

Alex Laney  
Planning Manager  
Pennyfarthing Homes Ltd.  
Pennyfarthing House  
Ossemsley  
New Milton  
BH25 5TL

11<sup>th</sup> June 2021

**RE: Ecological elements in relation to the Wheatcroft application for Maritime and Coastguard Agency training centre, Steamer Point, Highcliffe**

Dear Alex,

On 22nd March 2021 BCP Council refused planning permission for the *'demolition of existing buildings and the erection of 26 residential units comprising houses, apartments, associated car parking, landscaping and associated works'* at Steamer Point (former MCA Training Centre), Christchurch (application reference 8/19/1172/FUL).

Pennyfarthing Homes now intends to make minor design changes to the refused scheme to be considered through the planning appeal process under the 'Wheatcroft Principle'.

In accordance with the Wheatcroft principle minor design changes are proposed for the revised scheme to be submitted as part of the appeal. These changes comprise the retention of two Category A Trees with associated changes to the layout of external parking spaces, the dimensions of garages and the replacement of some garages with car ports, for the apartments. Two Sheffield bicycle stands will be provided for visitors. 26 replacement trees are proposed as per application 8/19/1172/FUL.

LCES is able to confirm that the ecological mitigation, compensation and site enhancement measures proposed in respect of planning application 8/19/1172/FUL remain valid. Due to the retention of two additional trees there will be small positive change in the biodiversity net gain calculation.

The status of the ecological documents submitted with planning application ref. 8/19/1172/FUL in relation to the proposed changes can be summarised as follows:

- **Construction Environmental Management Plan (CEMP):** Modifications to the CEMP will not include any alteration to the proposed measures which relate to the protection of Important Ecological Features (IEF) on and off site during the construction period. Where necessary, an update to the CEMP could occur pursuant to a planning condition.



The Old Squash Court, Rempstone Hall  
Rempstone, Corfe Castle, Wareham  
Dorset BH20 5JQ

t: +44 (0) 1929 477115  
e: [enquiries@ecological-services.co.uk](mailto:enquiries@ecological-services.co.uk)  
w: [www.ecological-services.co.uk](http://www.ecological-services.co.uk)

**Landscape Ecological Management Plan (LEMP):** Modifications to the LEMP will be minor and relate to updating the landscape plans. There will be no changes to the habitats or features specified within the report for enhancement and the management proposed will not be altered. The condition and distinctiveness of the post development habitat will not change. There will be minor positive changes to the Biodiversity Net Gain calculation as more of the existing trees and habitats will be retained. Where necessary, an update to the LEMP could occur pursuant to a planning condition

**Ecological Appraisal and Phase 1 bat survey:** Modifications to the existing ecological reporting will be limited to the amendment of the existing diagrams of mitigation to match the revised layout. No changes to mitigation are proposed as part of the revised layout and any supporting documents will also be amended to reflect the impact assessment of the revised layout.

I hope this summary of the ecological reporting modifications is sufficient to outline the extent of the proposed changes with these documents.

Kind regards,  
William Davis BSc MSc (Hons) ACIEEM  
Senior Ecologist

