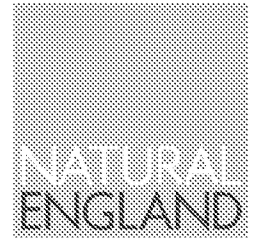


Date:20 July 2009
Our ref:SC.PAG.ADV200709
Your ref:BE/47/09



Phoenix House
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By email only, no hard copy to follow

Dear Mrs Rodway,

Proposal: Outline application for the demolition of all existing buildings and redevelopment of the site with up to 70 dwellings (up to 28 affordable), public open space and strategic landscaping. Departure from the Development Plan.

Location: Chalcroft Nursery & Associated Land, Chalcraft Lane. Ref: BE/47/09/

Thank you for consulting Natural England on the above planning application.

The ecological scoping report attached to the application indicates that a number of further surveys should be undertaken in particular Great Crested Newt. However, large scale protected species surveys have already been undertaken in the area for the Site 6 North Bersted development which have indicated that it is unlikely that Great Crested Newts would be a significant issue for this development and therefore, following our standing advice an informative could be appended to any consent stating that if any protected species are discovered during the course of the development, then works should cease and Natural England should be informed. This is also in line with ODPM circular 06/2005 paragraph 99 which states;

"However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development."

The surveys carried out for the North Bersted do provide evidence of reptile populations in the area and given the suitable habitat on-site we would recommend a full reptile survey to be undertaken prior to full planning permission being given and ecological clerk of works be present during any clearance of the site.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The Council should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 14 of PPS9. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that '*Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*'. Section 40(3) of the same Act also states that '*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat*'.

Yours sincerely



Sue Beale.

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