

Hi Peter

Regarding 20220531 (Starwood), I have looked at the ecology report (which has been produced by Native Ecology – a highly reputable consultancy) and am satisfied that protected species are unlikely to be impacted. The trees which have bat roost features are to be retained. If planning permission is granted, we advise that informative and conditions below are attached.

I've included a lighting condition recommendation because the site is in close proximity to ancient woodland/a Local Wildlife Site and, therefore, nocturnal wildlife and invertebrates associated with these sites could be adversely impacted by any external lighting. Additionally, the report makes some excellent recommendations for enhancement of biodiversity, some of which should be incorporated (in alignment with paragraph 180 of the NPPF).

Breeding Bird Informative

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Breeding bird habitat is present on the application site and assumed to contain nesting birds between 1st March and 31st August, unless a recent survey has been undertaken by a competent ecologist and has shown that nesting birds are not present.

Biodiversity and Lighting

Prior to occupation, a lighting design plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will show the type and locations of external lighting, demonstrating that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

Ecological Enhancement

Within six months of works commencing, details of how the development will enhance biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include incorporation of recommendations in section 11 of the Ecological Impact Assessment (Native Ecology April 2022). The approved details will be implemented and thereafter retained.

If you have any questions or queries, please contact me.

Kind regards

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