

**SOUTH NORTHAMPTONSHIRE COUNCIL
MEMORANDUM**

To: Tom Ansell – Senior Planning Officer
(Development Management)

From: Paul Evans – Ecology Officer
(Enforcement – Development Management)

Date: 18th September 2019

Ref: S/2019/1694/FUL Hobby Fish Farm Hobby Fish Farm Watling Street Old Stratford MK19 6BD – Ecology Comments

Having reviewed the following submitted report for this application, Preliminary Ecological Appraisal by Griffin Ecology dated 17th June 2019 (survey date 3rd June 2019), I have the following comments. I confirm the report is appropriate and fit for purpose. It follows the appropriate industry guidelines and best practice.

The proposals will result in the loss of a small area of tall ruderal vegetation which has been assessed as being of low ecological value, the habitat could provide nesting habitat for birds. No evidence of protected species were recorded during survey. Mitigation for protected species is proposed within section 4. The hedgerows to the northwest and west which are to be retained should be protected during any construction phase to prevent incursion and damage from construction operations.

If the mitigation measures proposed are carried out fully and successfully then the development proposals are not thought to have a significant impact on protected species or habitats. If permission is granted for this development, in order to ensure impacts are minimised then the mitigation and compensation measures included section 4 of the Preliminary Ecological Appraisal should be included in a suitably worded condition.

National Planning Policy Framework (NPPF) seeks to incorporate enhancements for biodiversity within developments to assist in the government commits to halt net loss of biodiversity and work towards net gain. Section 4 of the Preliminary Ecological Appraisal indicates a number of measures that would provide enhancements to achieve a net gain in biodiversity, these include;

1. Enhancement to the existing immature hedgerow running the length of the southern edge of the access road through replanting with native local provenance species of a mix reflective of those found locally.
2. Erection of integrated bird nest boxes within the new buildings

For the reasons above I would recommend the inclusion of the following or similarly worded conditions should permission be granted for this application;

11.2 The development hereby permitted shall be carried out in accordance with the recommendations, mitigation and enhancements set out in section 4 of the Preliminary Ecological Appraisal by Griffin Ecology dated 17th June 2019 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats and/or species of importance to nature conservation from significant harm in accordance with the Government's aim to achieve sustainable development as set out in Section 15 of the National Planning Policy Framework.

11.16 If the development hereby approved does not commence by 3rd June 2021. A revised ecology survey report including badger shall be undertaken prior to the commencement of the development to establish changes in the presence, abundance and impact on protected species. The survey results, together with any necessary changes to the mitigation plan or method statement shall be submitted to and approved in writing the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

11.23 All species used in the planting proposals associated with the development shall be native species of UK provenance.

Reason: To conserve and enhance biodiversity and prevent the spread of non-native species in accordance with Policy BN2 of the West Northamptonshire Joint Core Strategy and Government guidance contained within Section 15 of the National Planning Policy Framework.