

**SOUTH NORTHAMPTONSHIRE COUNCIL  
MEMORANDUM**

To: Clare Caldwell – Principal Planning Officer  
(Development Management)

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

Date: 15<sup>th</sup> September 2020

**Ref: S/2020/1403/MAF Bungalow Sunnyside Water Lane Towcester NN12 6RQ – Ecology  
Comments**

Having reviewed the submitted Ecological Impact Assessment by Ecological Survey and Assessment (ECOSA), dated October 2018, for this application I have the following comments.

The surveys and report show that the development is unlikely to have a significant impact on protected species and habitats so long as the mitigation measures laid out in section 5 of the report are followed. The buildings are shown to be of low suitability for bats and further surveys carried out showed no bats emerging from the buildings. Mitigation measures include appropriate lighting identified in paragraph 5.5.2, undertaking demolition outside the bird nesting season (paragraph 5.6.2 and the new areas of grassland to comprise native wildflower lawn (paragraph 5.4.4)

Ecology reports as a general rule are considered valid and up to date up to when they are 2-3 years old, due transitory nature of certain species (e.g. bats) and the potential for habitats present on site to change making them more optimal to species in the years following the original survey date. The ecological impact assessment accompanying this application is close to the cut off date, I have therefore recommended a condition that a pre-commencement check for protected species is carried out prior to the commencement of the development should it be granted permission

In line with NPPF of securing net gain for biodiversity there are also a number of enhancements within the report outlined including paragraph 5.4.5 the planting of 8 trees of native species, paragraph 5.5.4 the installation of two 1FR Schweglar Bat Tubes and paragraph 5.6.5 the installation of two type 26 Schweglar bird nesting bricks. These are not currently identified on any of the submitted plans, I have therefore recommended a condition to ensure these enhancements are delivered.

A suitably worded condition should be attached to the decision notice should permission be granted to ensure the mitigation measures and enhancements are carried out as outlined in the report.

*11.2 The development hereby permitted shall be carried out in accordance with the recommendations set out in the Ecological Impact Assessment, by Ecological Survey and Assessment (ECOSA), dated October 2018 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.*

*11.11 Prior to, and within two months of, the commencement of the development, the site shall be thoroughly checked by a suitably qualified ecologist to ensure that no protected species, which could*

*be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved mitigation scheme.*

*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.*

*11.18 Full details of a scheme for the location of bat, bird boxes [on that phase of development] shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the occupation of any building [on that phase of the development], the bat, bird, owl and invertebrate boxes shall be installed on the site in accordance with the approved details.*

*Reason: To protect habitats of importance to biodiversity conservation from any loss or damage 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.*