
From:
To:
Subject: FW: BBOWT Comments on draft S106 Sandleford Park

From: Sam Cartwright [mailto:samcartwright@bbowt.org.uk]
Sent: 04 August 2020 17:18
To: Jake Brown <Jake.Brown@westberks.gov.uk>
Cc: Niko Grigoropoulos <Niko.Grigoropoulos1@westberks.gov.uk>; Gareth Ryman <Gareth.Ryman1@westberks.gov.uk>; 'Sweet-Escott, Eleanor' <Eleanor.Sweet-Escott@naturalengland.org.uk>; Tom Hayward <tomhayward@bbowt.org.uk>
Subject: BBOWT Comments on draft S106 Sandleford Park

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Jake,

I have the following comments on the draft S106 agreement (specifically Schedule 3 relating to the Country Park) on behalf of BBOWT. My apologies these were not included in my initial set of comments.

We are of the opinion that it is necessary for the “construction, laying out, planting and servicing of Parkland East” (Schedule 3 para 1.1) to be completed **before first occupation** of DP North. This is essential to ensure that the Country Park facility is available to new residents at the point of arrival and serve its purpose to deflect from using Greenham Common SSSI for local greenspace and amenity needs. Such behaviours, once established, are hard to change. The S106 needs to be amended accordingly.

The same applies to Schedule 3 para 1.2 referring to DP Centre.

We are of the opinion that the detailed “Management and Maintenance Scheme” for Country Park (Schedule 3, para 1.4-1.6) needs to be **submitted and agreed by WBC pre-commencement** to establish the principle that the various objectives for the Country Park will be deliverable, that management & maintenance activities are sufficient to deliver this (see our comments from 24/07/2020 regarding onsite wardening provision), and funded appropriately to ensure this.

The S106 agreement makes **no reference to financial support for visitor management on the SSSI** to deal with the expected additional visitors generated by the development. We maintain that even with the Country Park in operation, it is highly likely that new residents will also visit the SSSI on a regular basis because it is very close by and provides a completely different experience to that provided by the much smaller onsite Country Park. Mitigation of visitor impact on the SSSI is required through ongoing onsite people management, which is a tried and tested approach under current levels of visitor pressure. The applicant will need to support a concomitant increase in SSSI warden capacity. This provision is required for the development to be policy compliant and to avoid detrimental impacts to the neighbouring SSSI.

Thank you for the opportunity to comment and please let me know if you need and further clarification or information.

Kind regards,
Sam.

Dr Samantha Cartwright MCIEEM
Senior Biodiversity & Planning Officer (Berks)
Berks, Bucks & Oxon Wildlife Trust

<https://www.bbowt.org.uk/>