

SOUTHERN PLANNING COMMITTEE – 29TH JUNE 2016

UPDATE TO AGENDA

APPLICATION NO.

16/1575N

LOCATION

Land at Lodmore Lane, Burleydam

UPDATE PREPARED

27th June 2016

Ecology Comments:

The submitted ecological report states that it is an update of an earlier report. In order for the Council to assess the potential impacts of the proposed development using all of the available information, it is recommended that the applicant also submits a copy of the earlier survey report.

The Phase One habitat plan includes two 'Target Note 1'. One of these is the off-site building identified as having low bat roost potential. It is recommended that the applicant's consultant be requested to confirm what is indicated by the second Target Note 1.

Grassland habitats

Semi improved grassland has been recorded on site. Whilst this habitat on site does not appear to be particularly species rich, the submitted habitat report has not recorded all of the species at the site.

It is advised that if the original habitat survey did not include a full botanical species list prepared at the appropriate time of the year a further survey should be undertaken and a report submitted to the LPA. The submitted report should include abundance rating for each species recorded on the DAFOR scale.

Hedgerows

Hedgerows are a priority habitat and hence a material consideration. There are hedgerows located around the boundaries of the site which are not shown as being retained on the submitted layout plan. The applicant should be asked to confirm if all hedgerows would be lost as a result of the proposed development. If this is the case the loss of these habitats would result in a loss of biodiversity.

Nesting birds

If planning consent is granted I recommend that the following conditions be attached to safeguard nesting birds:

Prior to the removal of any vegetation or the demolition or conversion of buildings between 1st March and 31st August in any year, a detailed survey shall be carried out to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub or other habitat to be removed (or converted or demolished in the case of buildings), a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone taking place.

Reason: To safeguard protected species in accordance with the NPPF.

Prior to the commencement of development detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds including house sparrow shall be submitted to and approved in writing by the Local Planning Authority. The approved features shall be permanently installed prior to the first occupation of the development hereby permitted and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard protected species in accordance with the NPPF.

Bats

The submitted ecological report identifies the western hedgerow and associated trees as potentially being of value for foraging and commuting bats and recommends that this boundary be retained and a 5m buffer zone be implemented. Based on the submitted layout plan this boundary appears to be lost as a result of the proposed development.

Badgers

No evidence of badgers was recorded during the submitted survey. However, as the status of badgers on a site can change in a short timescale I recommend that if planning consent is granted a condition should be attached requiring the submission of an updated badger survey prior to the commencement of development.

Hedgehog

Hedgehogs are a biodiversity action plan priority species and hence a material consideration. It is recommended that the applicant submits proposals *for the incorporation of gaps for hedgehogs into any garden or boundary fencing proposed. The gaps to be 10cm by 15cm and located at least every 5m.*

RECOMMENDATION

The recommendation is changed to –

Delegate to the Head of Planning (Regulation) and the Chair of the Southern Planning Committee to resolve the issues raised by the Council's ecologist and to the Heads of Terms and conditions listed on page 56/57 of the Committee report with the following condition

1. Updated Badger Report