

Amy Cook

From: Do Not Reply
Sent: 17 December 2020 19:35
To: Planning Services
Subject: Online Comment - Application 202604 CRM:0028000059070

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Application number: 202604

Date: 17/12/2020 19:34

Reason for comment: Object to the proposal

Comment: The RSPB wishes to object to this application.

We note the ambition of the Tiptree Neighbourhood Plan to protect this important Local Wildlife Site. National planning policy (paragraph 29) "gives communities the power to develop a shared vision for their area", whilst paragraph 125 sets out how Neighbourhood Plans "can play an important role in identifying the special qualities of each area". Clearly the community of Tiptree has adopted this approach in wanting to protect this location.

The protection of biodiversity is further emphasised in the NPPF (paragraph 170) which sets out that planning applications enhance the natural environment. Paragraph 175 explains that local authorities should avoid significant harm to biodiversity.

In terms of the ecological assessment, the applicant has failed to accurately assess the important habitats and vascular plant assemblage on site. Such important omissions mean that the Council, as the competent authority, notwithstanding the obvious reasons set out above for refusal, is unable to make a properly informed decision without accurate reporting of its biodiversity interest.

We recommend that the Council refuses this application.