

# Land at Scotland Park, Haslemere – Phase 2

## Ecology Statement of Common Ground

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### Introduction

- 1.1 This Statement of Common Ground (SoCG) has been prepared by Ecological Planning & Research (EPR), acting as ecological consultant for the Appellant in the re-determination Appeal against the refusal of application WA/2022/01887 by Waverley Borough Council (WBC). The SoCG has been agreed between the Appellant and the Rule 6 Party formed by Haslemere South Residents Association with the objective of assisting the Inquiry by defining and narrowing the ecology-related matters in dispute.
- 1.2 The agreed position on ecology between the Appellant and WBC is separately set out at 4.23 – 4.30 of the respective Planning SoCG.
- 1.3 As set out in the R6 Biodiversity and Ecology PoE, the matters of dispute between the R6P and the Appellant are limited to:
- Whether the Appeal Proposal will result in projected net gains for biodiversity;
  - The assessment of impacts upon Haslemere Wildlife Corridors;
  - The assessment of impacts on hazel dormice, great crested newts, and bats;
  - The adequacy of proposed dark corridors.
- 1.4 It is agreed that the Appeal Proposal will not result in adverse effects on the Wealden Heaths SPA Phase II or any other statutorily designated nature conservation site.

### Biodiversity Net Gain

- 1.5 The R6P's evidence on BNG will stand as a written submission only. The specific points of dispute in relation to BNG are limited to:
- Whether the Appeal Proposal accords with the mitigation hierarchy;
  - Whether woodland restoration proposals will be beneficial to biodiversity;
  - The habitat condition assessment of a single line of trees identified by the R6P as 'HEN No. 10');
  - The capability of the Appeal Proposal to provide excess BNG units to other development.
- 1.6 It is agreed that draft condition 38 provides a suitable basis for securing the achievement of BNG, except that the R6P considers that the wording of this condition should be slightly amended. Schedule 1 of this document presents the R6P's suggested amendments to the wording of the ecology-related conditions 38 (BNG), 35 (LEMP), 29 (Lighting). The Appellant's

view of these suggested amendments is largely neutral – except that they may be unnecessarily duplicative in places.

### **Assessment of Impacts on Haslemere Wildlife Corridors**

1.7 Points of dispute in relation to the assessment of impacts upon Haslemere Wildlife Corridors include:

- The impact of severance and habitat removal on the Western, Central and Eastern corridors and the effect on their functionality in connecting important ecological features both inside the site and the wider landscape.
- The effect of corridors becoming “within settlement”;
- As described above, the habitat condition assessment of a single line of trees identified by the R6P as ‘HEN No. 10’);
- The efficacy of a proposed wildlife tunnel at the access road location.

### **Assessment of Impacts on Protected Species**

1.8 The R6P’s evidence on protected species will stand as a written submission only (except where this matter overlaps with that of the Haslemere Wildlife Corridors). The specific points of dispute are limited to:

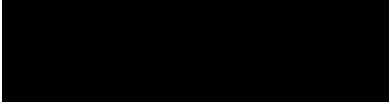
- Whether potential effects upon dormice, bats, and great crested newts have been adequately assessed, and whether adequate mitigation measures in respect of these species are proposed
- Whether a dormouse mitigation licence would be granted by Natural England;
- Whether proposed bat boxes would be beneficial to bats;
- Whether ecological survey data is ‘in date’.

1.9 The R6P has not raised any other concerns about the assessment of effects on protected species

### **Dark Corridors**

1.10 The main issue of dispute on this point is that whether a series of proposed dark corridors is adequate in view of the policy requirement for dark skies. The R6P’s evidence on this point will stand as a written submission only.

**Agreement**

<b>For the Appellant</b>	<b>For the Rule 6 Party</b>
Signature	Signature 
Date	Date 14 April 2025
Position	Position  Rule 6 Advocate

# Schedule 1: R6P Proposed Amendments to Condition Wording

## Condition 29 (Lighting):

If the Appeal is upheld, the wording of the lighting condition should be updated to refer to a series of dark corridors crossing and circumnavigating the site.

## Condition 35 (LEMP):

Addition of specific requirements to address:

- Management of the wildlife corridors
- Removal of non-native species from the wildlife corridors and elsewhere
- Ongoing monitoring of protected species and other fauna and flora
- Long term mitigation measures for dormouse, bats and reptiles with the results of any monitoring to be shared with the Town Council, their associated local environmental groups and the local Biological Records Centres.

## Condition 38 (BNG):

First sentence amended to state that:

*“No development shall commence before a Biodiversity Net Gain (BNG) Strategy has been submitted to and approved in writing by the Local Planning Authority.*