

Technical Briefing Note

Project: Land at Manor Farm, Templecombe

Ecological Appraisal Addendum

Date: June 2020

1. Introduction

- 1.1. Aspect Ecology has been appointed by Gleeson Strategic in respect of ecological matters associated with the land at Manor Farm, Templecombe.
- 1.2. Aspect Ecology prepared an Ecological Appraisal in November 2019 on the basis of residential development of around 80 dwellings. This was reviewed by Somerset Ecology Services as part of the consultation for the scheme, during which no objections were raised subject to the implementation of a number of ecology conditions.
- 1.3. An amended scheme has been being prepared on the basis of 60 units, along with the creation of a new vehicular access and pedestrian accesses, open space, landscape planting and surface water attenuation (with all matters reserved except access). Accordingly, this note has been prepared to provide an addendum to the previous Ecological Appraisal, to provide an assessment of the reduced housing level in relation to ecology.

2. Assessment of Amended Proposals

- 2.1. The site itself is not subject to any statutory or non-statutory nature conservation designations. The nearest statutory designation is Laylock Railway Cutting Site of Special Scientific Interest (SSSI) located approximately 3.1km west of the site. The nearest non-statutory designation is Templecombe Railway Cutting Local Wildlife Site (LWS), located approximately 660m to the northwest of the site. All of the ecological designations in the surrounding area are physically well separated from the site and are therefore unlikely to be adversely affected by the proposals. The impacts identified within the Ecological Appraisal in terms of effects on ecological designations remain applicable for the revised scheme.
- 2.2. The amended scheme will result in a reduction of residential dwellings, which will be accommodated within the areas previously identified for development, such that the proposals will result in no additional loss of habitat. On the contrary, the reduction in residential units will bring additional benefits to habitats, with substantial increases in new habitat creation proposed under the amended scheme. Similarly, the amended scheme is not considered to result in any increase in effects on faunal species but rather faunal species will likely benefit from the scheme amendment due to the increase in new habitat creation being proposed. On this basis, it is considered that the amended proposals will not have any additional adverse effects on ecology over that identified in the Ecological Appraisal.

3. Mitigation and Enhancement Measures

- 3.1. As the amended proposals will not result in any additional adverse effects on ecological designations, habitats and faunal species, no further mitigation measures are considered necessary in connection with the proposed development. Conversely, the revised scheme will bring additional benefits in ecological terms, with new opportunities for habitat creation proposed under the amended scheme.

4. Conclusions

- 4.1. The conclusions identified within the Ecological Appraisal remain applicable for the forthcoming planning application relating to the proposed development, with the amended scheme providing additional ecological benefits over the previous development proposals.