

From: Andrew, Mary <Mary.Andrew@naturalengland.org.uk>
Sent: 28 April 2022 15:24:43
To: Dyson, Alison
Cc: Wyatt, Louise
Subject: NE Response: APP/A1720/W/21/3283643 & 3284532
Attachments: RE_ Land south of Funtley Road - appeal references 3283643_3284532.msg

Dear Alison Dyson,

APP/A1720/W/21/3283643 & APP/A1720/W/21/3284532 HRA Appeal - P/20/1168/OA Outline Application To Provide Up To 125 One, Two, Three And Four-Bedroom Dwellings Including 6 Self Or Custom Build Plots, Community Building Or Local Shop (Use Class E & F.2) With Associated Infrastructure, New Community Park, Landscaping And Access, Following Demolition Of Existing Buildings, & P/20/1166/CU - Change of use of land from equestrian/paddock to community park following demolition of existing buildings - Land South Of Funtley Road, Fareham
Our Ref: 389767

Thank you for your correspondence in regards to the above planning application appeal. Please find our response below and previous correspondence attached for reference.

If this raises any questions please do not hesitate to contact me, my contact details are below.

- A. Can Natural England confirm that the European Sites and qualifying features identified within the Appellant's information are comprehensive and correct? If not, can you please indicate the additional sites and/or features should also be addressed.

The shadow Habitats Regulations Assessment (sHRA) by Ecology Solutions (December 2021) details several designated sites for consideration within the sHRA.

We concur with this list, although note that the Solent and Dorset Coast SPA has not been included. In line with the precautionary principle your authority may wish to consider this site. However, given the distance between this site and the proposed development, and the nature of this designated site, the inclusion of this additional site is unlikely to materially alter the HRA assessment conclusions.

- B. To what extent does Natural England agree with the conclusions reached by the Appellant and the Local Planning Authority in the information they have provided?

Deterioration of the water environment

This planning application includes a calculated nutrient budget and proposed mitigation to achieve nutrient neutrality.

On 16 March 2022 we wrote to Local Planning Authorities about the availability of an updated package of tools and guidance in relation to nutrient impacts. An updated nutrient budget calculator for the Solent was released on 20 April 2022. We recommend that your authority moves to using the updated generic Nutrient Neutrality Methodology and the updated catchment calculators in preference to existing methodologies whether produced by Natural England or your own authority. Your authority will be best placed to consider how it transitions to the new tools and guidance. Natural England recognises that for some existing catchments where nutrient neutrality is being implemented and mitigation is being actively progressed, authorities may need to consider the associated practicalities of moving to the new guidance whilst recognising their role as Competent Authority.

Please note, at present some elements of the guidance (national methodology, nutrient budget calculators) issued by Natural England should be considered as provisional due to the outstanding appeal to the Court of Appeal in Wyatt v Fareham BC [2021] EWHC 1434 (Admin), which although not concerned with the national methodology issued on 16th March 2022, could impact on certain elements contained within the methodology because that case considers similar (but not identical) earlier guidance for the Solent region. Natural England intends to review the national methodology following judgment in the appeal in Wyatt which may require amendments to be made.

We note that the nutrient budget for this application has been calculated in line with the Solent Nutrients Guidance, V5, June 2020. Your authority, as Competent Authority, should consider how the updated Nutrient Neutrality Methodology relates to the nutrient budget provided with this application, and any proposed mitigation.

Recreational impacts on the New Forest SAC, SPA and Ramsar

Subsequent to Natural England's latest email dated 13th January 2022, please see below an updated response regarding recreational impact to the New Forest designated sites.

It is noted the applicant proposes to provide a financial contribution towards Fareham Borough Council's Interim Disturbance Mitigation Strategy. Natural England understands an Interim Mitigation Solution has been approved at committee to address recreational impacts on the New Forest designated sites for a time period of up to March 2025, while cross-boundary partnership work with other affected local authorities progresses the development of a strategic, proportionate and co-ordinated approach to enable a robust means for forthcoming development to avoid and/or mitigate its impacts over the long term. Natural England is working with affected local authorities, including Fareham Borough Council, to develop such a strategy.

To mitigate recreational impacts on the New Forest protected sites, Natural England recommends a package of measures is delivered that includes suitable green space provision outside of the designated sites, improved public access to green space and education and communications both within the borough and at the designated sites. Not all visits to the New Forest will be diverted solely by in-borough measures, and we therefore advise all relevant development within the zone of influence contributes to the delivery of suitable access management and education/comms measures at the designated sites, to address residual impacts.

