

Dear David,

I am temporarily responding to consultations in order to catch up the ecology responses back log.

An Ecological Appraisal of the application site was carried out by Aspect Ecology and reported in November 2019. The application site comprises a farmyard, with buildings, hardstanding, hedgerows, trees, tall ruderal vegetation and recolonising ground, along with semi-improved grassland pasture. Five ponds are also present within the site. Features of ecological importance are limited to a single native species hedgerow, which is to be retained under the proposals and protected during construction.

Habitats within the site provide some minor opportunities for foraging bats, particularly the ponds which are likely to support prey species. However, no bat activity surveys were carried out. Therefore, lacking evidence to the contrary I have to assume the presence of light averse species. The following condition will be required:

- Prior to construction above ground level, a "lighting design for bats shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and Locations set out in the design, and these shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interests of the Favourable Conservation Status of populations of European protected species and in accordance with policy EQ4 of the South Somerset Local Plan

Several species of bird were recorded on the application site. The proposals may result in a minor loss of woody vegetation and a number of farm buildings, and this could potentially affect any nesting birds that may be present at the time of works. The following condition is required:

- No removal of hedgerows, trees or shrubs or works to or demolition of buildings or structures shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the vegetation is cleared or works to or demolition of buildings commences 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 by the ecologist. In no circumstances should netting be used to exclude nesting birds.

Reason: In the interests of nesting wild birds and in accordance with policy EQ4 of the South Somerset Local Plan

Abbas Ecology recommend that as the application site does provide opportunities for Hedgehog, which is a Priority Species listed on s41 of the Natural Environment and Rural Communities Act 2006 which obliges the Local Planning Authority to have regard for the conservation of in carrying out its role. A watching brief is recommended during vegetative clearance on the site. This should be conditioned as follows:

- Prior to groundworks and vegetative clearance, any features potentially used by hedgehogs will be checked by a competent ecologist between and any individuals found translocated to an appropriate location prior to works commencing on site. Translocation sites will be submitted and agreed by the Local Planning Authority prior to searches being made. A written confirmation of the completion of the operations will be submitted by the ecologist prior to works commencing on site. This search can only be carried out in the period between April to October inclusive which is outside the species's hibernation period.
Reason: A pre-commencement condition in the interests of a s41 priority species and in accordance with policy EQ4 of the South Somerset Local Plan

The National Planning Policy Framework (170d) requires biodiversity enhancement to be provided within development. A bee brick would contribute to the Somerset Pollinator Action Plan. Research shows that bees will live in the bricks and there is no risk associated with their installation as solitary bees do not live in hives or have a queen, and do not sting. The bricks have a solid back with the cavities placed on the outside wall. I recommend that the following is conditioned.

- The following will be integrated into or mounted on buildings:
 - a) A Habitat 001 bat box or similar will be built into the structure at least four metres above ground level and away from windows of the west or south facing elevation on five plots
 - b) A cluster of five Schwegler 1a swift bricks or similar built into the wall at least 60cm apart, at least 5m above ground level and away from windows on the north facing elevation on five plots
 - c) Two Schwegler 1SP Sparrow terraces or similar at least one metre apart directly under the eaves and away from windows on the north elevations on five plots
 - d) A bee brick built into the wall about 1 metre above ground level on the east or southeast elevation on ten plots
 - e) Any new fencing must have accessible hedgehog holes, measuring 13cm x 13cm to allow the movement of hedgehogs into and out of the sitePlans showing the installed features will be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of construction works above ground level.
Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 170(d) of the National Planning Policy Framework

Provided the above conditions are applied as worded I have no objection to the application.

Regards,
Larry

Larry Burrows MCIEEM

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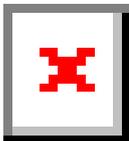


From: PlanningTechnicalAdmin <PlanningTechnicalAdmin@SouthSomerset.Gov.Uk>

Sent: 09 January 2020 15:38

To: Simon Breeze <SBreeze@somerset.gov.uk>; enhPollution <enhpollution@SouthSomerset.Gov.Uk>; Stephen Fox <Stephen.Fox@SouthSomerset.Gov.Uk>; Ceri Owen <Ceri.Owen@SouthSomerset.Gov.Uk>; StrategicPlanning <StrategicPlanning@SouthSomerset.Gov.Uk>; Rights of Way team mailbox <RightsofWay@somerset.gov.uk>; Jo Calvert <Jo.Calvert@SouthSomerset.Gov.Uk>; Lead Local Flood Authority <LLFA@somerset.gov.uk>; 'Historicenvironment@swheritage.org.uk' <Historicenvironment@swheritage.org.uk>; Charlie Field <CWField@somerset.gov.uk>; Frances Gully <FCGully@somerset.gov.uk>; Estates <Estates@somerset.gov.uk>; Mineral and Waste <MineralandWaste@somerset.gov.uk>; 'Docosomerseteast@avonandsomerset.police.uk' <Docosomerseteast@avonandsomerset.police.uk>; Nwx.sp@environment-agency.gov.uk; E-swest@HistoricEngland.org.uk; Consultations@naturalengland.org.uk; 'ianlongden@nhs.net' <ianlongden@nhs.net>; 'adam.hann2@nhs.net' <adam.hann2@nhs.net>; Suzanne Naylor <Suzanne.Naylor@somersetwaste.gov.uk>; Liz Jones - Somerset Waste <Liz.Jones@somersetwaste.gov.uk>; Brett Carter <Brett.Carter@somersetwaste.gov.uk>; Planning.liaison@wessexwater.co.uk

Subject: Standard consultation Application No: 19/03416/OUT Land At Manor Farm Combe Hill Templecombe Somerset (GR:371041/122070)



South Somerset Distr

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*Simon Fox – Lead
Specialist – Planning*

Date: 9 January 2020
Our Ref: **19/03416/OUT/David Kenyon**
Tel No: **01935 462091**
Email: david.kenyon@southsomerset.gov.uk

PLANNING APPLICATION CONSULTATION

Dear Sir/Madam,

Application No: **19/03416/OUT**

Proposal: **Outline application for the demolition of existing buildings and residential development of up to 80 dwellings including the creation of a new vehicular access and pedestrian accesses, open space, landscape planting and surface water attenuation (all matters reserved except access).**

Location: **Land At Manor Farm Combe Hill Templecombe Somerset (GR:371041/122070)**

The above application has been received. Enquiries about the application should be made to **David Kenyon 01935 462091**. If you have any representations they should reach this office as soon as possible but no later than **30 January 2020**. If no communication is received it will be assumed you have no comments to make.

Documents relating to this application can be viewed on our website www.southsomerset.gov.uk.

Yours sincerely,

David Kenyon
Specialist, Development Management

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