**From:** Charlotte Watkins
**Sent:** 28 October 2015 23:32
**To:** Andrew Lewis
**Subject:** 15/01012/OUT Land North East of Skimmingdish Lane

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Andrew

I have looked through the amended documents and have the following comments:

There are no major protected species constraints on site. The additional bat survey confirms that bats are relatively unlikely to be directly or significantly impacted on site as along as the lighting design is sympathetic and in line with the Bat Conservation Trust guidance (I could not observe the detail of the proposed lighting design to assess the lux at the various points as the scale was too small).

Additional reptile and badger surveys will be needed however it is likely that any outcome of such surveys can be accommodated in terms of mitigation on site within existing and proposed landscaping therefore I have no objection to these being conditioned.

The loss of hedgerow and woodland habitat on site is a significant habitat loss, particularly adjacent to a LWS however the proposed landscaping will go some way to maintaining habitat linkages across site.

The only thing that hasn't really been considered on site are invertebrates and in particular there are a number of records of Priority moth species adjacent to the site. Any landscaping and planting should therefore ensure that where important food sources for these moths are lost they are replaced and encouraged to mitigate any loss to these species.These records are obtainable from TVERC.

I have some concerns about the proposed drainage channels to the South East of the site. Having looked through the documents it is not clear to me what will be draining into the water course there (although I may well have missed this somewhere) and whether there has been any analysis of the impacts this might have on this habitat or species using it. In my opinion this needs looking at further. If significant runoff will be draining into the watercourse (which becomes Langford Brook and runs down to Gavray Drive LWS to the South) a brief assessment at least of ecological impacts is needed.

As well as the mitigation proposed the applicant should ensure that their final layout and plans include measures for biodiversity enhancements on site. This not only includes the landscaping but also the built environment where enhancements could include integral bird or bat boxes or green roofs. These can be included within a LEMP.

I would suggest the following conditions to any permission:

**K9 Reptile Survey**

Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance or the translocation of any reptile, a reptile survey (which shall be in accordance with best practice guidelines) shall be carried out, and the findings, including a mitigation strategy if required, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter all works of mitigation shall be carried out in accordance with the approved details.

Reason KR1

**K12 Nesting Birds**

No removal of hedgerows, trees or shrubs, shall take place between 1st March and 31st August inclusive, unless the Local Planning Authority has confirmed in writing that such works can proceed, based on health and safety reasons in the case of a dangerous tree, or the submission of a recent survey (no older than one month) that has been undertaken by a competent ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest.

KR1

**K20 Landscape and Management Plan (LEMP)**

Prior to the commencement of the development hereby approved, a Landscape and Ecology Management Plan (LEMP) to include a scheme of biodiversity enhancements on site, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the LEMP shall be carried out in accordance with the approved details.

Reason KR2, KR3

**K21 Construction Environmental Management Plan (CEMP) for biodiversity**

Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance, a Construction Environmental Construction Plan (CEMP), which shall include details of the measures to be taken to ensure that construction works do not adversely affect biodiversity, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved CEMP.

Reason KR2

**K14 Badgers**

Prior to the commencement of the development hereby approved, including any demolition or any works of site clearance, a mitigation strategy for badgers, which shall include details of a recent survey (no older than six months), whether a development licence is required and details of any mitigation or protective measures required for badgers shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

KR1

Regards

Charlotte

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