The current interim solution proposes to take a financial contribution from relevant development to deliver a range of in-borough measures and contributions to the New Forest National Park Authority to address recreational impacts on the New Forest designated sites. We understand the Council have agreed the approach to addressing residual impacts with the New Forest National Park Authority. We recommend that the Council provides confirmation of the measures such funds will deliver to inform the appropriate assessment. It is our advice that any measures used to inform the decision about the effects on the integrity need to be sufficiently secured and likely to work in practice. Where you as competent authority are satisfied the proposed mitigation is suitably precautionary and can be appropriately secured and delivered in perpetuity, Natural England raises no further comments on this aspect of the proposals.

Other Issues

Please refer to Natural England's previous correspondence on other issues including recreational impacts to the Solent SPA sites. Provided that the applicant is complying with the relevant planning policy and the Bird Aware Definitive Strategy, Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s), and has no objection to this aspect of the application.

- C. Does Natural England consider that the proposed development would impact upon the integrity of the European Site and its qualifying features?

Please see the response above and refer to Natural England's previous advice.

- D. Does Natural England consider that the measures proposed in the form of a balance of on and off-site mitigation measures secured by a planning obligation and planning conditions in respect of nutrient nitrogen, the payment of a financial contribution secured through a planning obligation to mitigate effects from recreational disturbance on the New Forest and Solent Sites are sufficient to avoid or reduce impacts in order to maintain the integrity of the European Sites and qualifying features. If you are not content, then please specify your reasons and provide details of any additional measures you consider are necessary.

Please see the response above and refer to Natural England's previous advice.

As noted above, please get in touch if I can be of further assistance.

Kind regards,

Mary AndrewACIEEM
Sustainable Development, Thames Solent Team
Natural England
4th Floor, Eastleigh House, Upper Market St, Eastleigh, SO50 9YN
Mobile: 07552 268094

<http://www.gov.uk/natural-england>

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From: Dyson, Alison <ALISON.DYSON@planninginspectorate.gov.uk>
Sent: 12 April 2022 08:47
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: APP/A1720/W/21/3283643 & 3284532

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I am writing to you in regards to the above appeal.

Regulation 63 (3) of the Habitats Regulations 2017 requires that the competent authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specifies. Having had regard to the characteristics of the proposed development the Inspector considers that an appropriate assessment is necessary.

In order to seek your views as the appropriate nature conservation body as to the likely impact from the proposed development to the Portsmouth Harbour Special Protection Area (SPA) and Ramsar site, the Solent and Southampton Water SPA and Ramsar site, the Solent Maritime Special Area of Conservation (SAC) and the New Forest SPA, SAC and Ramsar site and their qualifying features, in terms of recreational disturbance and, in the case of the Solent sites nutrient nitrogen, the Inspector seeks your views on the following:

- A. Can Natural England confirm that the European Sites and qualifying features identified within the Appellant's information are comprehensive and correct? If not, can you please indicate the additional sites and/or features should also be addressed.
- B. To what extent does Natural England agree with the conclusions reached by the Appellant and the Local Planning Authority in the information they have provided?
- C. Does Natural England consider that the proposed development would impact upon the integrity of the European Site and its qualifying features?
- D. Does Natural England consider that the measures proposed in the form of a balance of on and off-site mitigation measures secured by a planning obligation and planning conditions in respect of nutrient nitrogen, the payment of a financial contribution secured through a planning obligation to mitigate effects from recreational disturbance on the New Forest and Solent Sites are sufficient to avoid or reduce impacts in order to maintain the integrity of the European Sites and qualifying features. If you are not content, then please specify your reasons and provide details of any additional measures you consider are necessary.
- E. Any other relevant comments that you wish to make or matters you wish to raise.

For your information I enclose copies of documents provided as evidence to the appeal, including correspondence between yourselves and the appeal parties (list in Annexe).

The deadline for your consultation response is **3 May 2022**. Your response should be sent preferably electronically to alison.dyson@planninginspectorate.gov.uk or by post marked for the attention of Alison Dyson.

