem, I can put that together. Shall I send it directly to you? I will aim to get it written and sent by COP tomorrow.

Thanks,
Laura

From: Liz Fitzgerald <[REDACTED]>
Sent: Thursday, October 12, 2023 1:15 PM
To: Laura Chester <[REDACTED]>; Charmian Eyre-Walker <[REDACTED]>
Subject: RE: RE: P22/01300/O - Wickwar Housing

Dear Laura,

Thank you for this.

I think what is important is that the GWT are set out in a response that we can append to our rebuttals that are due next Tuesday. This can be in the form of a letter, like you would do a consultation response, setting out their offer, what is required at Lower Woods and why the offer is not acceptable. Why it differs from the Beechwoods and what additional contributions would be required.

Thank you again.

Kind Regards

Liz Fitzgerald
Director (Managing)



33 Bancroft, Hitchin, Herts SG5 1LA
T: 01462 420224
M: [REDACTED]
W: www.barkerparry.co.uk

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From: Laura Chester <[REDACTED]>
Sent: 12 October 2023 13:10
To: Liz Fitzgerald <[REDACTED]>; Charmian Eyre-Walker <[REDACTED]>
Subject: RE: RE: P22/01300/O - Wickwar Housing

Hi Liz,

I'm so sorry for the slow reply. I don't work on Wednesdays and have had a hectic morning!

We have had a response from EDP, who have declined to offer additional funds to support meaningful mitigation at Lower Woods. They have given a few reasons for this, which we do not see as sound. For example, their justification for the funds offered are based on the Cotswold Beechwood SAC Mitigation Strategy. We can understand why, in the absence of a mitigation strategy for Lower Woods, they would draw on this as a starting point. However, we have provided them with context around the work that will be required to help mitigate the additional pressure, as well as address the additional safety concerns we have over the high levels of ash dieback, so they should now be taking a more site-specific approach.

We will be replying in full to EDP later on today. We are also reaching out to NE to let them know that as the offer currently stands, we will be unable to carry out appropriate mitigation and Lower Woods will most certainly be at risk of recreational impact.

We will continue to keep you in the loop.

Thanks,
Laura

From: Liz Fitzgerald <[REDACTED]>
Sent: Wednesday, October 11, 2023 11:59 AM
To: Laura Chester <[REDACTED]>; Charmian Eyre-Walker <[REDACTED]>
Subject: RE: RE: P22/01300/O - Wickwar Housing

Dear Laura,

I was wondering if there was any update on the below please, we have a meeting with Counsel tomorrow morning, so any progress report would be beneficial.

Kind Regards

Liz Fitzgerald
Director (Managing)



33 Bancroft, Hitchin, Herts SG5 1LA

T: 01462 420224

M: [REDACTED]

W: www.barkerparry.co.uk

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From: Laura Chester <[REDACTED]>
Sent: 05 October 2023 12:03
To: Charmian Eyre-Walker <[REDACTED]>
Cc: Liz Fitzgerald <[REDACTED]>
Subject: RE: P22/01300/O - Wickwar Housing [Filed 05 Oct 2023 13:28]

Thanks Char, I will let you know how we get on.

Best Regards,
Laura

Laura Chester

Building with Nature Lead

(My current working pattern is Monday, Thursday, Friday)

Gloucestershire Wildlife Trust

Robinswood Hill Country Park,
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From: Charmian Eyre-Walker <[REDACTED]>
Sent: Thursday, October 5, 2023 11:58 AM
To: Laura Chester <[REDACTED]>

Cc: Liz Fitzgerald <[REDACTED]>
Subject: RE: P22/01300/O - Wickwar Housing

Hi Laura

Thanks for coming back to me.

Please do let me know how you get on with EDP. The appeal Inquiry starts 31st October so a quick response would be helpful !

Charmian Eyre-Walker
(Char)
Principal Planning Officer MST
Phone [REDACTED]
(Works: Mon-Thurs)

From: Laura Chester <[REDACTED]>
Sent: Thursday, October 5, 2023 11:21 AM
To: Charmian Eyre-Walker <[REDACTED]>
Subject: RE: P22/01300/O - Wickwar Housing

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Hi Charmian,

I hope you are well. I have just returned to GWT from Maternity Leave and have picked this up from Meyrick and Juliet.

