

SCOTLAND PARK PHASE 2

SWT Consultation Response

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Table 1, Response to SWT Comments

Topic	Comment	Response	Resolved?
<p>Assessment of impact to Wildlife Corridors in line with Haslemere Neighbourhood Plan Policy H12</p>	<p>Documentation submitted with this application has not appropriately demonstrated that the proposed development would not negatively affect and/or fragment this wildlife corridor, as such it is contrary to Neighbourhood Plan policy H12; details of appropriate mitigation for this particular aspect should be provided.</p>	<p>The wildlife corridor along Midhurst Road is shown in Map 8, Appendix 3 relating to Policy H12 of Haslemere Local Plan. This corridor comprises a line of mature trees in both sides of the road. Trees would need to be removed from the eastern roadside to provide the access point into the development. New trees will be planted in close proximity to the new road access (see proposed landscaping drawings), but there will remain a slight adverse impact on the wildlife corridor, given the loss of the trees resulting in a permanent break of approximately 5m within in the canopy cover.</p> <p>The access into site will require some lighting, however a wildlife sensitive lighting strategy will be implemented at this point to minimise impacts from artificial lighting.</p> <p>To facilitate terrestrial mammals crossing the access road, a mammal tunnel with a mammal ledge will be installed under the road, suitable for badgers (<i>Meles meles</i>), hedgehogs (<i>Erinaceus europaeus</i>) and dormice (<i>Muscardinus avellanarius</i>). The road will not therefore present an impassable barrier to terrestrial mammals.</p> <p>The tree line along the western roadside will not to be affected and there are no planned changes to the lighting of the road as a result of the development.</p> <p>The 5m break in the tree canopy on one side of the road, mitigated by the mammal tunnel and new planting, will not result in a significant ecological impact.</p> <p>Excerpt of Map 8, Appendix 3 of Haslemere Neighbourhood Plan</p>	<p style="text-align: center;">✓</p>

Topic	Comment	Response	Resolved?
<p>Submit full and up to date survey information for protected species</p>	<p>Therefore, we recommend that prior to determination of this planning application, all ecological surveys are completed, and the full reports be submitted prior to determination. This is of particular importance for the full aspects of this application (i.e. great crested newt, PRA of trees for bats and hazel dormouse).</p>	<p>Refer to individual species below.</p>	
<p>Badgers</p>	<p>The above referenced Consultation Response states that badger surveys in 2022 'found the former setts are no longer in use'. The survey information has not been provided; we would be happy to review this should it be made available.</p>	<p>Full badger surveys have been undertaken and fully reported in ESR REV03, paragraphs 4.49 – 4.53.</p>	

Topic	Comment	Response	Resolved?
Great crested newts	We maintain that best practice (as per Natural England's Standing Advice) is for all ponds within 500m to be assessed for their suitability for GCN and that all suitable ponds (including those with below average suitability for GCN) should be subject to further presence/likely absence survey.	Where access is possible and there are no dispersal barriers, ponds within 500m of the site will be subject to an HSI assessment. If there are any ponds within 500m that are suitable and accessible, an assessment of connectivity between them and the development site will be provided. Nevertheless, the development is mainly located on land unsuitable for great crested newts, and the proposals include the creation of new wetland and standing water that will be beneficial to great crested newts and other amphibians. Our conclusion remains that the potential impacts during construction are small and can be managed through a Construction Ecological Management Plan, and that the net effect will be an increase in the amount of habitat suitable for breeding amphibians.	In progress
Bats	Should be LPA be minded to grant permission for the proposed development, a bat preliminary ground level roost assessment, undertaken by a suitably experienced ecologist in line with best practice guidance, should be undertaken (or submitted) prior to determination.	Further detail of the results of the preliminary roost assessments for bats will be provided in August.	In progress
	The impact of the proposed development on bats, in particular the importance of the wildlife corridor along Midhurst Road and the loss of a section of this to provide the access road on bats needs to be assessed prior to determination.	The assessment is undertaken in the Ecology Chapter 9 (June 2022), Table 9.4.	✓
Dormice	We advise that prior to determination of the current planning application, the LPA should require the applicant to submit the completed updated additional hazel dormouse presence/likely absence surveys in accordance with best practice survey guidelines in order to avoid contravention of above referenced legislation prior to determination.	All five dormouse surveys were completed in 2022, however this was not reported in the most recently issued ESR (REV03). REV04 (July 2023) has been updated to expand on the results. Note, the evaluation and conclusions of the ESR and EIA remain unchanged.	✓
Protected habitat – lowland mixed	The provision of LEMPs is supported, however, it is not clear what activities will be undertaken or associated with these	The scout hut (and associated land) and the Forest School will be used for educational purposes, providing an opportunity for children to access a woodland and to learn about the environment and the ecology it supports.	✓

Topic	Comment	Response	Resolved?
deciduous woodland habitat of Principle Importance	areas, what the likely ecological impacts of these might be and whether any specific mitigation or compensation is required.	<p>The users will be required to observe the final approved form of LEMP, where the respective sites offer much scope for woodland and biodiversity improvement following decades of neglect.</p> <p>The siting of the respective users huts are within existing clearings and no removal of woodland/habitat is required to accommodate any buildings.</p> <p>It is therefore considered there would be a negligible impact on the qualifying features of the woodland.</p>	
Protected habitat – Hedgerows	The LPA should seek clarification regarding the location of the importance of the important hedgerow and measures to ensure it's retention and protection should be provided within a Construction Environment Management Plan (CEMP).	<p>For clarity, there are no Important hedgerows (as per the definition of <i>The Hedgerow Regulations 1997</i>) on site.</p> <p>Tree and hedgerow protection is detailed in Tree Protection Plan (ref: CBA10881.03-TPP-01 and CBA10881.03-TPP-02)</p>	✓
	The Consultation Response also states that 'The majority of the Hedgerow is shown on Plan 6046 / PL 10 as retained'. This implies that some of the HPI hedgerow will be lost; it is important that the amount of loss is quantified so that appropriate compensation can be undertaken.	<p>Subsequent to the amendments to the development layout, the amount of linear features being removed has been reduced. Refer to the Landscape Design Strategy REV02, February 2023.</p> <p>Tree and hedgerow protection is detailed in Tree Protection Plan (ref: CBA10881.03-TPP-01 and CBA10881.03-TPP-02)</p> <p>The BNGES (eg211139_BNGES_REV04) sets out the losses, gains and the mitigation for any hedgerow loss.</p>	
Protected habitat – Site of Nature Conservation Importance (SNCI)	Documentation submitted with this application has not appropriately demonstrated that the proposed development would not have a likely adverse effect on Backdown and Valewood Park Site of Nature Conservation Importance. The application as submitted therefore appears to be in breach of the above National and Local planning policy.	Blackdown and Valewood Park SNCI is contiguous with Black Down National Trust property (Appendix 2). The proposed development would not have any direct impacts on this site as it is outside of the project's application boundary (and separated from it by more than 300m). Residents from the proposed new development may use the National Trust property, in accordance with National Trust's open access policies. This is not anticipated to have any adverse impacts on the SNCI as the site is managed by the National Trust for the benefit of nature and people, and no further assessment is judged to be required.	✓

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Biodiversity Net Gain	We therefore advise that should the LPA be minded to approve this planning application they prepare a condition to secure the biodiversity net gain that has been identified in the biodiversity net gain assessment. This will be required prior to commencement.	<p>Furthermore, the provision of the SANG will minimise the visitor pressure on the SNCI given it provides an alternative green space for residents to visit.</p> <p>Agreed and with the BNG secured via a suitably worded planning condition.</p>	



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