Annexe - Documents attached:

1. Shadow Habitats Regulations Assessment, Ecology Solutions Ltd., December 2021
2. Statement of Common Ground between Fareham Borough Council and the Appellants - Ecology and Nature Conservation, January 2021
3. Statement Regarding the Position of Natural England, Ecology Solutions Ltd., February 2022 (with copies of Natural England consultation responses).
4. Planning Obligation (schedules 4 and 9 are relevant).
5. Suggested Planning Conditions

Kind Regards

Alison

Alison Dyson | Major Casework Team
The Planning Inspectorate

3J, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

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DPC:76616c646f72



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From: Andrew, Mary <Mary.Andrew@naturalengland.org.uk>
Sent: 13 January 2022 17:52:21
To: Wright, Richard
Cc:
Subject: RE: Land south of Funtley Road - appeal references 3283643/3284532
Attachments: 331229 & 331220 NE response - P_20_1168_OA & P_20_1166_CU - Land To The South Of Funtley Road, Funtley, Fareham.msg; RE P201168OA & P201166CU Land to the south of Funtley Road, Funtley.msg

Dear Richard,

Planning References: APP/A1720/W/21/3283643 & APP/A1720/W/21/3284532 Appeal - P/20/1168/OA & P/20/1166/CU - Residential led mixed use developments form 125 dwellings, Community Building or Local Shop (Use Class E & F.2) and residential development for 55 dwellings etc. Land To The South Of Funtley Road, Funtley, Fareham
Our Ref: 379759

Thank you for your email regarding above appeals. Please refer to our previous responses dated 17th November 2020 and 20th April 2021 (attached for reference) for our advice regarding issues including nutrient neutrality. Please find additional comments in relation to the New Forest designated sites below.

Recreational impacts on the New Forest SAC, SPA and Ramsar

This application is within the impact risk zone of the New Forest European designated sites. The proposed increase in dwellings as a result of this application could, in combination with other applications, have an adverse impact on the New Forest sites through increase in recreation.

It is noted that the applicant proposes to make financial contributions to address this issue in line with your authority's adopted interim strategy to mitigate against adverse effects from recreational disturbance on European sites. Provided that the applicant is complying with your adopted interim strategy Natural England is satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European sites and has no objection to this aspect of the application.

Statement of Common Ground

The applicant has prepared a statement of common ground dated 7th January 2022 in support of the appeals case. This document includes consideration of both statutory and non-statutory sites, the latter are not within our remit and as previously advised, monitoring and management plans relevant to non-statutory sites (such as the Great Beamond Coppice SINCE) should be agreed by the LPA ecologist and appropriately secured by planning condition. The LPA should be satisfied that it will have the appropriate funds and capacity to carry out the long term management of this woodland.

For our comments relating to the nitrogen mitigation for this site, please see our correspondence dated 17th November 2020. It is noted that the area of land to be converted from lowland paddocks to open space (as part of the community park) to contribute towards nitrogen offsetting has been reduced from 7.43ha to 6.78ha, which in turn reduces the amount of nitrogen offset from 41.12kg/TN/yr to 35.92kg/TN/yr. The remaining nitrogen offsetting will be achieved through the purchase of nitrogen credits at the Warnford Estate site.

I hope that these comments are of help to the appeals process.

Best wishes,

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From: Wright, Richard <RWright@Fareham.Gov.UK>
Sent: 11 January 2022 17:57
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>; Andrew, Mary <Mary.Andrew@naturalengland.org.uk>
Cc: Dyson, Alison <ALISON.DYSON@planninginspectorate.gov.uk>; Aaron Wright <aaron.wright@turley.co.uk>
Subject: Land south of Funtley Road - appeal references 3283643/3284532

Good afternoon Mary,

I am writing in connection with the above appeal.

The appeal will be determined by a public inquiry which is due to be held over six days starting on 8th February.

The Appellant Reside Developments Limited has submitted the following details as part of their appeal. Both the Council and the Planning Inspector would be grateful for your advice on this please in particular in respect of the likely significant effects to Solent and New Forest Habitats Sites and the proposed mitigation. Please find attached:

- Shadow Habitat Regulations Assessment (Ecology Solutions December 2021)
- Shadow Habitat Regulations Assessment Summary (Ecology Solutions December 2021)

To assist matters at the inquiry the Appellant and the Council have also produced a habitat Statement of Common Ground (HSoCG). Please find this attached for your information.

It would be extremely helpful to the smooth running of the inquiry if Natural England was also able to be a signatory to the HSoCG. With that in mind I have attached an identical version in a Word file with Natural England added as a party. If you are able to and if Natural England are content to be a party, I would appreciate you countersigning the document and returning it to me please.

If you would like to discuss this with me I would be happy to do so over the phone or via MS Teams. Similarly, if you would like more information or require any of the background documents referred to I would be more than happy to provide these.

