

Chloe Ballantine

From: Wakako Hirose [REDACTED]
Sent: 13 August 2019 15:39
To: Aneta Mantio [REDACTED]
Subject: Sandown Park
Attachments: Sandown Park Floorspace Breakdown - CIL.docx

Dear Ms Mantio

I write in respect of the above application and please note below on a few matters:

CIL

Further to your request in relation to CIL, please find attached a note containing the breakdown of the floor area. We have adjusted the affordable and market housing element. I emphasise that the proposed floorspace is indicative due to the nature of the outline application, and will of course be confirmed at the reserved matters application stage.

NPPG

With regard to the revised National Planning Practice Guidance on Green Belt matters (revision date 22 July 2019), we confirm that our submission to date has addressed the relevant considerations arising from the new guidance and, therefore, we have no further comments to make at this stage.

Surrey Bat Group Comments

Our ecologist has reviewed Surrey Bat Group's latest consultation response and provided clarification in response as follows:

"On the two week survey spacing, although the BCT guidance (Collins et al, 2016) does state that for buildings where multiple bat emergence/re-entry surveys are required, these should be spread across the active season, in practice this is not a pragmatic approach and in my experience LPAs (and where relevant their consultees) are content to accept survey results where surveys have been spaced with at least 2 weeks between them. The exception to this would be if there was an indication that a roost found could be a maternity roost, in which case surveys in June/July would be prudent. As our surveys did not find any roosts with a number of bats to suggest it could be a maternity roost, this is not a consideration for the buildings surveyed at this site.

On the individual building survey points raised, temperature guidance for surveys is set out in 2.6.1 of BCT Guidance, which states 'The aim should be to carry out surveys in conditions that are close to optimal (sunset temperature 10 oC or above, no rain or strong wind) particularly where only one survey is planned'. The dawn surveys undertaken at site C on 10th May were preceded by a sunset temperature of 10oC on 9th May, and as such these surveys are in line with the guidance. The same can be said for the dawn survey at Site 3 B3 carried out on 3rd May, where the sunset temperature on 2nd May was 10oC.

The point regarding the survey spacings for the confirmed roost at Site 2 B2 is valid and is an artefact of needing to meet the planning submission deadline. That being said, it would be logical that, as part of the Reserved Matters application, this building would be re-surveyed to update the survey findings and inform any protected species licence application that may be required. Therefore, it should not hold up the determination of the outline application."

It should be noted that Surrey Wildlife Trust (SWT) confirmed that these surveys were not required for the determination of the outline application, and the surveys, which were undertaken in accordance with the agreed scope with SWT, confirm that the proposed development can proceed, with appropriate mitigations.

If you require any further clarification, please do not hesitate to contact me.

Kind regards

Wakako

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