

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 09 July 2024 16:05
To: Town Planning
Subject: NE Response to Planning Consultation 2024_1395
Attachments: 2024_1395.pdf

Follow Up Flag: Follow up
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Dear Sir/Madam

Our ref: **478189**
Your ref: **2024/1395**

Planning consultation: **Confirmation of Compliance with Condition 44 (Woodland Management Strategy) of planning permission 2023/1359**
Location: **Brooklands College, Heath Road, Weybridge, Surrey KT13 8TT**

Thank you for your consultation.

FURTHER CONDITIONS

Natural England currently has no comment to make on the approval of **condition 44 (Woodland Management Strategy)**.

Natural England understands that, in this unique case, as part of the discharge of conditions we will be consulted in due course on the full SANG Management Plan and the car parking arrangements. When this is available Natural England would then review this information and be able to assess the use of the SANG as SPA mitigation, for both this Brooklands College 2023/1359 planning application, and for future planning applications, if spare capacity is to be sold on to other residential developments. We look forward to receiving this further information when it is available to inform any updated position.

If any of the conditions relate to protected species, please note the following:

We have not assessed this application and associated documents for impacts on protected species.

Natural England has produced [standing advice\[1\]](#) to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

Helen Churchill
Operations Delivery
Consultations Team
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Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england



Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)
For further information on the Pre-submission Screening Service see [here](#)

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From: tplan@elmbridge.gov.uk <tplan@elmbridge.gov.uk>
Sent: Wednesday, June 5, 2024 1:32 PM
To: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Subject: 2024/1395 at Brooklands College Heath Road Weybridge Surrey KT13 8TT
Importance: High

21 DAY CONSULTATION - Brooklands College Heath Road Weybridge Surrey KT13 8TT

The above application is available to view on the website tomorrow and we're grateful for your comments on the proposal within 21 days.

Yours sincerely,
The Planning Services Registration Team

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[1] <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>