From: [redacted]
[redacted]
19 November 2026 11:28
To: Planning
Subject: DC/25/2114 Response to Eco Co Op Report

Categories: Comments Received

DC/25/2114 Response to Eco Co Op Report

Dear Mr Holmes

Having read the latest report from The Economist Co op concerning the Local Wildlife Site (LWS) habitats and the mention of the proposed Habitat Management and Monitoring Plan (HMMP).

Would The Eco Co op you now please provide a comprehensive, scaled site plan clearly identifying every access route required to enable the management team to undertake all the proposed works.

The plan should show precisely how personnel, maintenance vehicles, machinery and equipment will gain access to every area requiring management.

Please identify all crossing points, any physical or topographical constraints including safety from all surrounding public footpaths that could prevent or impede access.

It is not sufficient to describe a management programme without demonstrating that it can actually be delivered on the ground.

I am asking for a practical, fully evidenced access plan – not an assurance that access will be available by a future appointed Management Company, nor for this fundamental issue to be deferred to a condition without first demonstrating that a workable solution exists.

The Government's Planning Practice Guidance makes clear that every planning condition must satisfy all six tests:

1. Necessary – the condition must be genuinely required to make the development acceptable.

2. Relevant to planning – it must serve a proper planning purpose.

3. Relevant to the development – it must relate directly to the development being permitted.

4. Enforceable – the Council must be able to ensure that its requirements are carried out.

5. Precise – its requirements must be clear, specific and unambiguous.

6. Reasonable in all other respects – it must be fair, practical and proportionate.

All six tests must be satisfied.

A condition should not be used to postpone resolving a fundamental practical issue where the applicant has not demonstrated that the necessary access can actually be achieved.

The Council therefore needs to establish, before determining this application, precisely how the proposed habitat management will be accessed and maintained throughout the lifetime of the development.

Please ensure that this information is obtained and made available for public scrutiny before any decision is taken.

Kind regards

[redacted]

Oxcroft

Church Farm Walk

Sent from my iPad