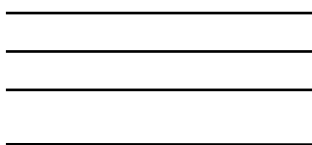


I N T E R



MEMO

O F F I C E



To: Andrew Law, Development Control
From: Andrew Taylor, Environment Team
Your Ref: PA/2017/1513
Date: 17 November 2017

Subject: Outline planning permission to erect 27 dwellings with access and layout to be determined and all other matters reserved for subsequent approval
Land off the A18, Althorpe

Summary

- If permission is ultimately granted, there will be a need to secure biodiversity enhancements in accordance with the National Planning Policy Framework.

Thank you for consulting the Environment Team on the above application.

Protected and Priority Species

I have considered this application in accordance with Natural England's standing advice for protected species- <http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/default.aspx>.

I have read the submitted preliminary ecological appraisal. The survey methods used and the survey effort deployed are appropriate for the site in question. The surveyor found no evidence of protected or priority species. However, the habitats on site have the potential to support hedgehogs and nesting birds, whilst some of the boundary trees exhibit limited potential to support roosting bats within ivy.

Existing value

The main habitats on-site are bramble scrub, tall ruderal (weedy) species and poor semi-improved grassland. None of these are priority habitats.

Biodiversity Enhancement

The National Planning Policy Framework states that:

“The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...”

and

“opportunities to incorporate biodiversity in and around developments should be encouraged;”

With this application, biodiversity enhancement should be secured by:

- Installing bat bricks, sparrow terraces and swift bricks in new houses.
- Providing gaps in boundary fences, to allow the passage of hedgehogs.
- Using locally native trees and shrubs of high biodiversity value in landscaping.
- Incorporating biodiversity into Sustainable Urban Drainage.
- Providing a wildlife gardening leaflet for each new resident.

Recommended Conditions

“No development shall take place until a Biodiversity Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The plan shall include:

- a) Details of measures to avoid harm to bats, hedgehogs and nesting birds during vegetation clearance and construction works;
- b) Details of bat roosting features to be installed in at least seven new dwellings;
- c) Details of at least eight bird nesting features to be installed to support a variety of species including swift and house sparrow;
- d) Restrictions on lighting to avoid impacts on bat roosts, bat foraging areas bird nesting sites and sensitive habitats;
- e) Provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- f) Prescriptions for the planting and aftercare of native trees, shrubs and wildflowers of high biodiversity value;
- g) Prescriptions for biodiversity enhancement in drainage features;

- h) A commitment to provide each new dwelling with a wildlife gardening advice pack to be approved in writing by the local planning authority;
- i) Proposed timings for the above works in relation to the completion of the dwellings.

Reason: To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the Core Strategy.”

The Biodiversity Management Plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the occupation of the twentieth dwelling hereby approved, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the Biodiversity Management Plan.

Reason: To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the Core Strategy.”

If you have any questions, please do not hesitate to contact me.

Andrew Taylor
Project Officer (Ecologist)

Appendix 1- Ecology and Legal Protection

Bats

All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2010 making all species of bat European Protected Species. Details of the legislation can be found at:

Wildlife and Countryside Act

<http://www.legislation.gov.uk/ukpga/1981/69/contents>

The Countryside and Rights of Way Act:

http://www.opsi.gov.uk/acts/acts2000/ukpga_20000037_en_7#pt3-pb8-l1g81

The Conservation of Habitats and Species Regulations 2010

http://www.opsi.gov.uk/si/si2010/uksi_20100490_en_1

Nesting birds

It is an offence under Section 1 of the Wildlife and Countryside Act of 1981(WCA 1981) to intentionally take, damage or destroy the nest of any wild bird while it is use or being built. The WCA 1981 also provides that all wild birds and their eggs are protected and cannot be killed or taken except under licence.