

From: Simon Davis
Sent: 12 August 2021 17:22
To: 'Mark Robinson' [REDACTED]
Cc: David Simpson [REDACTED]
Subject: BN/62/21/PL The Croft Surgery

Dear Mark,

In starting to draft the report, I have remembered that the site lies in the 12km buffer of the Singleton and Cocking Tunnels Special Area of Conservation. As such, I will need to write an Appropriate Assessment (Habitats Regulations Assessment) and then issue it to Natural England with a 10 day consultation to seek their agreement. I apologise for not realising this sooner but I am working on this today and hope to issue to Natural England later.

However, upon reviewing the comments of our ecologist as received 14/07/21, I also see that they have requested the submission of further reptile surveys:

"Suitable habitats for reptiles can be found on site, including scrub and grassland. As detailed within the Preliminary ecological appraisal (May 2021) there is potential for reptiles to be onsite. Due to this and as recommended within the survey a reptile activity survey needs to be undertaken by a suitably qualified ecologist to determine if reptiles are onsite. If reptiles are found a mitigation strategy will also need to be produced. The mitigation strategy will need to include details of reptile fencing, translocation methods, the translocation site / enhancements and the timings of the works. Both the reptile activity survey and the mitigation strategy (if required) will need to be submitted with this application prior to determination."

I missed this when these comments were received as the request was within the main body of the text on the second page. However, I also note that it is stated in your submitted Ecological Appraisal (para 5.9.2). Furthermore, I said at the pre-application stage that: *"If any species are found to be using the site then detailed species surveys will also need to be provided and these should be undertaken by a suitably qualified ecologist and at the right time of year and for the right duration."*

Have these reptile surveys been commissioned already? If not then you will need to do this. I note that Government advice (<https://www.gov.uk/guidance/reptiles-protection-surveys-and-licences>) is that the surveys can be undertaken in September but not August but you should speak to your ecologist to confirm.

As per government guidance (<https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>) we are not able to determine the application without the reptile survey and so this will delay the determination of the application.

Please advise whether you have already commissioned this survey (if so when it will be submitted) or if not that you will do this and are prepared to agree to an Extension of Time to cover the additional time needed.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



