

Prichard, Yvonne J

From: penllyn.community.council@talktalk.net
Sent: 14 September 2014 10:55
To: Prichard, Yvonne J
Subject: 2014/00933/FUL - Development of 13 Affordable homes at land at Pentre Meyrick.

Hello Yvonne,

I am sorry about this late response.

I confirm that Penllyn Community Council has no objection to the proposal provided it is involved in the development of the local lettings policy for the future occupation of the dwellings.

Regards
Clive

MEMORANDUM / COFNOD

VALE of GLAMORGAN

The Vale of Glamorgan Council
Public Protection Services
Legal, Public Protection and Housing Services Directorate
Civic Offices, Holton Road
BARRY, CF63 4RU



To:	Mrs Yvonne Prichard
Dept / Adran:	
Date/Dyddiad:	21 August 2014
Your Ref / Eich Cyf:	Docks Office, Subway Road, Barry, Vale of Glamorgan, CF634RT

From / Oddi Wrth:	Rebecca Athay Pollution Section
My Ref/Cyf	REA/282891
Tel / Ffôn:	01446 709105
Fax / Ffacs:	01446 709449

Subject / Testyn: **Re: Planning Application No - 2014/00933/FUL**
Planning Application, Land at Pentre Meyrick, , Pentre Meyrick, Cowbridge. CF71 7RN
Proposal: Development of 13 affordable homes, access arrangements and associated works

I refer to your memorandum received by this department on 21 August 2014, this department has No Comment to make regarding the above application.

Rebecca Athay
Environmental Health Officer



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref:

Eich cyf/Your ref:

Natural Resources Wales
St Mellons Business Park
St Mellons
Cardiff
CF3 0EY

7/P

The Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

26 August 2014

Annwyl Syr/Madam/Dear Sir/Madam

Natural Resources Wales Planning Consultations

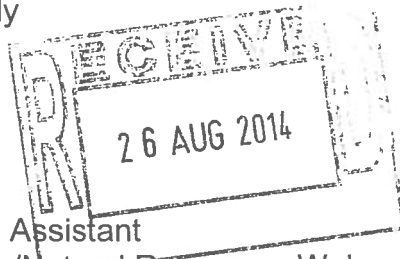
We have no adverse comments to make on the following application.

Application Reference Number: - 2014/00932/FUL, 2014/00914/FUL, 2014/00933/FUL, 2014/00842/RES, 2014/00794/FUL

We refer the applicant to the attached Planning Advice Note. Please consult us should you require any further information.

Yn gywir/Yours faithfully

Andrew Hurst
Development Planning Assistant
Cyfoeth Naturiol Cymru/Natural Resources Wales
Ffôn/Tel: (029) 20 245023



D.E.E.R
RECEIVED
ACTION BY JMC/YP
NO: P733
ACK:

E-bost/E-mail

andrew.hurst@cyfoethnaturiolcymru.gov.uk andrew.hurst@naturalresourceswales.gov.uk

Gwefan/Website:

www.cyfoethnaturiolcymru.gov.uk/www.naturalresourceswales.gov.uk

RECEIVED
ACTION BY: <i>MCYP</i>
NO: <i>P98</i>
ACK:

Our ref: VOG1282/CG

Archaeological Planning

Head of Planning and Transportation
 Vale of Glamorgan Council
 Dock Office
 Barry Docks
 BARRY
 CF63 4RT

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03 SEP 2014

ENVIRONMENTAL
 AND ECONOMIC
 REGENERATION

Tuesday, 02 September 2014

FAO: Mrs Y J Prichard

Dear Sir

**Re: Development of 13 affordable homes, access arrangements and associated works: Land at Pentre Meyrick, Pentre Meyrick.
 Pl.App.No: 2014/00933/FUL.**

Thank you for notifying us of this application, consequently we have consulted the detailed information contained on your website, **the proposals will require archaeological mitigation.**

The Historic Environment Record curated by this Trust shows that the application area lies close to the location of the Roman road, which linked the forts at Cardiff and Neath and is adjacent to Llangan Road a postulated Roman road linking the uplands to the coast. There is extensive evidence for prehistoric, Roman and medieval activity in the immediate vicinity of the application area; immediately to the south is Mynydd Bychan settlement, a scheduled ancient monument (GM076) of prehistoric origin, and Mynydd Bychan tumulus where a cremation burial was found. Within the wider area numerous find spots including, prehistoric axe heads, chisels and other tools, along with coinage of Roman and medieval date have been located, and these have been seen to be concentrated along the roadside. It is therefore possible that the ground disturbing work may locate archaeological material.

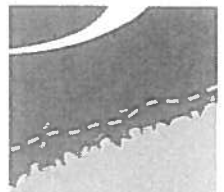
As such we recommend the attachment of a condition to mitigate the impact of the proposals on the archaeological resource. We therefore strongly recommend the attachment of a condition requiring the applicant to submit a written scheme of archaeological investigation prior to the commencement of the development.

