

Adam Bennett

From: Penny Canning [REDACTED] >
Sent: 02 November 2020 18:49
To: Adam Bennett
Cc: [REDACTED] annah Smith
Subject: Land to N of Crown Road, Marnhull - application 2/2018/1124/OUT

Dear Adam

Many thanks for your email, and I do appreciate your disappointment regarding the need for the surveys.

I acknowledge the applications has been with us for some time. As submitted, the application could not have been supported, however, in the interests of working proactively to address and/or reduce as many of the concerns raised the application was allowed to run on, and opportunity was given to enter into mid-application discussions and to submit amended plans. This coupled with the on-going resource issues, which you will be aware we are trying to address under the current service transformation, has regrettably resulted in a significant delay in the determination of the application.

In this case, numerous issues were raised early on in the application process, leading to an unfavourable recommendation at the time, and I recall long debates over the completion of surveys which were considered necessary by consultees and less so by yourself, and this was obviously one of them. I think this, coupled with the length of time this application has run in an effort to reach a more suitable proposal, has resulted in this particular matter becoming somewhat lost in all the other issues we were trying to address, you seemingly feeling the issue was addressed, and the Natural Environment Team feeling they had effectively communicated their concerns. I therefore apologise this was not made clearer to you at the time, and that I myself had not noted this matter remained outstanding. Regrettably we do however continue to have an objection from the Natural Environment Team in terms of the impact upon species, a concern shared by numerous third parties, and a concern that needs addressing.

Without the survey information, we cannot be confident that the application would not result in harm to protected species and their habitats, conflicting with Policy 7 of the Local Plan. It is not considered appropriate to condition the need for surveys, which could identify unexpected species or unidentified harm to habitats that had not been accounted for in the proposed mitigation of the site.

Under the circumstances, I would be happy to agree an extension of time to allow for the survey work to be carried out, or I could proceed to determine the application, but based on our ecologists advice it would be an unfavourable one as a consequence of the potential impact on protected species.

In the meantime, I note your comments in your earlier email of the 15th Oct and have forwarded these points to the Natural Environment Team for further consideration. I also note your commitment to engage further with the Natural Environment Team regarding the areas of concern raised. If the objection can be addressed without the need for further survey work, then I would be happy to consider this, but at present their objection remains outstanding, and additional survey work is not something I feel can be reasonably conditioned.

I hope this is of further assistance

Kind regards

[REDACTED]
Lead Project Officer (Southern and Western Area)
Planning and Community Services
Dorset Council

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