

From: [Sarah Castle](#)
To: [Appeals Officer](#)
Subject: FW: 17/00049/WKS – The Chairmans Arms Enforcement Appeal.
Date: 11 July 2018 11:46:44
Attachments: [image005.png](#)

Ecology comments

Regards,
Sarah Castle
Principal Planning Officer (Enforcement)

Winchester City Council
Colebrook Street
Winchester
SO23 9LJ

Tel: 01962 848504



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From: Richard Smith
Sent: 09 July 2018 12:58
To: Sarah Castle
Subject: RE: 17/00049/WKS – The Chairmans Arms Enforcement Appeal.

Hi Sarah,

As discussed, in relation to the land at The Chairmakers Arms, from 2013 aerial photographs and photos taken by officers on site I have some observations.

- What appear to be coniferous trees have been removed from the western entrance to the site. This habitat could have supported nesting birds and commuting bats amongst other protected species. Basic surveys would be required to inform the council what was present and how it could be impacted by the proposals. This habitat would not be considered priority from an ecological point of view.

From the information available (aerial photos) the land would not be of high ecological value.

In line with NPPF and NERC we would look for biodiversity enhancement measures, including provision of features such as bird/bat nesting/roosting provision.

Regards,
Rick

From: Sarah Castle
Sent: 06 July 2018 11:55
To: Richard Smith
Subject: RE: 17/00049/WKS – The Chairmans Arms Enforcement Appeal.

Hi Rick,

I'm around if you want to come over.

Regards,
Sarah Castle
Principal Planning Officer (Enforcement)

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From: Richard Smith
Sent: 06 July 2018 11:54
To: Sarah Castle
Subject: RE: 17/00049/WKS – The Chairmans Arms Enforcement Appeal.

Hi Sarah,

I think it would be easier if we have a chat about this on Monday when I am back in the office. Perhaps you can take me through the site with maps and photos etc. as I have no history of the site. Are you available?

I would not expect this to be grounds for refusal.

Thanks,
Rick

From: Sarah Castle
Sent: 06 July 2018 11:48
To: Richard Smith
Subject: RE: 17/00049/WKS – The Chairmans Arms Enforcement Appeal.

Dear Richard,

Do you want to put this into a formal comment for the appeal? Are you looking do for a desk top assessment or surveys, as without it could a reason for refusal?

Regards,
Sarah Castle
Principal Planning Officer (Enforcement)

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From: Richard Smith
Sent: 06 July 2018 11:43
To: Sarah Castle

Cc: Brian Gravenor

Subject: RE: 17/00049/WKS – The Chairmans Arms Enforcement Appeal.

Hi Sarah,

In terms of habitats of ecological value in the vicinity, there is Priority habitat – Deciduous Woodland which is fragments of Forest of Bere, and Priority habitat – Coastal and Floodplain Grazing marsh.

What is present on the site I can not say, and this is what we would request for a planning application – information on the land that is being developed on and how the proposals could impact ecological features including the habitats themselves and the species utilising these habitats.

In the wider vicinity there are records of Great Crested newts c1km away.

There are no designated sites in close vicinity of the site.

Regards,

Rick

From: Sarah Castle

Sent: 06 July 2018 10:45

To: Richard Smith; Brian Gravenor

Subject: RE: 17/00049/WKS – The Chairmans Arms Enforcement Appeal.

Dear Richard,

We would be looking for what you would normally want to see if an application was submitted. Is it in or near to a sensitive site.

Regards,

Sarah Castle

Principal Planning Officer (Enforcement)

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From: Richard Smith
Sent: 06 July 2018 10:39
To: Brian Gravenor
Cc: Sarah Castle
Subject: 17/00049/WKS – The Chairmans Arms Enforcement Appeal.

Hi Brian,

I have received a consultation request for 17/00049/WKS – The Chairmans Arms for Enforcement Appeal.

I have had a look on Uniform but there is no ecological information for me to comment on that I can see. Is there anything in particular that you would like me to look at? I am in the office on Monday if you would like to chat, otherwise I will be on paternity leave.

Regards,
Rick

Richard Smith BSc (Hons) MSc MCIEEM
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Landscape and Open Spaces

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