

From: Rob Corcoran <Rob.Corcoran@surreywt.org.uk>
Sent: 19 October 2021 10:57
To: Cindy Blythe; Statutory
Subject: 2021/1500
Attachments: 366570_Orchids Cottage_2021-1500_19Oct21.pdf

Dear Cindy,
Please find a consultation response attached.
Kind Regards,
Robert Corcoran

Ecology Planning Advice Officer

Please ensure that all queries are sent to planning@surreywt.org.uk so that we can ensure your query is responded to promptly.



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Date: 19/10/2021

Our reference: 366570/5130-1/RC

School Lane, Pirbright,
Woking, Surrey, GU24 0JN

01483 795449

By email: statutory@tandridge.gov.uk

planning@surreywt.org.uk
surreywildlifetrust.org/planning

Dear Cindy

Planning reference: 2021/1500

Proposals: Demolition of existing outbuildings and erection of detached dwelling with associated parking and landscaping.

Site Address: Orchids Cottage, Dukes Hill CR3 7HB

Thank you for consulting with Surrey Wildlife Trust with regards to the above planning application. Our advice is restricted to ecological issues, and does not prejudice further representation Surrey Wildlife Trust may make as a non-statutory organisation on related, or other, issues.

The Local Authority has a duty to conserve biodiversity in line with the planning and legislative context, detailed in Appendix 1. We have reviewed the relevant application documents submitted on the planning portal, and other relevant publicly available information, and assessed these against published best practice guidance to determine whether submitted information was sufficient in order for the Local Authority to assess the planning application. Following this, we assessed the proposals against relevant legislation and planning policy and recommended appropriate course of action to ensure the Local Authority is fulfilling its duty to conserve biodiversity.

The ecology report has confirmed the presence of active bat roosts within the development site and that these roosts would be subject to loss or disturbance as a result of development. Works would therefore be contrary to the above referenced legislation in absence of derogation licensing.

Should it be minded to grant this planning application for this site, the Local Planning Authority should advise the applicant that they will be required to:

- Obtain a mitigation licence from Natural England following the receipt of planning permission and prior to any works which may affect bats commencing.
- Undertake all the actions which will be detailed in the Method Statement which must support a mitigation licence which is expected to be based on the mitigation, compensation and enhancement actions presented within the ecology report.

This will help ensure that the proposed development is in compliance with the statutory provisions of the above referenced legislation.



We advise that prior to the start of development works, a survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that any setts present remain inactive. If any badger activity is detected a suitable course of action shall be submitted to and approved in writing by the local planning authority to prevent harm to this species.

The developer should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nest season of early March to August inclusive.

If this is not possible and only small areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist within 24 hours of any clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.

Should the Local Planning Authority be minded to grant permission for the proposed development, the development should proceed only in strict accordance with the impact avoidance and mitigation measures specified in the ecology report.

I hope this information is helpful in assisting your consideration of the application. Please contact planning@surreywt.org.uk if you require any further clarifications with regards to the above.

Kind regards,

Robert Corcoran BSc MSc Ecology Planning Advice Officer