We have had a chat internally about the offer of s106 funds to support the additional pressures and are all in agreement that the £34,740 will be nowhere near enough to do the work required to help mitigate the impact of the additional footfall and pressure in Lower Woods. The work needed includes:

- Tree safety- With the location of the development being towards the south of the woodland it will increase the footfall in this area of the wood. Things we will need to do because of this:
Reassess usage zones- based around footfall in an area, this helps inform what remedial action we might take on tree safety. If an area increases (which is highly likely) then it will increase the amount of work we need to do. With Ash dieback being a big problem in lower woods, we will need to address a much larger area than we do currently. This is heavily weather dependent due to Lower woods geology and topography, plus specialist with the team we require to do it.
- Entrance and exit ways- We will need to review these and improve access ways. This should involve:
 - Gates- these will need assessing and replacing- some areas which are boggy might need reviewing to stop paths from expanding due to people trying not to get muddy.
 - Signage- It would be good to have new signage created informing people about why lower woods is important and why it needs protecting, how we want people to behave. Just to give one example, there is a meadow just off Horwood Lane (which would be the most likely route that residents of the proposed development would take to access Lower Woods) which is incredibly diverse (see image attached) and would really need efforts to protect.
- Habitat creation in other areas of the wood to mitigate for the additional disturbance.
- Staff time- In order to plan this work, assess what needs doing, appoint contractors, install signage and gates. We would need to cover as much of our costs as possible.

It would take us a bit longer to figure out roughly how much this would cost but we're probably looking in the £100k+ region.

I am just about to get back to EDP listing the points above but wanted to let you know our thoughts ASAP. We will let you know how EDP respond.

Also very happy to have a chat if that would be helpful.

Thanks,
Laura

Laura Chester

Building with Nature Lead

(My current working pattern is Monday, Thursday, Friday)

Gloucestershire Wildlife Trust

Robinswood Hill Country Park,
Reservoir Road, Gloucester, GL4 6SX

Mobile: [REDACTED] 452 383333

www.gloucestershirewildlifetrust.co.uk

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From: Juliet Hynes <[REDACTED]>
Sent: Friday, September 29, 2023 2:09 PM
To: Laura Chester <[REDACTED]>
Subject: FW: P22/01300/O - Wickwar Housing

Charmain's email below

Dr Juliet Hynes (she/her)

Head of Evidence

Gloucestershire Wildlife Trust

Conservation Centre, Robinswood Hill Country Park,
Reservoir Road, Gloucester, GL4 6SX

Main Switchboard: 01452 383333

Mobile: [REDACTED]

www.gloucestershirewildlifetrust.co.uk

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From: Charmian Eyre-Walker <[REDACTED]>
Sent: Wednesday, September 27, 2023 8:15 AM
To: Juliet Hynes <[REDACTED]>; Meyrick Brentnall
<[REDACTED]>
Subject: RE: P22/01300/O - Wickwar Housing

Thank you for coming back to me and I would be grateful if you' let me know your thoughts.

Charmian Eyre-Walker
(Char)
Principal Planning Officer MST
Phone [REDACTED]
(Works: Mon-Thurs)

From: Juliet Hynes <[REDACTED]>
Sent: Tuesday, September 26, 2023 12:23 PM
To: Charmian Eyre-Walker <[REDACTED]>; Meyrick Brentnall
<[REDACTED]>
Subject: RE: P22/01300/O - Wickwar Housing

Hi Char, we received an email from EDP at 9pm on Friday night putting a proposal to us. We have not yet had a chance to discuss the offer internally.

All the best
Juliet

Dr Juliet Hynes (she/her)
Head of Evidence
Gloucestershire Wildlife Trust
Conservation Centre, Robinswood Hill Country Park,
Reservoir Road, Gloucester, GL4 6SX
Main Switchboard: 01452 383333
Mobile: [REDACTED]
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From: Charmian Eyre-Walker <[REDACTED]>
Sent: Tuesday, September 26, 2023 12:17 PM
To: Meyrick Brentnall <[REDACTED]>
Cc: Juliet Hynes <[REDACTED]>
Subject: RE: P22/01300/O - Wickwar Housing

Good morning

We are dealing with an appeal for this site and within the legal agreement that is being worked on to go with the application (should the appeal be allowed) has introduced provision for a "Strategic Access and Management Monitoring Contribution" of £34,740 as a contribution towards mitigation and management of Lower Woods Reserve.

