

MEMORANDUM

To : Internal Consultee

From : Mr Alastair Wager, Planning Services, Blueschool House - H31

Tel : 01432 383882 **My Ref** : 180177

Date : 1 February 2018

SITE:	The Becks, The Common, Wellington Heath, Ledbury, Herefordshire, HR8 1LY
APPLICATION TYPE:	Planning Permission
DESCRIPTION:	Proposed dwelling.
APPLICATION NO:	180177
GRID REFERENCE:	OS 371338, 240610
APPLICANT:	Mr David Smith and Mrs Rowan Young
PARISH:	Wellington Heath

The application form, plans and supporting documents are available in Wisdom.

Please let me have your comments by 22/02/2018. If I have received no response by this date I shall assume that you have no objections. Should you require further information please contact the Case Officer.

Any comments should be added below and actioned in Civica to Mr Alastair Wager.

Comments: (Continue on a separate sheet if necessary)

Object ☐

Support ☐

No Objection ☐

Approve with Conditions ☒ (Please list below any conditions you wish to impose on this permission.)

Further information required ☐

Consultation response from: Ecology (J Bisset)

The applicant does not appear to have confirmed how foul water will be managed. The application form is ticked as "unknown". Inline with Core Strategy SD4 and LD2 *I would request that either connection to mains sewer or that any PTP or Septic Tank will discharge to a soakaway drainage field is confirmed either to form part of any approved plans or as a pre-commencement condition.*

I note the ecology report is now over two years old and could be considered 'out of date' but given the low potential identified I am satisfied that subject to robust Ecological Working Measures being made a Condition any potential risks can be minimised.

Nature Conservation – Ecology Protection and Mitigation

The ecological protection, mitigation and working methods scheme (excluding bats as no demolition is taking place) as recommended in the Ecological Report by Liz McKay dated August 2015 shall be implemented in full as stated unless otherwise approved in writing by the local planning authority.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006

In line with NPPF, NERC Act and Core Strategy LD2 all developments should show how they will enhance the biodiversity potential of the locality. To secure this I would request a relevant Condition is included.

Nature Conservation – Enhancement

Prior to commencement of the development, a detailed habitat enhancement scheme should be submitted to and be approved in writing by the local planning authority, and the scheme shall be implemented as approved.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006

Informative:

The enhancement plan should include details and locations of any proposed Biodiversity/Habitat enhancements as referred to in NPPF and HC Core Strategy. At a minimum we would be looking for proposals to enhance bat roosting, bird nesting and invertebrate/pollinator homes to be incorporated in to the new building as well as consideration for amphibian/reptile refugia, hedgehog houses within the landscaping/boundary features. No external lighting should illuminate any of the enhancements or boundary features beyond any existing illumination levels and all lighting on the development should support the Dark Skies initiative.

I note that the development will impact upon existing trees and hedgerows and that some of these are proposed for retention. To ensure all retained Green Infrastructure is fully protected during the construction process, especially on such a 'tight' site I would request a relevant retained tree and hedgerow protection Condition is included.

Nature Conservation Habitat/Tree & Hedgerow Protection

Before any work commences and, equipment or materials moved on to site, a retained tree and hedgerow protection plan, arboricultural risk avoidance measures and work/protection methodology (based on guidance in BS5837:2012) shall be supplied to the planning authority for written approval.. The approved protection plan shall be implemented in full and remain in place until all work is complete on site and all equipment and spare materials have been finally removed.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006

Informative – no lengths of hedgerow or trees should be cut or removed during the bird nesting season (March-August inclusive) without a thorough check by a qualified ecologist no more than 48 hours prior work commencing. At all other times the applicant should be aware that any disturbance or damage to nesting birds and protected species is a criminal offence under wildlife legislation.

DATE RETURNED: 20/02/2018