

Benjamin Bailey

Subject: PLAN/2019/1177
Attachments: TBH LPA Letter - May2017.pdf
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From: James, Jess
Sent: 18 December 2019 14:51
To: Planning Policy
Subject: PLAN/2019/1177

Dear Sir/Madam,

Application Number: PLAN/2019/1177
Site Address: Land South of Hoe Valley School and East of Railway Tracks, Egley Road, Woking, Surrey, GU22 0NH.
Proposal: Redevelopment of site following demolition of building to provide health club, external swimming pool, spa garden, terrace and tennis courts, provision of 36 dwellings and associated infrastructure.
Grid Reference: Easting: 499363 Northing: 156440

Thank you for consulting Natural England on the above planning application. This poses a net increase of residential dwellings within the Thames Basin Heaths Special Protection Area buffer zone. I can confirm that if the applicant is complying with the requirements of the Local Authority's Avoidance and Mitigation Strategy for the Thames Basin Heaths SPA through an agreement securing contributions to Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), Natural England has no objection to this application.

I refer you to our letter dated May 2017 which contains advice for Local Authorities consulting Natural England on planning applications within the Thames Basin Heaths buffer zones. You may use this as our statutory response where necessary.

Kind Regards,
Jessica James | Adviser
Thames Team
Natural England

www.naturalengland.org.uk

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing

Natural England offers two chargeable services – The Discretionary Advice Service ([DAS](#)) provides pre-application, pre-determination and post-consent advice on proposals to developers and consultants as well as pre-licensing species advice and pre-assent and consent advice. The Pre-submission Screening Service ([PSS](#)) provides advice for protected species mitigation licence applications.

These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, reduce the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

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Date: 04 May 2017



Thames Basin Heaths Local Planning Authorities

BY EMAIL ONLY

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Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear All,

Natural England would like to take this opportunity to remind the Thames Basin Heaths Local Planning Authorities about the Strategic Solution and your respective consultations to Natural England. We have an agreement in place regarding planning applications contributing to Strategic SANGs in your respective boroughs.

Recreational Disturbance: Thames Basin Heaths Special Protection Area (SPA)

Natural England would be satisfied not to receive applications, if recreational disturbance on this SPA is the only trigger during your screening process.

- *These applications are within 5km and over 400m from the Thames Basin Heaths SPA and will lead to a net increase in residential accommodation. Subject to the financial contribution as required through the LPA Local Policies/ Strategies/ SPDs you have in place, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s), and **has no objection** to this aspect of the application.*

We would still wish to be consulted on anything involving a bespoke SANG, development within 400m, development not willing to contribute or unusual development use classes. By not having to consult Natural England, it reduces the workload pressure on your planning officers, and allows us to work more strategically to make bigger and better environmental gains.

If required, please use this letter as our statutory response regarding applications that satisfy the above.

If you have any queries relating to the advice in this letter please contact me on 02080 267686.

Yours sincerely

A handwritten signature in black ink, appearing to read "M Turner".

**Marc Turner
Senior Adviser
Thames Team**