

From: Casstles, Eric [<mailto:> [REDACTED]]
Sent: 05 May 2017 08:37
To: Paul Smith; Brace, Carl
Subject: FW: FW: Foxdale original Ecology report

Good Morning Mr Brace,

Please find the original Ecology report that was undertaken on behalf of Fortis homes which I have downloaded off the planning website. I can confirm that we have both the permission of the Author Dr Bodnar and Fortis Living who commissioned the report. Also enclosed are some comments by the Author and my comments regarding the absence of Badgers as below.

Many Thanks

Mr E P Casstles, Foxdale

From: Casstles, Eric
Sent: 25 April 2017 11:46
To: paulsmithplanning@outlook.com
Subject: Fw: FW: Foxdale original Ecology report

Hello Paul

Looks like we are fine with using the information.

As It is only a very small portion of the site we are now proposing I can assure you there is no badger colony that has moved in during that time. I would definitely know this for sure as it is currently a lawn and part of the garden.

Many Thanks
Rik

From: Michael Baggett <MBaggett@fortisliving.com>
Sent: 25 April 2017 11:04:34
To: Casstles, Eric
Cc: Mark Ramdehal
Subject: FW: FW: Foxdale original Ecology report

Hi Rik,

Please see below from Stefan.

Please let me know if you need anything further.

Regards

Mike



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From: stefan.bodnar01 [<mailto:stefan.bodnar01@fortisliving.com>]

Sent: 25 April 2017 10:50

To: Michael Baggett <MBaggett@fortisliving.com>

Subject: Re: FW: Foxdale original Ecology report

Hello Michael,

Good to hear from you.

I am fine with the report being used by the existing landowner for the new application.

The basic nature of the site is unlikely to have changed in the intervening 3 years though care should be exercised with species such as badger which can colonise sites within this time period and the applicant should be able to satisfy the LPA that there are no badger setts on site or within 30m. From recollection in this case the land form is such that it should be possible fairly easily.

We generally don't issue reliance letters as we are advised by our Chartered institute these are inappropriate for ecological reports. As ecologists we hold both PI and PL insurance.

Hopefully this will be helpful.

With kind regards

Stefan

Dr Stefan Bodnar MCIEEM

Sent from my Samsung Galaxy S5 - powered by Three

----- Original message -----

From: Michael Baggett <MBaggett@fortisliving.com>

Date: 25/04/2017 11:08 (GMT+01:00)

To: "stefan.bodnar01@fortisliving.com" <stefan.bodnar01@fortisliving.com>

Subject: FW: Foxdale original Ecology report

Hi Stefan,

Hope you are well.

Please see e-mail below. Are you happy for the existing landowner at Bridstow to use the ecology report originally completed Festival Housing?

If so, would a letter of reliance be required and is so are you happy to sign it?

If you have any questions, please do not hesitate to contact me.

I look forward to hearing from you.

Regards

Mike

Michael Baggett
Development Manager

T 01684 579443
M 07813002405



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From: Casstles, Eric [<mailto:> [REDACTED]]
Sent: 25 April 2017 08:34
To: Michael Baggett <MBaggett@fortisliving.com>
Cc: Paul Smith <paulsmithplanning@outlook.com>
Subject: FW: Foxdale original Ecology report
Importance: High

Hello Again Mike,

Sorry to trouble you again but I have had further contact with the council and it seems that we only require your permission as you commissioned the report, so would you be able to confirm the council can use the information please.

Many Thanks

Rik

From: Casstles, Eric
Sent: 25 April 2017 08:22
To: Mike (MBaggett@fortisliving.com) <MBaggett@fortisliving.com>
Cc: 'Paul Smith' <paulsmithplanning@outlook.com>
Subject: Foxdale original Ecology report
Importance: High

Good Morning Mike,

Would it be possible to help me out please, as you know we are well under way with our single plot application.

Although there were no issues with the original application from an ecology point of view the councils ecologist cannot make a determination at this stage due to lack of information.

Our Planning agent Paul Smith (copied) has pointed out that a thorough report has been done on the site previously for 35 dwellings so therefore the information exists.

The council has come back saying they will consider the information if we get the permission of the Author – Mr Stefan Bodnar [REDACTED]

As you commissioned it I guess the information may actually belong to Fortis?

Are you happy for us to use it for this single plot application and would it be possible for you to ask Mr Bodnar on our behalf if it does indeed belong to him?

This would really help us out big time and save us from asking for an extension on our application plus of course unnecessary costs.

Many Thanks

Rik

From: Withers, Simon [<mailto:SWithers@herefordshire.gov.uk>]

Sent: 25 April 2017 07:09

To: Paul Smith <paulsmithplanning@outlook.com>

Cc: Brace, Carl <cbrace@herefordshire.gov.uk>; Casstles, Eric <[REDACTED]>

Subject: RE: Application P171109/O: Foxdales, Bridstow

Dear Mr Smith,

I have considered your request and established that whilst a little unusual, there is some precedent for utilising reports from older applications. However, this will depend entirely on producing confirmation that the author of the report is happy with that and of course on determining its relevance to the current application.

I see that this particular matter relates to an Ecology Report dated February 2014. It is usually the case that such a report is valid for around 2 years from completion and as such this does shed significant doubt upon the efficacy of relying on this document to consider the biodiversity value of the site.

I would suggest that you consider the following:

- (a) Secure agreement of the author of the original Ecology Report
- (b) Establish with our Ecologist whether this provides sufficient information to assess the value of the current application site

Failing that

- (c) Commission a report to support the current application.

I hope that this is of assistance.

Kind regards

Simon Withers

Development Manager | Development Management

Economy, Communities and Corporate Services

Personal Contact Details:

@ swithers@herefordshire.gov.uk

Tel 01432 260612

Mail Development Management, Herefordshire Council, Plough Lane Offices, Plough Lane, Hereford, HR4 0LE

From: Paul Smith [<mailto:paulsmithplanning@outlook.com>]

Sent: 24 April 2017 12:06

To: Withers, Simon <SWithers@herefordshire.gov.uk>

Cc: Brace, Carl <<

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