

From: Graham Warren
Sent: 26 November 2012 16:57
To: Tom Tew (The Environment Bank Limited)

Subject: Re: Medway Core Strategy- Lodge Hill strategic allocation - biodiversity offsetting report

Dear Tom,

Good to have had a brief chat at the recent workshop. I am not qualified to comment on the technical aspects of your report. My interest in its findings relate to three things. First, whether or not Lodge Hill can be developed to accord with the timetable set out in the Core Strategy, with commencement in 2014. Second, if not, what timetable would be appropriate? Third, if some form of development can be achieved, what would be its likely extent?

There is a fourth possibility of course and that is that Lodge Hill cannot be developed at all.

From what I have seen from other comments and what I gleaned at the workshop, even assuming appropriate compensatory habitat could be created, provision could take at least fifteen years. You set out other potential time scales in your report.

The other thing that concerns me, is that the DEFRA Metric on which your report is based, is not designed for dealing with species.

I note your report makes no comment on these issues and indeed that was not your Brief. However the inspector needs to know the answer to these questions because she has to determine whether the Core Strategy, in its present form, is deliverable and hence sound.

I have copied this email to the LDF Team at Medway and we will need to know from them, at the reconvened Lodge Hill Session of the Examination, their interpretation of your report and the implications for the issues I have set out above and whether they consider Lodge Hill to be deliverable.

Best Wishes,

Graham.

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