

Land at Scotland Park, Haslemere – Phase 2

Ecological Evidence Chronology

Introduction

This document has been prepared by Ecological Planning & Research (EPR), acting as ecological consultant for the Appellant, in conjunction with the Rule 6 Party. It presents a chronology of the ecology-related assessment and consultation work that has informed the Appeal Proposal.

Summary Chronology

Date	Document	Surveys/Consultation/Notes
2017 - May 2022		Various Surveys - refer to Ecology Survey Work table below.
June 2022	ES Chapter 9 Ecology (CD2.28)	Environmental Report for Planning Application prepared by Savills
June 2022	Ecological Survey Report (CD2.38)	Technical Appendix to CD2.28
July - November 2022		Various Surveys - refer to Ecology Survey Work table below.
15 September 2022	SWT Consultation Response (CD3.26)	
24 October 2022	Engain Technical Response to SWT (CD2.21)	
November 2022	Ecological Survey Report (CD2.48)	Updated to include June – November 2022 survey results
February 2023	Biodiversity Net Gain & Enhancement Strategy (CD2.49)	
24 April 2023	SWT Consultation Response (CD3.6)	
20 July 2023	Engain Technical Response to SWT (CD12.1)	
August 2023		Update great crested newt habitat suitability assessment (in accordance with Froglife Advice Note 5) and Ground-level tree assessment (in accordance with BCT Good Practice Guidelines, 2016)
October 2023	Further Survey Updates Report (CD12.3)	Results of August 2023 Surveys
6 November 2023	Revised Engain Technical Response to SWT (CD12.3)	update to account for Further Survey Updates Report (also CD12.3)

22 November 2023	SWT Consultation Response (CD3.25)	
December 2023	Ecology Proof of Evidence of Matt Davies (ID2.6)	Assessment summary; further details of assessment and mitigation
4 January 2024	SWT Consultation Response (ID5.5)	
12 January 2024	Updated Appellant and SWT Response to Inspector's Note on Ecology and Biodiversity Questions (ID5.12)	
January 2025		Update site walkover (Engain)
March 2025		Update site walkover (EPR)
March 2025	Ecology Proof of Evidence of Chris Jack (NID5.2)	Assessment summary

Ecological Survey Work

Date	Survey Type
	Surveys to inform Planning Application Environmental Statement
2017 - 2018	Search for records held by Surrey Biodiversity Information Centre and Sussex Biodiversity Record Centre
May & July 2018	Habitats and vegetation surveys in (accordance with JNCC Extended Phase 1 Habitat Survey methodology and National Vegetation Classification methodology)
2018 (month not specified)	Great crested newt habitat suitability assessment (in accordance with Froglife Advice Note 5)
January – February & April – June 2018	Birds: breeding and wintering surveys (in accordance with BTO, 2000)
April – October 2018	Bats: preliminary roost inspection, activity transect surveys and automated sampling (in accordance with BCT Good Practice Guidelines, 2016)
May – September 2018	Badger survey (in accordance with Harris, Cresswell & Jeffries, 1989)

May – October 2018	Dormice: nest-tube survey and nut search (in accordance with the Dormouse Conservation Handbook)
May – October 2018	Reptiles: refugia survey (in accordance with Herpetofauna Workers Manual (2003) and Froglife Advice Sheet 10 (1999))
May 2020	Update habitats and vegetation surveys (in accordance with JNCC Extended Phase 1 Habitat Survey methodology and National Vegetation Classification methodology)
August 2021	Update habitats and vegetation surveys (in accordance with UK Habitats Classification Survey methodology)
March & April 2022	Update badger survey (in accordance with Harris, Cresswell & Jeffries, 1989)
March – September 2022	Update dormouse nest-tube survey (in accordance with the Dormouse Conservation Handbook) Note - ES Chapter 9 Ecology (CD2.28) and Ecological Survey Report (CD2.38) based on surveys to June 2022 only Ecological Survey Report (CD2.48) includes surveys July 2022 to September 2022.
April 2022	Update search for records held by Surrey Biodiversity Information Centre and Sussex Biodiversity Record Centre
April – May 2022	Update breeding bird surveys
April – September 2022	Update reptile refugia survey (in accordance with Herpetofauna Workers Manual (2003) and Froglife Advice Sheet 10 (1999)) Note - ES Chapter 9 Ecology (CD2.28) and Ecological Survey Report (CD2.38) based on surveys to June 2022 only Ecological Survey Report (CD2.48) includes surveys July 2022 to September 2022.
April – October 2022	Update preliminary roost inspection, bat activity transect surveys and automated sampling (in accordance with BCT Good Practice Guidelines, 2016) Note - ES Chapter 9 Ecology (CD2.28) and Ecological Survey Report (CD2.38) based on surveys to June 2022 only Ecological Survey Report (CD2.48) includes surveys July 2022 to September 2022.
	Surveys in response to SWT consultation
August 2023	Update great crested newt habitat suitability assessment (in accordance with Froglife Advice Note 5)
August 2023	Ground-level tree assessment (in accordance with BCT Good Practice Guidelines, 2016)
	Walkovers prior to 2025 Inquiry
January 2025	Update site walkover (Engain)
March 2025	Update site walkover (EPR)

