

Application 09/4017N – Two Mitigation Area and Associated Corridors - Appendix 1

Comparison of the main requirements of the Ecological Mitigation Design Strategy (submitted under outline planning application P06/1001) for Stapeley Water Gardens with the details of the planning application for the Construction of two Newt Mitigation Areas (ref: 09/4017N).

Order of Priority	Summary of main Ecological Mitigation Design Strategy requirements.	Proposal in Mitigation Planning Application or details required by condition in report 09/4017N
Habitat retention	- Highest priority to feature supporting protected species and priority species eg breeding GCN, roosting bats, nesting birds, especially where this links/protects with existing mitigation/ habitats	Large number of ponds to be lost. Survey shows pond 23 had highest GCN count and will be removed due to its location on line of access. Casting pond had high count of GCN and this is retained. 2 other off site ponds had high counts and these 4 ponds account for 81% of all recorded GCN.
	-Priority to retaining connecting habitats such has hedges, trees, waterways	Achieved.
	-Habitats retained to provide connectivity shall be minimum 10m wide	Achieved. Does not include linkage/ corridor on northwest side of development site but other links provided around Stapeley Manor site.
Habitat protection	- Tree /hedge protective fencing	To be conditioned
	- Amphibian exclusion fencing	Details of amphibian exclusion fencing, internal drift fencing and pit falls shown on plan.
	- Appropriate timing and phasing of works.	Phasing plan and timetable to be conditioned.
Habitat replacement	-Replacement including new pond creation within the relocated water gardens shall attempt a net provision of 2 ponds per GCN pond lost.	No ponds for ecological purposes to be provided in relocated water gardens. This application does not detail proposals for water gardens. 11 new water bodies to be provided but separate by shallow areas to give effect of 33 new water areas.
	- Replacement shall achieve at least a net doubling of GCN ponds lost and water area, and shall achieve a net provision of 3 ponds for 2 lost.	11 new ponds provided subdivided with shallows to form 33 water areas. Does not achieve numbers required. However area of ponds to be destroyed 0.23 ha. Area of replacement ponds 0.77 ha. This equates to a ratio of 3.34:1.
	- Ponds to be replaced in clusters not less than 3 and within 100m of other ponds where feasible	One replacement water body on site of existing reservoir to be provided at ground level approximately 70m from closest pond in Area A and 130m from pond in Area B. Ponds grouped in Areas A and B.
	- Ponds shall provide variety of sizes and depths, and mix online and offline networks to maximise protection from drought and introduction of invasive species eg fish and plants.	This is achieved and detailed in sections. Ponds not to be used for SUDS and not to be stocked with fish.
	Sufficient terrestrial habitat to provide adequate carrying capacity	3.82 ha of terrestrial habitat to be provided in this application and condition for

	for the GCN population. Minimum provision of 3.9ha terrestrial habitat within green links and safeguarded nature zones.	additional habitat to be include in application for road access from Peter Destapleigh Way.
	Terrestrial habitats to incorporate aquatic habitats and provide connectivity between retained habitats, new habitats and existing mitigation habitats.	One pond provided in link between areas A & B.
	Replacement bat roosts to reflect existing roost characteristics and features.	No bats roosting on site so no replacement feature required.
	Replacement bat boxes, bat roosts and / or dedicated bat roost building	Bat boxes will be provided on mature trees.
	Replacements roosts to be located to minimise disturbance, close to foraging habits and commuting corridors.	Not applicable.
	Green Link networks minimum 10m wide wildlife corridor across the site to provide connectivity between retained new and neighbouring habitats.	Green links between planting on south side of Peter Destapleigh Way to Area B 10m wide.
	Habitat corridors to be a minimum of 15m wide	Habitats corridor along the south side of the site 15m wide.
	Habitat corridors to connect islands of habitat mosaic to create stepping stones within the corridors	Landscaping plans to provide for details of planting to create various habitats within corridors.
	Replacement habitats to be provided prior to existing features being disturbed due to redevelopment	Principle established in EMDS and this application. Condition needed to confirm dates for provision of bat boxes and nest boxes.
	Replacement habitats to be provided sufficiently in advance of translocation / exclusion of species	Ponds to be provided 12 months prior to translocation.
	Natural England licence required for GCN and bats	GCN licence application submitted.
	Amphibians to be excluded, trapped, and translocated prior to commencement of development	Will take place. Plan showing details submitted.
	Exclusion and trapping to use most appropriate specifications	Details supplied.
	Landscape design to sensitively integrate with built development and use appropriate road crossing measures for GCN where necessary.	Amphibian tunnels provided to roads. Reserved matters application(s) for built development to be submitted in due course.
	Site clearance demolition of buildings to avoid bird nesting season	Stapeley Manor demolished for health and safety reasons. Bird boxes required prior to demolition of other buildings. Condition to be attached to permission.