

03/06/2014

WSSC Ecological Response to...

APPLICATION No.: Y/22/14/
PROPOSAL: Outline Application with some matters reserved for a proposed residential development of site with 1 x 4 bedroom house, 13 x 3 bedroom houses 3 x 2 bedroom houses & 1 x 2 bedroom flat - etc.
SITE: Land at Kings Close Yapton
GRID REF: 498003 103071

cc. Cllr. Joan Phillips, WSSC

There is no ecological objection to the principle of development on this site subject to the imposition of suitably worded conditions.

On the subject of whether there is enough ecological information to allow a suitable determination I am satisfied that there is. The recommendation for additional reptile surveys can legitimately pass to the detailed application. The Reserved Matters application must be supported by a reptile survey and appropriate mitigation designed.

Recommended Conditions

Reptiles

No development or preparatory works affecting the site shall be carried out until a reptile survey has been undertaken identifying detrimental impact and should it be necessary, also providing full details of mitigation. These details will then be submitted to the Local Planning Authority for approval. Mitigation shall then be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the local planning authority.

Reason: In accordance with NPPF (109 & 118).

Breeding birds

To avoid risk of harm to potentially nesting birds, removal of any trees and/or shrubs should be undertaken between September and the end of February when birds have ceased nesting (except those trees identified as having bat roost potential in Figure 2 in Appendix 1 of the Ecological Assessment prepared by Adonis Ecology). If this is not possible, and some trees or shrubs are due to be removed between March and August, an Ecologist should check for active bird nests no more than seven days before works commence on removal of trees or hedgerows, and any active nest found should be protected as advised by the Ecologist until the birds have finished nesting.

Reason: In accordance with NPPF (109 & 118).

Ecological Enhancement Scheme

Prior to the commencement of development or any preparatory works and to support the Reserved Matters application an ecological enhancement scheme shall be submitted to the LPA for approval; it will pick up all recommendations arising out of the supporting ecological reports as appropriate. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

Reason: In accordance with NPPF 118

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Think sustainably. Do you have to print? Can you double side? Do you need colour?