We recommend that the condition be worded in a manner similar to the model given in Welsh Office Circular 60/96 section 23: -

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of



GLAMORGAN
 GWENT
 ARCHAEOLOGIC
 TRUST LTD



Archaeological
 Planning



Registered Organisation

Glamorgan Gwent
 Archaeological Trust
 Limited

Heathfield House
 Heathfield
 Swansea SA1 6EL

Tel: (01792) 6552
 Fax: (01792) 4744

www.ggat.org.uk
 email: curatorial@ggat.org

Registered Office: As above
 Registered in Wales No. 1276
 A Company limited by Guarantee
 without Share Capital
 Registered (charity) No. 5054

archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

The applicant must therefore employ a contracting archaeologist to undertake the work to meet the requirements of the condition.

A list of archaeological contractors who have indicated their availability to work in Wales is available from <http://www.archaeologists.net/ROsearch>.

If you have any questions or require further advice on this matter please do not hesitate to contact us.

Yours faithfully



Claudine Gerrard
Archaeological Planning Officer



RECEIVED

04 SEP 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

D.E.E.R
RECEIVED
ACTION BY JMK YP
NO: P145
ACK:

Justice & Partnerships
Police Headquarters
Cowbridge Road
Bridgend
CF31 3SU

Email: Gwyn.Batten@south-wales.pnn.police.uk

Tel: 01656 761888
Mobile: 07815953671

Yvonne Prichard
Planning and Transportation
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

Dear Yvonne

4th September 2014

Planning Application No: 2014/00933/FUL
Land at Pentre Meyrick

Thank you for your consultation regarding the above named application. I have the following comments to make in respect of community safety and crime prevention.

Observations

Hafod Housing Association propose to construct 13 affordable homes on undeveloped land at Pentre Meyrick which is a small settlement located approximately 1.4 miles northwest of Cowbridge and approximately 3 miles east of Bridgend. The site is located adjacent to an unnamed road which links the A48 with Pencoed. Vehicle and pedestrian access to the site is off this unnamed road. There are a small number of existing dwellings nearby but the surrounding land is mainly agricultural.

Crime and Anti-Social Behaviour

It is difficult to give an indication of crime issues in what is currently an undeveloped site but analysis has shown that overall crime in the Pentre Meyrick area of Vale of Glamorgan is below average compared to the rest of the South Wales Police area.

Over the period of the past year there were 30 incidents reported to South Wales Police at or near to Pentre Meyrick. Most of the incidents were road / traffic related.

Affordable/Social Housing

It is a requirement that all affordable/social housing achieves the Secured by Design Award and to progress this South Wales Police would wish to have contact with the preferred developer to clarify the following issues prior to any detailed application:

Security standards on doors and windows
Positioning of service meters
Layout of units to maximise surveillance
Clarification of boundary treatments
Defensible space
Definition between public and private space
Lighting provision
Secured by Design

The environmental benefits of Secured by Design are fully supported by independent research proving that SBD housing developments suffer at least 60% less burglary, 25% less vehicle crime and 25% less criminal damage. Therefore the carbon costs of replacing windows or doors on SBD developments as a result of criminal activity is more than 50% less than that of non SBD developments.

Recent research conservatively estimates the carbon cost of crime within the UK to be in the region of 6,000,000 tonnes of CO2. This is roughly equivalent to the total CO2 output of 6 million UK homes. At current domestic burglary rates the marginal carbon costs of building a home to SBD standards will be recovered within four years.

Secured by Design

South Wales Police operates the Secure by Design (SBD) initiative and is an Association of Chief Police Officers and Home Office scheme which promotes the inclusion of crime prevention measures into developments. A safe and secure environment is the prime objective of the Secured by Design initiative. To achieve this result, equal weight should be given to both environmental design and physical security.

For further information on Secured by Design Standards' please visit the website www.securedbydesign.com

Policy Support

- The Crime & Disorder Act 1998 created a statutory partnership between local authorities, the police and other key partners to work together in reducing crime and disorder in all aspects of their work.
- Section 17 of the Act states:
"It is the duty of the authority to exercise its various functions with due regard to the likely effect on crime and disorder in its area and the need to do all that it reasonably can to prevent crime and disorder."
- TAN 12 Design. Para 5.17.1 "Local authorities are required to have due regard to crime and disorder prevention in the exercise of their functions under Section 17 of the Crime and Disorder Act 1998. Consideration should be given to practical ways in which the design of development can reduce opportunities for crime, disorder and anti-social behaviour."