Agreed post-determination re-assessment requirements
Pre-commencement badger sett surveys (as prescribed in CD2.21: Engain 'SWT Consultation Response' of 24 October 2022, p5-6)
Pre-commencement bat tree roost surveys (as prescribed in ID2.6: Matt Davies's Ecology Proof of Evidence of December 2023, 4.37)

Reporting

Date	Survey Type	Notes
June 2022	ES Chapter 9 Ecology (CD2.28)	
June 2022	Ecological Survey Report (CD2.38)	Technical appendix to CD2.28
November 2022	Ecological Survey Report (CD2.48)	Updated to include June – November 2022 survey results
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March 2025	Ecology Proof of Evidence of Chris Jack (NID5.2)	Assessment summary

Consultation

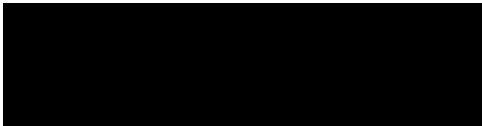

Date	Type (see subsequent table for identification of key matters)
15 September 2022	SWT Consultation Response (CD3.26)
24 October 2022	Engain Technical Response to SWT (CD2.21)
24 April 2023	SWT Consultation Response (CD3.6)
20 July 2023	Engain Technical Response to SWT (CD12.1)
6 November 2023	Revised Engain Technical Response to SWT (CD12.3) – minor update to account for Further Survey Updates Report (also CD12.3)
22 November 2023	SWT Consultation Response (CD3.25)
29 November 2023	Online meeting between SWT and Engain/Appellant (minutes not available to Inquiry).

12 December 2023	Ecology Proof of Evidence of Robert Hutchinson, SWT (ID2.10)
4 January 2024	Site meeting between SWT and Engain/Appellant
4 January 2024	SWT Consultation Response (ID5.5)
12 January 2024	Updated Appellant and SWT Response to Inspector's Note on Ecology and Biodiversity Questions (ID5.12)

Consultation: Progression of key matters (outstanding pre-determination requirements as identified by SWT)

Issue	Outstanding Requirement?				Basis for Resolution
	15/9/22	24/4/23	22/11/23	04/1/24	
Updated survey information and impact assessment	Yes	Yes	Yes	No	Provision of further post-application survey results (CD12.3) and clarification of no requirement to revise ES Ecology Chapter (ID2.6)
Outline hazel dormice mitigation strategy	-	-	Yes	No	Provision of an outline mitigation strategy as Appendix 2 to Mr Davies' Ecology POE to the first Inquiry (ID2.6)
Outline reptile mitigation strategy	-	-	Yes	No	Provision of an outline mitigation strategy as Appendix 3 to Mr Davies' Ecology POE to the first Inquiry (ID2.6)
Bat surveys of impacted trees	-	-	Yes	No	Provision of updated inspection results and a strategy for re-assessment in Mr Davies' Ecology POE to the first Inquiry (ID2.6)
Assessment of impact to HNP wildlife corridors	-	Yes	Yes	No	Provision of further details of impact assessment and mitigation in Mr Davies' Ecology POE to the first Inquiry (ID2.6)
Badger mitigation strategy	Yes	No	No	No	Clarification from Engain that formerly recorded badger setts were no longer active and that a suitable re-assessment strategy is in place (CD2.21)
Clarification of Great Crested Newt assessment	Yes	Yes	No	No	Clarification from Engain of the suitability of nearby ponds to support GCN (CD12.3)
Clarification of effects of Forest School and Scout Hut (usage of woodland)	Yes	Yes	No	No	Clarification that no loss of woodland is required to accommodate these facilities, suitable habitat management prescriptions to be secured by LEMP (CD2.21)
Clarification regarding hedgerow losses	Yes	Yes	No	No	Clarification from Engain that no hedgerows considered 'important' (with reference to Hedgerow Regs criteria) occur, and of overall net gain in hedgerow units (CD12.3)
Clarification regarding impact on SNCIs	Yes	No	No	No	Clarification from Engain that there is no viable pathway to a significant effect on the

					Blackdown and Valewood Park (CD12.3)
Clarification regarding stated BNG values	Yes	No	No	No	Clarification from Engain that the BNG assessment excludes interventions previously proposed to offset the effects of the consented Phase 1 development, and that interventions within the proposed SANG provision are demonstrably additional to what is required to achieve its HRA-related function (CD2.21).

For the Appellant	For the Rule 6 Party
<i>Chris Jack</i>	 
Date 02/05/25	Date 02/05/25
Position Ecologist	Position Chair Haslemere Biodiversity

