Consultancy Unit
Consultation Response Form

THIS CONSULTATION IS NOW COMPLETE

<table>
<thead>
<tr>
<th>Reference Number:</th>
<th>S/3566/17/FL</th>
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<tbody>
<tr>
<td>Proposal:</td>
<td>Construction of a new grain store and creation of an access from Fowlmere Road together with planting and formation of an acoustic bund.</td>
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<td>Site Address:</td>
<td>Land East of Fowlmere Road, Foxton</td>
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<td>Case Officer:</td>
<td>Aaron Sands</td>
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<td>Comments due:</td>
<td>21/03/2019</td>
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**Ecology**

I understand that the applicant has appealed the decision made by the LNP. The refusal was not based in anyway on ecological matters, and it is my opinion that these were settled satisfactorily prior to determination. I would direct the inspector to suggested informatives and conditions below should they be deemed necessary.

**Informative**

The area of grass around the proposed development site should be mown/strimmed as short as possible before and during construction to ensure it remains/becomes unfavourable for reptiles;

Stored materials (that might act as temporary resting places) are raised off the ground eg on pallets or batons; and any rubbish is cleared away to minimise the risk of reptiles using the piles for shelter;

Trenches or excavations are backfilled before nightfall or a ramp left to allow reptiles to escape;

Building work should (ideally) be carried out during the summer months, when reptiles are more likely to move away from danger and therefore less likely to be harmed;

If reptiles being found, work must stop immediately and ecological advice taken on how to proceed lawfully from Natural England (0300 060 3900) or an ecological consultant.

**Conditions**

No removal of or works to hedgerows, trees or shrubs, brambles, ivy and other climbing plants or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds’ nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Prior to the commencement of any development above slab level a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Daniel Weaver
15/03/2019

**Previous Comments**

**Previous comments 15/01/2018**

I have received the comments made by Luci Spencer (Geosphere Environmental, 12/01/2018) which have provided clarity on the additional area to the east of the application site. I am satisfied that there are no further ecological constraints to consider for this application. I would refer you to my consultation response from 30/10/2017 (copied below for clarity) for suggested conditions.

Daniel Weaver
15/01/2018
Previous comments 02/01/2018
I welcome the amended site plan submitted which now includes a proposed wetland area to the east of the application site. My only concern is that the extended site boundary falls outside the boundary of the Preliminary Ecological Appraisal (PEA) as submitted. Aerial mapping from 2013 shows that the extended area appears to be similar in habitat to that which falls within the PEA; however given the period of time since this aerial photography was taken I believe some assurance should be sort from the applicant that the habitat within the extended boundary is in fact similar and that there are no additional ecological constraints. This can be done through a conformation email/letter from the ecologist.

With regards to possible conditions to be added to any planning decision I would refer you to my previous comments (copied below for clarity) regarding this application at this time. However if the ecologist believes there are additional ecological constraints due to the extended boundary I will revisit my previous recommendations and amend if necessary.

It is my understanding that an interested party has made an observation regarding the possible cumulative effect of development which may indicate an EIA could be required for this and two other applications. If you require any assistance on this matter please feel free to request a further consultation.

Daniel Weaver
02/01/2018

Previous comments 30/10/2017
The application site predominately consists of an arable field with semi-improved grass margin and species poor hedges. The development footprint will mostly be within the arable field with the marginal habitats left largely intact or in some cases strengthened. The application site is within the impact zone of local SSSI’s; however Natural England have commented that they are satisfied that the application will not adversely impact nearby SSSI’s; therefore they should be of no further material concern.

The Preliminary Ecological Appraisal (PEA) submitted with the application has presented adequate evidence that the ecological impacts of the application will be minimal. A series of minor avoidance and mitigation strategies will remove any residual risk of the disturbance or harm to protected species, and the landscaping scheme proposed will help to deliver biodiversity enhancement across the site.

Therefore I would advise the following informative and conditions are added to any planning decision.

Informative
The area of grass around the proposed development site should be mown/strimmed as short as possible before and during construction to ensure it remains/becomes unfavourable for reptiles;
Stored materials (that might act as temporary resting places) are raised off the ground eg on pallets or batons; and any rubbish is cleared away to minimise the risk of reptiles using the piles for shelter;
Trenches or excavations are backfilled before nightfall or a ramp left to allow reptiles to escape;
Building work should (ideally) be carried out during the summer months, when reptiles are more likely to move away from danger and therefore less likely to be harmed;
If reptiles being found, work must stop immediately and ecological advice taken on how to proceed lawfully from Natural England (0300 060 3900) or an ecological consultant.

Conditions
No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds’ nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.
Reason: To safeguard breeding birds as protected under part 1 of the Wildlife and Countryside Act 1981 (as amended)

Prior to the commencement of the development a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The approved scheme shall be fully implemented within an agreed
timescale unless otherwise agreed in writing.
Reason: NPPF expects development to provide for biodiversity and this can be achieved at this site through enhancement measures as set out in the Preliminary Ecological Appraisal.

Daniel Weaver