

From: Norton, Tristan
Sent: 11 May 2017 14:08:31 +0000
To: Lewis Oliver
Cc: EHDC - Planning Development Shared
Subject: APP/17/00358 Land west of Horndean Road and south of Southleigh Road
17.0854

Dear Lewis,

APP/17/00358 | Application for approval of matters reserved under outline permission APP/14/00547 (layout, scale, appearance and landscape) for development comprising 125 residential dwellings, associated amenity spaces, access, garages, parking, internal roads, pathways, sustainable urban drainage and associated landscaping in addition to the provision of a water retention area. | Land west of Horndean Road and south of Southleigh Road 17.0854

Thank you for consulting me on this application.

This reserved matters application is accompanied by an Ecological Mitigation and Enhancement Plan (ACD, March 2017) which provides a basic strategy for addressing ecological issues on site to satisfy Condition 19 of APP/14/00547.

The key mitigation measure at this site is the creation of a new wetland/water detention area to the west. This will include a proposed 'low flow' ditch and a broader wetland basin.

Whilst the submitted plan is fine in principle, it does not include any firm details on, for example, where proposed mitigation/enhancement features (such as bat, bird and insect boxes) will be located nor how many there will be. At present, the details are missing which would enable construction contractors to fulfil the plan.

Similarly, the proposed establishment and management measures for the wetland habitats and new grassland and hedgerows are contained within paragraphs of text but not in a form readily accessible to those undertaking the construction or landscaping works. The number and location of new plantings is not given for all areas and there is no overall timetable for actions.

In summary, whilst containing some useful information the submitted plan does not provide a usable document for site operatives to follow. In order that ecological matters are addressed in a robust manner they should ideally be incorporated with any technical reports/specifications for both wetland creation/management and landscaping.

If you have any queries please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton

**Senior Ecologist
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Specialist Environment Services provides data, advice and assessments for ecology, heritage and landscape.

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