

Christie Burns

From: Angus
Sent: 23 January 2026 11:08
To: Christie Burns
Subject: RE: Iron Line Planning Application Response to RSPB and Tetra Tech Comments
Attachments: 551959lt23Jan26FV02_L01_GG_Response.pdf

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Christie,

In relation to the comments from the RSPB, Greengage has updated three of its reports (CEMP, LEMP and Amphibian Mitigation & Management Plan) to include the map provided by RSPB (as per point 1.2) and added clarifying wording to confirm that the proposed checks would be routine maintenance checks (as per point 1.3).

The inclusion of the map provided by RSPB does not result in any fundamental changes to the recommendations or actions required, however, it has been included to provide additional reassurance that the construction team is aware of the measures taken to increase site suitability for natterjack toads.

Greengage has retained the recommendation for monthly checks of the gully ladders within both the Amphibian Mitigation & Management Plan and the CEMP, and have clarified that these are routine maintenance checks to be undertaken at the same time as the recommended checks within the Drainage Strategy and Manual, rather than checks based on an expectation of encountering natterjacks. Natterjacks would be at greatest risk during periods of migration, therefore a request for weekly checks over a six-month period does not appear proportionate. The gullies are located within sub-optimal habitat for natterjack toads, are not situated on migration routes, and are separated from suitable habitat by the car park and surrounding wall. The gully ladders provide an effective means of escape, and as such, natterjacks are not expected to become trapped.

The remaining points made, such as wardening provision and the new access agreement are noted.

Could the design of the hibernacula (point 1.4) be the subject of a prior to installation condition if deemed appropriate.

In relation to queries raised verbally by Tetra Tech, please find the attached response from Greengage dated the 23rd of January.

We can also confirm that the BNGA metric is the same as what was previously provided, the only minor difference is the inclusion of a Habitat reference number (to correspond to the report and maps) in the final column of the metric at the request of Tetra Tech. The areas/habitats/condition assessments/strategic significance and results remain exactly the same.

I hope this clarifies matters and ask that consideration of the application proceed on this basis.

Best regards

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