

## CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

<b>Application Number</b>	2020/02932
<b>Address</b>	Marlpit Cottage, Netherwood Lane, Chadwick End
<b>Proposal</b>	Outline application for the erection of new dwelling - Resubmission of PL/2020/00749/PPOL. At this point access, layout and scale are put forward for consideration. Appearance and landscaping are reserved for future determination.
<b>Case Officer</b>	Matt Preece

<b>Date comments sent</b>	26.01.21
<b>Name of consultee department</b>	Ecology
<b>Consultation response author</b>	Jenni Blakeman

No Comments	
No Objection	
No Objection Subject to Conditions	
Objection	
Further information Requested	X

<b>Comments:</b> (Please explain the reason for your response)
<p>The Ecological Assessment Report (AMPA, 2019) covers the site that was proposed for development in 2020/00749. This application covers a larger site area and therefore the Ecological Assessment needs to be updated to cover the entire site.</p> <p>A great crested newt was found in the area of woodland to the south of the survey site (for 2020/00749), and a water filled ditch which scored 0.73 in an HSI assessment (good potential for GCN) is also located in this area. Furthermore, the Tree Survey (Cotswold Wildlife Surveys, Nov 2020) identifies a number of trees on the site, including a category A2 lime tree which would be lost to the proposed development. There are clearly features of ecological value within the extended site area and the ecological survey information submitted in support of the application currently does not reflect that.</p>
<b>Further information required (if applicable):</b> (Please explain the reason for your response)
<p>Updated Ecological Assessment to cover the entire site area, including:</p> <ul style="list-style-type: none"><li>• Phase 1 Habitat Survey to inform a Biodiversity Impact Assessment (BIA) to demonstrate that the development can achieve a net gain to biodiversity.</li><li>• Assessment of the site to support protected species, especially GCN</li><li>• Assessment of the potential impacts of the development in relation to protected species, especially, but not limited to, GCN.</li><li>• Mitigation proposals as necessary.</li></ul> <p>Reason: To ensure a net gain to biodiversity (NPPF, 2019) and no negative impacts on protected species (ODPM Circular 06/2005).</p>

**Amendments recommended (if applicable):**

(Please explain the reason for your response)

**Recommended conditions (if applicable):**

(Please provide justification for any pre-commencement conditions)

**If the application is to DISCHARGE CONDITIONS, please confirm the list of documents you are approving below:**

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**If the application requires a S106 contribution/ requirement, please include the following information:**

Please note: The legal tests for when a S106 contribution can be requested are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended). The regulations and guidance can be viewed here:

<https://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/122> and <https://www.legislation.gov.uk/ukdsi/2010/948/contents/made> and <https://www.gov.uk/guidance/planning-obligations> and

The tests are:

1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.

• Contribution description	
• Contribution amount £ (if applicable). Please provide justification.	
• Trigger point for payment (i.e. upon commencement of development, upon first occupation, upon 50% occupation...)	
• Trigger point for works to be undertaken (if applicable)	