Dear Sir/Madam,

In reference to paragraphs 1.3.10 and 1.3.11 respectively; the issue of carbon emissions and the increase of traffic over the decades will, inevitably, impact on the site, environment and wildlife habitat. And, if there is a decrease in carbon emissions - almost certainly through traffic reduction and NOT the electrification of motor vehicles - then why the need for the development in the first place?

Yours sincerely,

Matthew Nicholls