I have copied in the case officer from the Planning Inspectorate Alison Dyson and the Appellant's agent into this email for their information.

I look forward to hearing from you.

Kind regards,

Richard Wright
Principal Planner (Development Management)
Fareham Borough Council
01329824758
07554 415619



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From: Aziz, Rebecca <Rebecca.Aziz@naturalengland.org.uk>
Sent: 17 November 2020 09:31:47
To: Wright, Richard
Cc:
Subject: 331229 & 331220 NE response - P/20/1168/OA & P/20/1166/CU - Land To The South Of Funtley Road, Funtley, Fareham

Dear Richard

RE: Fareham Borough Council - Consultation: Land to the south of Funtley Road, Funtley

Thank you for consulting Natural England. This email forms Natural England's response to the following two separate but related consultations:

- **P/20/1168/OA** - Outline application to provide up to 125 one, two, three and four-bedroom dwellings including 6 Self or Custom build plots, Community Building or Local Shop (Use Class E & F.2) with associated infrastructure, new community park, landscaping and access, following demolition of existing buildings.- Land To The South Of Funtley Road, Funtley, Fareham
- **P/20/1166/CU** - Change of use of land from equestrian/paddock to community park following demolition of existing buildings - Land South Of Funtley Road, Fareham

Natural England note the development site for the housing is already subject to an existing recent approval for scheme for 55 dwellings (application reference P/18/0067/OA). The land currently subject to the change of use application is also already subject to existing approvals for a separate development for 27 dwellings north of Funtley road (related applications P/19/0864/RM and P/18/0066/CU).

ADDITIONAL INFORMATION REQUIRED

Deterioration of the water environment – Solent nutrients

The proposals will involve an increase in residential accommodation in the Solent catchment served by a wastewater system, and therefore it is our advice that the development will need to achieve nutrient neutrality to address uncertainty with regards to nutrient overloading within the Solent European designated sites. The application is supported by a nutrient budget calculation within Appendix 4 of the supporting Planning Statement (Turley, October 2020) that outlines the development will result in a nutrient burden of 67.3 kg TN/yr. It is intended to mitigate this burden via a change in land use to derive a net reduction in nitrogen reaching the Solent designated sites.

Mitigation

- Community Park

It is important to note that the currently approved community park provides 3.06ha of nutrient mitigation for P/19/0864/RM for 27 dwellings (north of Funtley Road) to address a nutrient budget of 24.46 kgTN/yr, as set out in the appropriate assessment and signed Section 106 associated with the development.

The Planning Statement discusses this aspect and outlines the N benefit capacity of the community park in line with the latest Natural England nutrients guidance, which takes into account an acceptable background level of 2mg/l of nitrogen in the existing water environment. It calculates an updated area of mitigation land required for development P/19/0864/RM. It then calculates the remaining capacity with the park is 5.14ha, equating to 41.12 kgTN/yr. It outlines the remainder of the budget for the current housing application will require further offsite mitigation.

It is for you as local planning authority to determine how the issue of altering the nutrient mitigation requirements associated with development P/19/0864/RM can be addressed appropriately in planning terms. A key principle of the mitigation is that it should be delivered prior to first occupation of the development, to ensure impacts from increased nutrient release into the Solent catchment are avoided. It will be important to ensure the delivery of mitigation for application P/19/0864/RM prior to first occupation is not compromised.

- Management of on-site mitigation

To ensure it is effective mitigation, any scheme for neutralising nitrogen must be certain at the time of appropriate assessment so that no reasonable scientific doubt remains as to the effects of the development on the international sites. This will need consideration of the delivery of mitigation, its enforceability and the need for securing the adopted measures for the duration of the development's effects, generally 80-125 years.

The supporting Planning Statement (Turley, October 2020) for the current Change of Use application with regards to the Community Park outlines: "*Following implementation of the planning permission, the land can either be transferred to the Council at an appropriate sum to cover the maintenance and management of the park for a specified period of time can be provided by the applicant, or the park can be privately managed.*"

It is Natural England's advice that control and management of the land is transferred to the local authority to ensure the long-term management of this land as public open space (with no fertiliser inputs, collection of dog waste etc.) and to ensure the principle of such mitigation will be upheld following the 80-125 year period, i.e. over the lifetime of the development. Ideally the favourable management of Great Beamond Coppice Site of Importance for Nature Conservation (SINC) should also be included as part of a wider ecological enhancement strategy (see more on this below). Alternatively the land could be transferred to another suitable third party (such as the local Wildlife Trust, Hampshire County Council, The Land Trust etc.).