Have you been party to any discussions about this? A speedy response would be gratefully received as we need to resolve outstanding issues ASAP.

Charmian Eyre-Walker
(Char)
Principal Planning Officer MST
Phone [REDACTED]
(Works: Mon-Thurs)

From: Meyrick Brentnall <[REDACTED]>
Sent: Monday, July 24, 2023 10:58 AM
To: Charmian Eyre-Walker <[REDACTED]>
Cc: Juliet Hynes <[REDACTED]>
Subject: P22/01300/O

You don't often get email from [REDACTED]. [Learn why this is important](#)

Char
Sorry no idea what happened there.
For the avoidance of doubt I have reproduced the response below. Any problems please drop me a line.
Meyrick

Dear, Ms Walker

Thank you for consulting us on the amendments to the outline application P22/01300/O
The developers environmental consultants EDP have clearly looked at the ecological concerns expressed by GWT, Natural England and others, and, within the confines of the application site have tried to address them.

What they have suggested in terms POS and its management is appreciated, and a move in the right direction.

Notwithstanding this, no matter how attractive the application site is made to residents, there will still be a desire to seek out more visually and ecologically interesting landscapes in the immediate locality. EDP make much of the immediate connections the site provides to the wider PROW network, and whilst we accept this is available, the land to the west of application site is generally flat, open, arable and ecologically and visually uninteresting. This is in stark contrast to the land to the immediate west of Wickwar (including Lower woods) which is undulating, intimate, wooded and ecologically very diverse. This will inevitably draw people to the site with the resulting degradation of the habitat.

As a Trust we understand that people have a desire and a right to visit and experience wild spaces, indeed our strategy is all about re-connecting people with wildlife, however, that has to be managed in a manner that does not destroy the very asset people want to visit.

There are mitigating works and processes that could be bought to play 'off site' that could do much to allow the development to go ahead without compromising the integrity and ecological value of lower woods. Mitigation works both soft (education) and hard (infrastructure improvements) do of course do come at cost and it does seem reasonable that the development rather than GWT - the owner of Lower Woods bears the substantial burden of this. We maintain our objection therefore unless the developer commits to fund agreed mitigating measures to manage the burden on Lower Woods of their development through a Unilateral undertaking or by whatever means can be agreed.

If minded to consent then this should be conditioned such that the ecological management plan is implemented in full, and if the above cannot be achieved that the developers at least enter into negotiations with GWT on how best to manage increased visitor pressure on Lower Woods.

Meyrick Brentnall

Gloucestershire Wildlife Trust

Meyrick Brentnall

Sevenside Officer

Gloucestershire Wildlife Trust

Robinswood Hill Country Park,
Reservoir Road, Gloucester, GL4 6SX

Main switchboard: 01452 383 333

Mobile number: [REDACTED]

I only work 2 days a week plus all staff are being encouraged to work flexibly, take breaks and spend daily time outside in nature.

As a result, I might not be at my desk throughout usual office hours.



From: Charmian Eyre-Walker <[REDACTED]>
Sent: Monday, July 24, 2023 8:25 AM
To: Meyrick Brentnall <[REDACTED]>
Cc: Juliet Hynes <[REDACTED]>
Subject: RE: [EXTERNAL EMAIL] - P22/01300/O

Hello Meyrick

Unfortunately I cannot open the sharepoint site – please can you just send a word document ?

Kind Regards,

Char Eyre-Walker
South Glocs Council
Principal Planner (Major Sites)
[REDACTED]

From: Meyrick Brentnall <[REDACTED]>
Sent: Friday, July 21, 2023 1:56 PM
To: Charmian Eyre-Walker <[REDACTED]>
Cc: Juliet Hynes <[REDACTED]>
Subject: [EXTERNAL EMAIL] - P22/01300/O

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Ms Walker

Please see attached our response to the amended proposals put forward for the above development.

Any concerns or questions then please do not hesitate to ask.

Regards

Meyrick

Meyrick Brentnall
Sevenside Officer
Gloucestershire Wildlife Trust
Robinswood Hill Country Park,
Reservoir Road, Gloucester, GL4 6SX
Main switchboard: 01452 383 333
Mobile number: [REDACTED]

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