**18/00904/F**

**Mon 30/07/2018 11:08**

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**Glebe Farm Boddington Road, Claydon**

**Formation of inland waterways marina with ancillary facilities building, car**

**parking, access and associated landscaping including the construction of a**

**new lake**

Clare

With regard to the above application I have read through the relevant documents. I consider the submitted ecological appraisal to be acceptable in scope and depth. There are few direct protected species issues on site however I have a few concerns about indirect impacts which I don’t think are fully addressed.  Namely whether there will be significant increases in recreational use of the LWS of North Claydon disused railway and whether domestic pets will be present at the marina which could impact local wildlife significantly if allowed to roam?

Should permission be granted a CEMP will need to be submitted which includes full details of the protective measures which will be taken during construction to protect current biodiversity interest on site. This should include a clear map of which areas will need to be subject to Reasonable Avoidance Measures for reptiles, which trees need to remain unlit, hours of work (which should be between sunrise and sunset only to avoid disturbance to badgers and Otters), best practice guidelines with regard to covering trenches etc.. at night and timing of works with regard to the bird nesting season. I would also recommend a pre-commencement check for protected species signs prior to any works on site, in particular to check for changes in badger and Otter movement/holt/setts.

The proposed landscaping with addition of the wildlife peninsular and lake will have some benefits for wildlife in the long-term depending on management, as will the additional planting. Currently the grassed areas are denoted as ‘general seeded grass’ – this should include areas of species rich grassland which are not to be mown for amenity use but managed for wildlife and seed mixes should be chosen with regard to the proximity to the LWS. The lighting types look to be sympathetic to wildlife and I have no issues with them however a plan of proposed lighting layout with lux spill should be produced.

I would request that they include some further enhancements for biodiversity on site in the form of bat bricks/tubes or bird boxes within any new buildings and on retained mature trees on site.  These can be included within a Landscape and Ecological Management plan which should also detail management of all landscape and biodiversity features over 25 years with management responsibilities clearly outlined. This should include dealing with any invasive species found on site.

I include some suggested conditions, please do reword however and get back to me with any queries.

Kind regards

Charlotte

**K8       Protected Species Check**

           Prior to, and within two months of, the commencement of the development, the site shall be thoroughly checked by a suitably qualified ecologist to ensure that no protected species, which could be harmed by the development, have moved on to the site or changed in situation since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm 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 mitigation scheme.

[Reason KR1](#JR1)

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

Prior to the commencement of the development hereby approved, a Landscape and Ecology Management Plan (LEMP) 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](#JR2)

**K21     Construction Environmental Management Plans (CEMP) for Biodiversity**

Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance, a Construction Environmental Management 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](#JR2)

**Dr Charlotte Watkins**

**Ecology Officer**