Q: Drainage needs to be considered, there some problems now.

A: Sustainable drainage systems will ensure that surface water is absorbed or held on site. It will be a requirement of the Environment Agency that surface water entering existing watercourses is no greater than at present (see Board 8).

Q: What about possible opportunities in the village to use some of the land e.g. for community orchards/allotments/other community facilities?

A: A variety of measures is proposed, including a new school, allotments, playing fields and additional community facilities (see Boards 5, 8, 10 in particular). The University will continue to work with the local community to identify the most pressing needs.

Q: Recent return of bats to the area after an absence of several years following the original research station development. Please ensure the mitigation works continue.

A: Detailed ecological studies have been carried out. Provisions will be made for the existing bat population (including movement corridor) as well as for other species present on the site (see Board 9).

Q: The University land sold in Long Ashton and developed by Wimpey is seen by some as a challenge to the University’s intentions with regard to the development proposals for this site. How will the University control/manage any future development?

A: The University acknowledges that the sale of the former Long Ashton Research Station to a housing developer led to changes to the planning permission it had secured. To avoid a repetition of this, the University will:

- Ensure that the planning permission it obtains is to high design and sustainability standards in keeping with the character of the existing village;
- Retain an interest in each phase of development to ensure proposals are built out in accordance with the approved plans (see Board 11).

Q: Why the hurry in submitting an application?

A: Planning applications for other proposals in the area (Bristol City Football Club, LandTrust Developments) have already been submitted. The University needs to ensure that its proposals are considered alongside these.