



L BJ23-027.1

28 November 2023

Mrs Southan
Polo Cottage
Kemberton
Shropshire
TF11 9LH

Background

The site was surveyed by Greenscape Environmental in summer 2017, resulting in report reference 1621 001R dated July 2017. Two ponds within 250m scored as Excellent on the HSI assessments, and so a precautionary approach was recommended when dealing with great crested newts.

Planning permission 17/03311/FUL was subsequently granted in March 2018.

Clearance of Condition

Condition 11 states:

Prior to first occupation / use of the building, an appropriately qualified and experienced Ecological Clerk of Works (ECW) shall provide a report to the Local Planning Authority demonstrating implementation of the Great Crested Newts Reasonable Avoidance Measures Mitigation Strategy (GCN RAMMS), as set out in section 6.5 of the Environmental Appraisal (Greenscape Environmental, July 2017).

Reason: To demonstrate compliance with the GCN RAMMS.

The site was visited in May 2016 and May 2017 by Greenscape Environmental, and again in March 2018 by Peta Marshall of Greenscape Environmental. This was for a badger check, but whilst on site discussions were had related to nearby ponds and the potential for the site to support great crested newts. It is understood further work related to badgers was conducted by a different ecological consultancy.

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Photographs supplied by the clients show that initial site clearance and laying of foundations was conducted around March-June 2022. A video was provided by the client showing the site as untouched in February 2022, and the blossom showing in the back of the foundation laying photographs are slightly later in the spring. It is understood that no ecologists were consulted or present at the time of this clearance, but it was conducted at the optimal time to minimise potential impacts on great crested newts.



Figure 1. Blossom visible to the right in the background

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Other site photographs provided by the client also show materials raised on pallets which is another key point of the reasonable avoidance measures method statement, to ensure no hibernacula are mistakenly created on site during works.



Figure 2. Blocks on pallets to rear of photograph

The rest of the site was not vegetated throughout the development and so no shelter would have been potentially disturbed after the site clearance.

Post-development the terrestrial value of site has remained low with the management of a lawn garden. The hedgerow features on site boundaries are likely to provide commuting and shelter for any amphibians in the area.



Figure 3. New house with garden

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Figure 4. New driveway

Yours sincerely,



Ben Jones BSc(hons) MSc MCIEEM
Senior Consultant



Name	Membership of associations/ experience	Licenses
Ben Jones BSc(hons) MSc	Senior Consultant MCIEEM Ben has a degree in Marine and Freshwater biology and a Master's degree in "Managing the Environment". He has 8 years' experience conducting environmental appraisals and phase 2 surveys for bats and newts in England and Wales. As a member of the CIEEM he is bound by professional conduct.	Holder of survey licenses for bats and newts in England and Wales. <u>England:</u> Bats - 2017-29112-CLS-CLS GCN - 2016-25209-CLS-CLS <u>Wales:</u> Bats - S091847/1 GCN - S091242/1