

PLANNING STATEMENT

*1057 – Wagtails, Walsham Rd, Wattisfield
IP22 1NZ*

**FULL PLANNING APPLICATION FOR THE CREATION OF A NEW
WILDLIFE POND.**

August 2023.



Aerial View of Approximate Pond Location

1.0 - Introduction to Development and Location

- 1.0** This statement is in support of a Full Application, submitted to Mid Suffolk district council for the construction of a new wildlife pond, including excavations, dispersing of soil on site, creation of raised perimeter mounds, pond island features and new gravel / hardstanding areas.
- 1.1** The proposed site area shown outlined in red on submitted drawings measures approx. **3,999m²**. Additional land owned by the applicant shown edged in blue.
- 1.2** The proposed site forms part of an existing domestic residence, the seemingly narrow plot then expands North into a large square field, where the new pond will be sited (North-East corner) along with an orchard to the far West and vegetable / animal area in-between.
- 1.3** The immediate neighbours adjoining the site consist of dwellings to the East and West, the main road / dwellings to the South and arable farmland to the North.

2.0 – Site History

- 2.0** 'Wagtails' is a relatively new dwelling built under the *full application DC/18/00562* and further *variation of conditions application DC/19/04618*.
- 2.1** The most recent applications associated with 'Wagtails', include *DC/22/04344* change of use of land for keeping horses (which may not be implemented) and *DC/22/03315*, obtaining permission for increased

domestic garden, a portion of which makes up the proposed application site.

3.0 – Ecology Impact Assessment

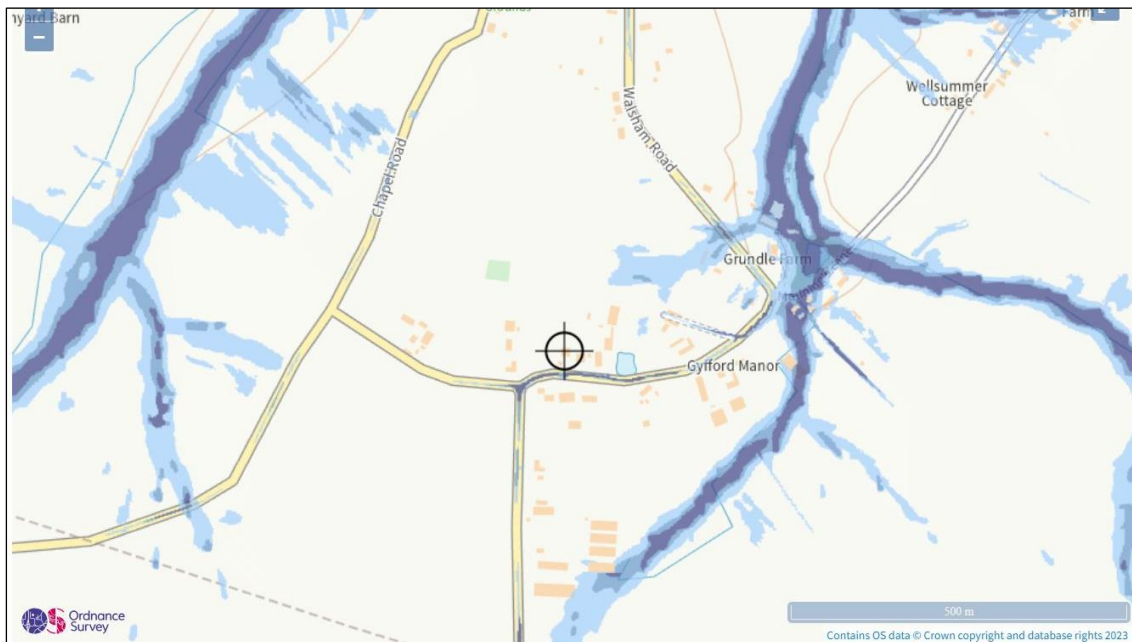
3.0 An ecological impact assessment undertaken by Norfolk Wildlife Services accompanies this application concludes:

..proposed pond creation project at Wagtails, Wattisfield makes the following predictions:

- *No negative impacts to nearby statutorily and non-statutorily designated nature conservation sites.*
- *No negative impacts to valued habitats. There is high potential for overall site biodiversity enhancement by following a wildlife-oriented pond creation and management strategy.*
- *No impacts to protected species.*
- *A potential for a minor negative impact on local hedgehogs during the construction phase, which can be mitigated by fitting any open excavations with escape ramps and having precautionary methods of material storage and movement.*

4.0 – Flooding

4.0 The site is not identified within *High, Medium, or Low* flood zones for either rivers and costal or surface water flooding, see surface water map below.



Surface Water Image from Government Flood Maps with Site Highlighted

5.0 – Traffic and Highways

5.0 There are no highways impacts from these proposals.

6.0 – Contamination / Pollution

6.0 The site has only been used for domestic activities since the property was built and prior to this was open grassland. In our opinion the site contains no contamination risks.

7.0 Summary / Justification

7.0 The site as existing is essentially an area of open grassland with limited natural habitat for wildlife. The proposed pond will attract a wide variety of plants and animals increasing biodiversity in the local area.