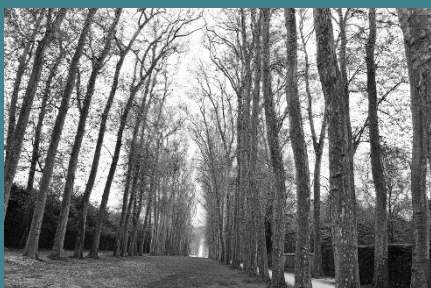


Planning Inspectorate Appeal Ref: APP/6008529
Planning Application Reference: 25/P/01521

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ADDENDUM TO THE STATEMENT OF COMMON GROUND (ECOLOGY AND BIODIVERSITY MATTERS)

Between:

Peter Hoy (FPCR Environment and Design Ltd)

and

Kevin Wood (SLR)

Project

Land at Shortlands Farm, Guildford Road, Ash, Guildford GU12 6DF

Date

17th September 2026

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	PH/KW 17.09.26	
	Final	PH/KW 17.09.26	PH/KW 17.09.26

1.0 INTRODUCTION

- 1.1 This Addendum has been prepared and agreed jointly by Peter Hoy (FPCR Environment and Design Ltd) and Kevin Wood (SLR) and should be read together with, and as supplementing, the Statement of Common Ground (Ecology and Biodiversity Matters) dated 11th September 2026 (“the Ecology SoCG”), prepared in respect of the appeal against the non-determination of outline planning application ref. 25/P/01521 (PINS ref. APP/6008529), for Land at Shortlands Farm, Guildford Road, Ash, Guildford GU12 6DF (“the Site”).
- 1.2 This Addendum records the resolution, since the SoCG was finalised, of the matters previously set out at Section 4.0 of the SoCG (Areas of Disagreement), namely the adequacy of the bat species assemblage assessment, the sufficiency of the static bat detector surveys, and the identification of light sensitive species and the provision of dark corridors.
- 1.3 Where a matter is recorded below as agreed, this reflects the joint position of both parties and supersedes the corresponding paragraph of Section 4.0 of the Ecology SoCG. All other matters recorded in the SoCG, including the areas of agreement at Section 3.0, remain unaffected by this Addendum.

2.0 RESOLUTION OF PREVIOUSLY DISPUTED MATTERS

Bat Species Assemblage Assessment

- 2.1 It is now agreed that the bat species assemblage assessment, as updated, adequately accounts for the rarer species recorded on Site, including barbastelle, and accords with the UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats (Reason and Wray, CIEEM, 2025). This paragraph supersedes paragraph 4.1 of the Ecology SoCG, and it is no longer disputed that the assessment is adequate and sufficient to inform the assessment of the ecological effects of the proposed development on bats.

Static Bat Detector Surveys

- 2.2 It is agreed that the static bat detector surveys undertaken in 2025 and, subsequently, in April, May and June 2026, are sufficient and in accordance with Bat Conservation Trust guidance to understand the status of, and likely impact on, bats using the Site. This paragraph supersedes paragraph 4.2 of the SoCG, and no further bat surveys are required.

Lighting and Dark Corridors

- 2.3 It is agreed that light sensitive species, including bats, and in particular barbastelle recorded along all boundaries of the Site, are present on and around the Site, and that appropriate mitigation is required. It is agreed that this mitigation requires the retention of dark corridors of between 5 and 10 metres from retained boundary habitats, free of rear gardens, together with an external lighting scheme according with the principles contained in Bat Conservation Trust/ILP Guidance 08/23 on bats and artificial lighting. This paragraph supersedes paragraph 4.3 of the Ecology SoCG.

2.4 It is also agreed that in addition to the principles outlined in the Placemaking Plan, the dark corridor provision and its design referred to at paragraph 2.3 above is capable of being secured by way of planning condition, requiring the layout of the Reserved Matters Scheme(s) to generally accord with the indicative dark corridor extent shown on the plan referred to at Section 3.0 below. All other dark light corridors are controlled by the placemaking plan 'Frontage Types'.

2.5 The proposed conditions to address these two matters are expanded upon in Section 4.0

3.0 PLACEMAKING PLAN EXTRACT

3.1 The indicative extent of the dark corridors referred to at paragraph 2.3 above is shown on an amended extract of the Placemaking Plan, (Define ref.,DE_763_03) (CD9.05) reproduced below.

