

From: Planning <planning@devonwildlifetrust.org>
Sent: 27 July 2021 16:24
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Subject: RE: 20/0538/OUT - Land Off Spruce Close and Celia Crescent

Hi Matt,

Sorry for the delayed response. I needed to discuss this application with Ed Parr Ferris who has unfortunately been off work with Covid.

Following consideration of your email and the Biodiversity Metric 2.0 calculation provided for the site, we consider that our previous objection remains extant. Biodiversity net gain is of material consideration, therefore the biodiversity metric calculation needs to be based on firm evidence including landscaping proposals and a Landscape and Ecological Management Plan. Whilst the status of the application is noted, the calculations are primarily based on off-site mitigation which is not affected by detailed design of the site. Without this evidence base the calculation is of no value for safeguarding net gain.

Please don't hesitate to get back to me if you have any further queries.

Kind Regards

Carly

Carly Ireland MSc. MCIEEM
Devon Wildlife Trust

✉ Devon Wildlife Trust | Cricklepit Mill | Commercial Road | Exeter | EX2 4AB
☎ Switchboard 01392 279244

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Photo: marsh fritillary, Chris Root

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Registered office: Cricklepit Mill, Commercial Road, Exeter, EX2 4AB

From: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>

Sent: 27 July 2021 09:19

To: Planning <planning@devonwildlifetrust.org>

Subject: RE: 20/0538/OUT - Land Off Spruce Close and Celia Crescent

Importance: High

Dear Sir or Madam

I would be very grateful if you could respond to my email below at your earliest convenience.

Regards

Matt

Matthew Diamond

Principal Project Manager (Development)

City Development
Exeter City Council

01392 265214

From: Matthew Diamond
Sent: 08 July 2021 10:18
To: 'planning@devonwildlifetrust.org' <planning@devonwildlifetrust.org>
Subject: FW: 20/0538/OUT - Land Off Spruce Close and Celia Crescent

FAO Carly Ireland

Dear Carly

Further to your email yesterday morning, please find attached the Biodiversity Metric 2.0 calculation tool provided by the applicant.

You also asked for the landscaping proposals upon which the assessment has been based. Please see the email from Dr David Fee on this matter below. I can confirm that landscaping is a reserved matter for the application in terms of the red line. We will be able to secure the three fields (proposed new valley park) and a Landscape and Ecological Management Plan (LEMP) for its long term management in a s106 legal agreement should the application be approved.

Please feel free to contact me if I can be of any further assistance.

Regards

Matt

Matthew Diamond
Principal Project Manager (Development)
City Development
Exeter City Council

01392 265214

From: Luke Salter <luke.salter@salterproperty.co.uk>
Sent: 08 July 2021 08:44
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Subject: FW: 20/0538/OUT - Land Off Spruce Close and Celia Crescent

Hi Matt,

See below and attached.

Let me know DWT know they can go directly back to David if they have any further queries.

Kind regards,

Luke

Luke Salter

Director

M: +44 (0) 7545 923 060
T: +44 (0) 1395 488 320
E: luke.salter@salterproperty.co.uk
W: www.salterproperty.co.uk



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From: David Fee <davidjfee@blueyonder.co.uk>
Reply to: David Fee <davidjfee@blueyonder.co.uk>
Date: Wednesday, 7 July 2021 at 11:18
To: Luke Salter <luke.salter@salterproperty.co.uk>
Subject: Re: Fwd: 20/0538/OUT - Land Off Spruce Close and Celia Crescent

Hello Luke

Please find a copy of the full Biodiversity Metric 2.0 calculation tool attached.

As we don't have any detailed landscape drawings available, it's important to note that it is the off site land (the three fields) that will provide a majority of the positive net gain. This gain will result from the better management of the fields and hedgerows – which would need to be detailed in a suitable management plan.

With best wishes

David

Dr David Fee MCIEEM, EPS Ecology Ltd
M: 07814 004741
ECOLOGY. PROTECTED SPECIES. LAND MANAGEMENT.

From: Luke Salter
Sent: Wednesday, July 7, 2021 10:23 AM
To: David Fee
Subject: Fwd: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Hi Dave,

See below email from Devon Wildlife Trust. Are you able to provide them with the information? Happy for you to go direct and copy myself and Matthew (planning officer) in.

Kind regards,

Luke

Luke Salter

Director

M: [+44 \(0\) 7545 923 060](tel:+44207545923060)

T: [+44 \(0\) 1395 488 320](tel:+44201395488320)

E: luke.salter@salterproperty.co.uk

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Sent from my iPhone

Begin forwarded message:

From: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>

Date: 7 July 2021 at 09:58:42 BST

To: Luke Salter <luke.salter@salterproperty.co.uk>

Subject: FW: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Morning Luke

Are you able to provide the information requested below from Devon Wildlife Trust? It appears this is needed in order to remove their objection.

Regards

Matt

Matthew Diamond

Principal Project Manager (Development)

City Development

Exeter City Council

01392 265214

From: Planning <planning@devonwildlifetrust.org>

Sent: 07 July 2021 09:53

To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>

Subject: RE: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Hi Matt,

Thank you for your message. In order to provide comment on the Biodiversity Net Gain Assessment that has been submitted, I require the following additional information:

- A copy of the full Biodiversity Metric 2.0 calculation tool used to produce the assessment
- The landscaping proposals upon which the assessment has been based

We have recently set up the planning@devonwildlifetrust.org address – please do go ahead and use this for future consultation.

Thanks, Matt.

Kind Regards

Carly

Carly Ireland MSc. MCIEEM

Devon Wildlife Trust

✉ Devon Wildlife Trust | Cricklepit Mill | Commercial Road | Exeter | EX2 4AB
☎ Switchboard 01392 279244

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Photo credit - Jon Hawkins - Surrey Hills Photography

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From: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>

Sent: 02 July 2021 12:06

To: Ed Parr Ferris <eparrferris@devonwildlifetrust.org>; Planning <planning@devonwildlifetrust.org>

Subject: FW: 20/0538/OUT - Land Off Spruce Close Andy Celia Crescent

Dear Ed/Carly

I would be grateful if you could confirm whether the attached Biodiversity Net Gain Assessment that has now been submitted for this application satisfies your concerns and if you are happy to withdraw your objection?

In addition, at present we have eparrferris@devonwildlifetrust.org and contactus@devonwildlifetrust.org down for consulting Devon Wildlife Trust. I note there is a planning@devonwildlifetrust.org address too and wondered if we should be using this in future?

Regards

Matt

Matthew Diamond

Principal Project Manager (Development)

City Development

Exeter City Council

01392 265214

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