Where the mitigation land is to remain within private control, or be transferred to a third party other than the local authority, the application will need to be supported by a detailed long-term management and monitoring plan, to be agreed with the local authority, that sets out how the land will be managed and monitored, in perpetuity, to keep at the 5kgTN rate. Details of how it will be funded should also be provided. Legal step-in powers are likely to be needed for the local authority, again details of appropriate funding for this are likely to be required. Where a resident charge is proposed to fund a private management company, legally robust financial arrangements will be required to ensure payments are ring fenced for the purpose of delivering the agreed management and monitoring plans; robust financial arrangements are likely to be needed to avoid any problems with claiming monies or shortfalls in payments etc.

- Remaining budget

The Planning Statement outlines the intention for the development's remaining budget to be offset via the purchase of 'nitrogen credits' for the Warnford planting scheme, and that the details with regards to the 'precise location of the parcel of land that will be allocated to this scheme ...will be detailed within the s106'. Provided you as competent authority are confident this aspect can be appropriately legally secured, Natural England would have no concerns over this aspect of the proposed nutrient mitigation approach.

Recreational Disturbance – Solent Special Protection Areas (SPAs)

This application is within 5.6km of Solent and Southampton Water SPA and will lead to a net increase in residential accommodation. Natural England is aware that Fareham Borough Council have adopted planning policy to mitigate against adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP), also known as Bird Aware Solent.

Provided that the applicant is complying with the policy and the Bird Aware Definitive Strategy, Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s), and **has no objection** to this aspect of the application.

Please note, your authority's appropriate assessment should reflect the current developer contribution rates, which are updated every April in line with the Retail Price Index.

Ancient woodland and Site of Importance for Nature Conservation (SINC)

The area identified for conversion to Community Park includes the Great Beamond Coppice SINC, which also shows as ancient replanted woodland on the Natural England Ancient Woodland Inventory. Natural England supports the concept of a Community Park to the south of the developable area.

The supporting Ecological Assessment (Ecology Solutions, Sept 2020) outlines measures including a natural buffer planted up with thorny and dense species, and the potential to erect fencing to deter recreational users of the woodland from the development. However due to the scale of the housing, it is considered this SINC ancient woodland is likely to suffer detrimental impacts without further measures. Recreational impacts on woodland can include loss of ground flora, soil compaction, enrichment from dog waste, disturbance to species, cat predation etc. Natural England have concerns that this may lead to long term adverse impacts.

It is our view that the applicant seeks to incorporate Great Beamond Coppice into the Community Park to be managed for nature conservation by an appropriate management body, preferably the local authority (see above advice), to ensure its favourable long-term management to ensure no adverse impacts to the ancient woodland, and that the nature conservation interests of Great Beamond Coppice are managed and enhanced for biodiversity net gain.

It is advised a long-term management and monitoring plan for the Park is developed that outlines how the SINC itself will be positively managed along with the incorporation of further avoidance/mitigation measures designed in line with Natural England standing advice on [ancient woodland, ancient trees and veteran trees](#) and [protected species](#). It is recommended such measures include larger buffers above the 15m minimum (which is advised with specific regards to the root protection zone) and further woodland and scrub planting that improves ecological connectivity between the SINC and its environs and to mitigate some of the recreational pressures. Details should be provided with regards to which management body will deliver such a plan, a long-term monitoring strategy and appropriate level of funding to ensure the effective long-term delivery of such measures.

We advise that these issues are considered further. Natural England will be happy to provide further advice on this aspect through our [Discretionary Advice Service](#).

If you have any queries please let me know.

Many thanks,
Becky

Becky Aziz
Sustainable Development Lead Advisor
Thames Solent Area Team
Natural England

Tel: 020 8026 0064

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From: Forster, Joseph
Sent: 20 April 2021 16:49:48
To: Wright, Richard
Cc:
Subject: RE: P/20/1168/OA & P/20/1166/CU - Land to the south of Funtley Road, Funtley

Hello Richard,

Natural England welcome the proposed measures to protect and enhance the woodland. We advise the wider planting strategy for the community park ensures buffer zones (recommended larger than 15m at all points) are applied across all boundaries of ancient woodland on site (i.e. not just north) to reduce risk of recreational impacts from residents and dogs using the community park (trampling of edge habitat and root damage, eutrophication, predation by cats etc.). Extra scrub and woodland habitat will help mitigate these effects and improve ecological connectivity across the site.