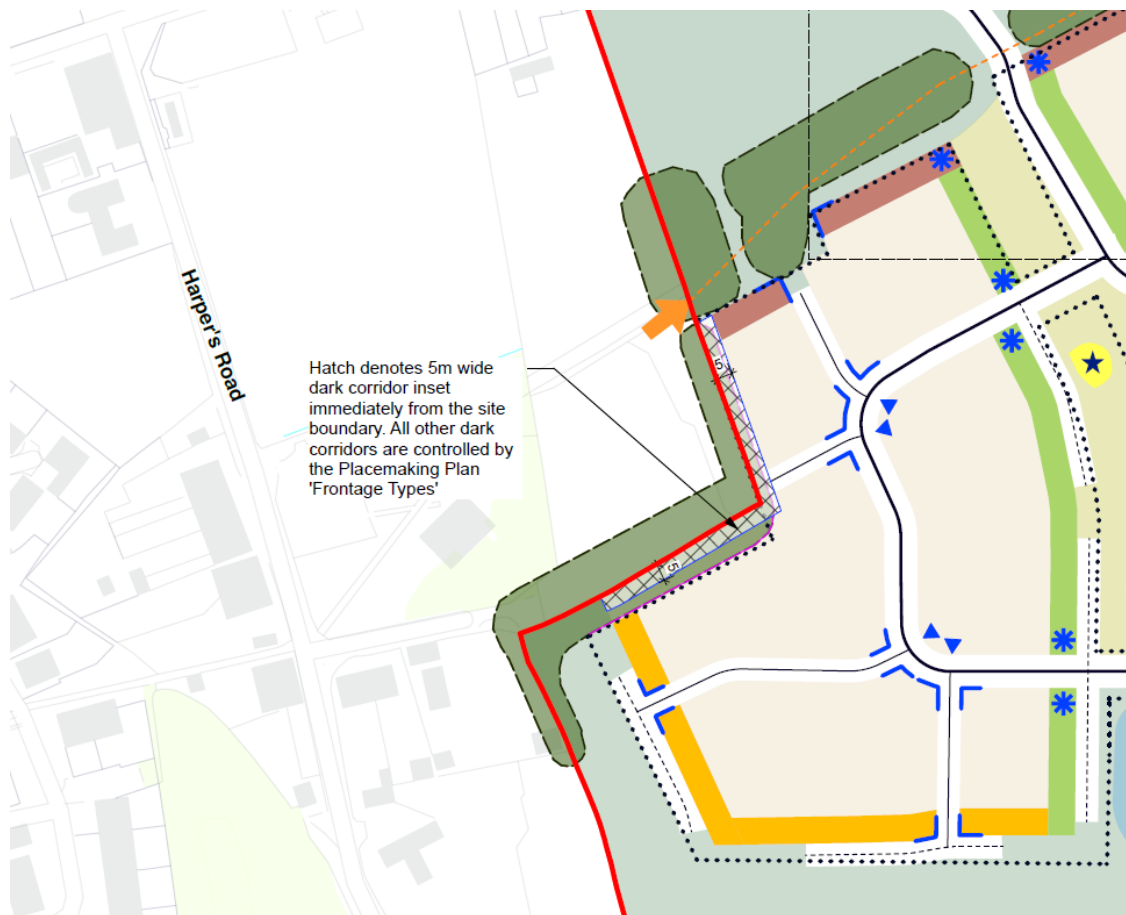


Figure 1: Amended extract of the Placemaking Plan (Define ref.,DE_763_03) (CD9.05) showing Dark Corridor extent on Western Boundary

3.2 The Parties agree that inclusion of this amended extract, addressing the dark corridor provision only, is sufficient for the purposes of recording the Parties' agreement on this matter.

4.0 PROPOSED PLANNING CONDITIONS

4.1 The parties agree that the two matters outlined above can be addressed by planning conditions requiring:

- A pre-occupation condition requiring the submission of an external lighting scheme according with the principles contained in Bat Conservation Trust/ILP Guidance 08/23 on bats and artificial lighting which must be agreed by the Local Planning Authority and implemented for that part of the development.

This is likely to be addressed by amendments to the wording of current draft condition 19 (as set out within the schedule responded to by the Inspector on 3rd September 2026); and

- A requirement for the Reserved Matters Submission to demonstrate general compliance with the approved placemaking plan (as amended by the plan in Figure 1 of this SOCG addendum relating to the indicative dark corridor).

4.2 These matters will be addressed at the planning condition round table at the Inquiry.

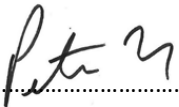
5.0 CONCLUSION

5.1 Following the matters recorded at Section 2.0 above, all ecological matters previously in dispute between the Parties are now agreed.

5.2 Subject to planning conditions addressing the matters summarised at Section 4.0 above the Council has no remaining ecology concerns and is content that the matters identified in the Council's putative Reason for Refusal 2 no longer form a reason for planning permission not being granted.

SIGNATURES:

On behalf of FPCR Environment and Design Ltd:

Signature: 

Name: ...Peter Hoy (FPCR).....

On behalf of SLR:

Signature: 

Name: ...Kevin Wood (SLR).....

