



**Gloucestershire  
Wildlife Trust**

Gloucestershire Wildlife Trust  
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**30 October 2023**

Charmian Eyre-Walker  
Principal Planner  
South Gloucestershire Council

**P22/01300/O | Erection of up to 180 dwellings, a local shop and associated infrastructure (Outline) with access to be determined; all other matters reserved. | Land At Sodbury Road Wickwar South Gloucestershire GL12 8PG**

Dear Charmian,

I wanted to update on Gloucestershire Wildlife Trust's (GWT) position regarding the development proposed in application P22/01300/O ahead of the start of the Inquiry.

Our position remains that we object to the development proposals. Following discussion with the applicant, they have acknowledged the need for mitigation and management work and have agreed to fund this via a section 106 contribution to GWT. Our concern, however, remains that the continuous recreational pressure in the longer term, when there would be no funding available for mitigation work, would have the potential to lead to the deterioration of Lower Woods SSSI.

The measures which could help prevent deterioration of the SSSI in the short term were set out in our previous letter dated 16/10/23. We calculated that the cost of this work would be ~£100,000 which would amount to £555.55 per dwelling (180 dwellings proposed), with an additional cost of ongoing management at around £2,500 per annum. The full break-down of these costs can be provided if needed.



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VAT number: 535 6446 33



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As per our previous letter, if the development were to go ahead without the management and mitigation work set out, the risk of deterioration to the SSSI would be greatly increased, which means the development would not be compliant with paragraph 180 (c) of the NPPF or CS9 (2) of the South Gloucestershire Core Strategy.

Regards,

Laura Chester  
Building with Nature Lead  
Gloucestershire Wildlife Trust



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