

From: Bisset, James
Sent: 23 May 2019 16:38
To: Banks, Andrew
Subject: 173407 Grain Store, land off Bakers lane, Winforton

Andrew

Ecology comments/thoughts and information requests on this application.

The site is within 600m of the River Wye (SAC/SSSI) and within 70m of a watercourse which is a direct tributary of the River Wye. There are multiple and significant bat roosts recorded within 500m and potential for other protected species such as Otters to be commuting in the area.

The proximity to the River Wye SAC (SSSI) means that this application requires a Habitat Regulations Assessment process to be undertaken. The required appropriate assessment completed by the LPA must be submitted to and formally approved by Natural England PRIOR to any grant of planning consent. Natural England will also have to confirm that they have no objection in relation to the River Wye's designation as a Site of Special Scientific Interest PRIOR to any planning consent being granted. In order to undertake the HRA process the following detailed information is required

A fully detailed surface water management scheme that clearly demonstrates compliance with Core Strategy policy SD3 in that no run-off over existing greenfield levels from the development site will occur and that run-off rates are expected to be reduced. The scheme must also clearly demonstrate how any solid materials or oils, fuels, chemicals or other potentially polluting contaminants will be removed from any surface water prior to any discharge to a local watercourse. Any soakaway features should be located at least 50m from the existing watercourse so any contaminants are filtered out through the local soils prior to entry in to any local watercourse, stream or culvert. A suitable combined SuDS is suggested.

With local protected species, including nocturnal /light sensitive species potentially being impacted by the development full details of any proposed external lighting is required for consideration. If any lighting is proposed then supplied details should include lighting unit locations and specifications, illumination levels and areas and proposed timing and operation of the lighting.

There is potential for airborne dust to reach and potentially impact the River Wye SAC/SSSI and full details of how any dust emissions from the development will be controlled and mitigated must be supplied.

Either in support of the application or as a pre-commencement condition a fully detailed Construction Environmental Management Plan, including a fully detailed Ecological Working Method Statement for all relevant species is required to ensure there are no unmitigated effects on the River Wye SAC/SSSI or local biodiversity.

In addition:

Currently there appears to be no formal surfaced vehicular access to the site located in an open green field location. Confirmation of viable vehicular access to the grain store and associated loading area is requested. Full specifications of any track/access works are requested as well as likely vehicular movements and timings of movements so any impacts on biodiversity can be further assessed.

There would appear to be trees and hedgerows that could be impacted either directly by the development and its operation and vehicle movements or during the construction process. A detailed tree and hedgerow impact assessment is requested. Any works, loss or potential damage to any tree or hedgerow between the A438 and the location of the new store must be detailed. All retained trees and hedgerows should be protected by a relevant tree and hedgerow root protection area (based on BS5837:2012 or minimum of 2m from woody stem of hedgerow shrub/tree as appropriate).

The development should demonstrate no net loss of biodiversity and should contribute to enhancing the local biodiversity potential. Details of proposed net gain/compensation features should be supplied – these could include bird boxes, bat boxes, insect and hedgehog homes within the wider holding of the applicant and additional soft landscaping and planting of native trees and shrubs to help screen the new development and create habitat enhancements.

Reasons: to comply with legal obligations and duty of care under Conservation of Habitats and Species Regulations (2018), NPPF (2019), NERC Act (2006) Wildlife & Countryside Act (1981 amended) and to demonstrate compliance with Core Strategy (2015) policies LD1-3, SD3 and SS6

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