All woodland management and monitoring measures should be agreed by the LPA ecologist and appropriately secured by planning condition. We would also advise the LPA satisfies itself it will have the appropriate funds and capacity to carry out the long term management of the woodland once the land is transferred over.

Many thanks,

Joe

Joseph Forster
Sustainable Development Advisor
Thames Solent Team | Natural England
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From: Wright, Richard <RWright@Fareham.Gov.UK>
Sent: 08 April 2021 17:59
To: 'maral.miri@hants.gov.uk' <maral.miri@hants.gov.uk>; Forster, Joseph <Joseph.Forster@naturalengland.org.uk>
Subject: RE: P/20/1168/OA & P/20/1166/CU - Land to the south of Funtley Road, Funtley

Good evening Maral and Joseph,

Further to Tim's email below, I have agreed to accept the attached document as an amendment to the current application.

Please could you provide me with your updated comments/advice in response.

Kind regards,

Richard Wright
Principal Planner (Development Management)
Fareham Borough Council
01329824758
07554 415619



From: Tim Burden <tim.burden@turley.co.uk>
Sent: 07 April 2021 11:33
To: Wright, Richard <RWright@Fareham.Gov.UK>
Cc: Aaron Wright <aaron.wright@turley.co.uk>; 'Andrew Munton' <amunton@residedevelopments.co.uk>; 'maral.miri@hants.gov.uk' <maral.miri@hants.gov.uk>; 'Forster, Joseph' <Joseph.Forster@naturalengland.org.uk>; Karl Goodbun <Karl.Goodbun@ecologysolutions.co.uk>; Jodie Dixon <Jodie.Dixon@ecologysolutions.co.uk>

Subject: P/20/1168/OA & P/20/1166/CU - Land to the south of Funtley Road, Funtley

Importance: High

Richard,

I write with respect of the above applications, and our recent correspondence.

Great Beamond Coppice SINC / Ancient Woodland Management and Monitoring Plan

Following the submission of the revised outline planning application, Fareham Borough Council (FBC) / Hampshire County Council (HCC) requested additional information regarding potential impacts of the development proposals on Great Beamond Coppice Site of Interest to Nature Conservation (SINC) / ancient woodland.

An Ancient Woodland Impact Assessment was subsequently produced in line with the assessment scope (dated January 2021) agreed between Ecology Solutions and FBC / HCC. The findings of this assessment is included at Appendix 1. Subsequent to that assessment, in following precautionary approach a Draft Woodland Management and Monitoring Plan was requested by Natural England. It was confirmed by Natural England in correspondence dated 26th March 2021 that subject to the agreement of such a plan with the Council ecologist (e.g. HCC as a service provided in this instance) secured by way of planning condition, its concerns regarding impacts on Ancient woodland would be addressed.

Accordingly, I am pleased to enclose a *draft* 'Great Beamond Coppice SINC / Ancient Woodland Management and Monitoring Plan', as requested. This document provides a summary of the current baseline situation of the Great Beamond Coppice SINC / Ancient woodland and outlines the long-term objectives associated with proposed woodland management, in addition to detailing a broad management and monitoring strategy for the woodland, in order to ensure that the biodiversity and ecological value of these habitats are maximised over time.

It should be noted that as part of the broader mitigation / enhancement package proposed, all areas of public open space and green infrastructure associated with the Community Park and residential development will be subject to ongoing management and monitoring to ensure that their biodiversity value is maximised.

I am copying in other relevant parties who have been involved in these discussions, as I am aware you are on leave this week, and would welcome their comments on the attached. We can then amend it from being a 'draft' document, to a 'final' version.

For clarity, this document will sit within the wider management plan for the site. As before, it is envisaged that the management plan will be secured by planning condition and the financial contribution will be secured via a Section 106 Agreement. In addition, the community park will be transferred to the Council as per the previous agreement.

Planning Committee and next steps

Given the need to re-consult on this document, and your leave this week, we request that the application is **not** taken to the 21st April planning committee, but that we aim for the May committee instead.

It would appear helpful to arrange a meeting for next week to discuss the applications. I would also like to record again our request for you to either re-consult the Council's external landscape consultant on the proposals, in light of our recent letter, and/or withdraw their response from your website given the concerns we have expressed regarding its contents and the confusion it appears to be causing local residents.

We look forward to hearing from you on your return to leave. Thank you for your ongoing assistance.

Regards

Tim

Tim Burden
Director

Turley

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D 0118 902 2836

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We are working remotely wherever possible in line with Government guidance. Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

turley.co.uk

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