- Planning Policy Wales
- 4.10.12 Local Authorities under **Legal Obligation** to consider the need to prevent and reduce crime and disorder.....
- 8.2.1. – Transport – Provision of safe, convenient and well signed routes
- 9.1.1. –Housing – Objective to provide homes that are in good condition, in **safe** neighbourhoods and sustainable communities
- 9.1.2. Housing – Greater emphasis on quality, good design, and the creation of places to live that are safe and attractive

Please do not hesitate to contact me if you wish to discuss any points regarding this application.

Yours sincerely,

Gwyn Batten
Partnership Development Officer

MEMORANDUM / COFNOD

The Vale of Glamorgan Council



To / I:	Development Services
Dept / Adran:	Development Services Docks Office,
Date / Dyddiad:	02/09/14
Your Ref / Eich Cyf:	

From / Oddi Wrth:	Elisa Faulkner – Affordable Housing Enabler Public Sector Housing, The Alps Depot, Wenvoe.
My Ref / Fy Cyf:	
Tel / Ffôn:	01446 709 237
Fax / Ffacs:	01446 709 841

Subject:	Planning Consultation Response
Planning Application No.	2014/00933/FUL (YP)
Location:	Land at Pentre Meyrick, Pentre Meyrick
Proposal:	<u>Development of 13 affordable homes, access arrangements and associated works</u>

Thank you for asking Housing Strategy to consult on this application.

There is a demonstrated need for additional affordable housing in the Vale of Glamorgan, as evidenced by the 2010 Local Housing Market Assessment (LHMA) which determined that 915 additional affordable housing units were required each year to meet housing need in the area.

In addition to this research, the Homes4U waiting list, which provides the most accurate and up to date picture of local need, shows there is considerable current need in the Cowbridge ward, with 160 people requiring:

1 Bed Need	100
2 Bed Need	45
3 Bed Need	7
4 Bed Need	6
5 Bed Need	2
Total	160

There are a further 59 households who have stated they require housing "Anywhere in the Rural Vale".

The Housing Strategy department is supportive of this proposal and have worked closely with the landowner and Housing Association in bringing this site forward. It

represents an innovative opportunity to develop much needed rural affordable housing in an appropriate location.

The landowner, who runs a large farm estate in the Vale, will be gifting the land to the Housing Association, in return for nomination rights on two of the thirteen properties, which they will use for retiring staff leaving tied accommodation on the estate. These two properties will remain in ownership of the Housing Association and if the landowner does not have a suitable nomination at any time, they will be allocated via the Homes4U waiting list.

Land availability for affordable housing is a particular problem in the Vale and we support this innovative solution.

In partnership with the Housing Association, we met with the Penllyn Community Council in March 2014 to discuss the proposal and the principle of a Local Lettings Policy which could be applied to the site. This was then followed up with a public consultation event in Penllyn, which was very well attended by the local community. Since then, we have received numerous enquiries from local residents who would be eligible under the terms of a Local Lettings Policy.

Many of these are currently living in Pentre Meyrick itself and include young people working locally in farming, education and a local small business owner. We have also had enquiries from people with caring responsibilities for elderly parents in the village who cannot afford to move to the area.

They have all been encouraged to join the Homes4U waiting list and we will continue to work closely with the community, if planning permission is granted, to ensure the homes are allocated to local people, satisfying the terms of the Local Lettings Policy which will be formulated by the Community Council and the Affordable Housing Enabler.

We hope that the Planning Committee will find in favour of this innovative and much needed development.

Elisa Faulkner

Affordable Housing Enabler

Policy Observations

Case Officer: Yvonne Pritchard	
App No: 2014/00933/FUL	Policy Ref: P/Pol/AW/UDP17
Location: Land at Pentre Meyrick	
Proposal: Development of 13 Affordable Homes, access arrangements and associated works	
Relevant Plans / SPGs / Development Briefs: The Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011 (UDP) Affordable Housing Supplementary Planning Guidance Technical Advise Note 6 Planning for Sustainable Rural Communities (July 2010)	
Relevant UDP Policies: ENV 1- Development in the Countryside HOUS 2- Additional Residential Development HOUS 3-Dwellings in the Countryside HOUS 5-Agricultural or Forestry Dwellings HOUS 8-Residential Development Criteria-Policy HOUS 2 Settlements HOUS 13- Exception Sites for Affordable Housing in the Rural Vale	
Comments The proposal is for the provision of 13 affordable dwellings and associated works on land at Pentre Meyrick. Policy HOUS 2 of the Vale of Glamorgan Adopted Unitary Development (1996-2011) identifies a hierarchy of 35 settlements within the Vale of Glamorgan where additional new small scale residential development would be considered acceptable. Within this hierarchy, 28 rural settlements are identified and afforded residential settlement boundaries, and are considered to provide sufficient physical form to accommodate further development that would not detrimentally affect their character. Pentre Meyrick is omitted from this list of rural settlements, and is therefore considered to be within a "countryside" location. This proposal would therefore be contrary to UDP Policy HOUS2. Notwithstanding this, it is considered relevant to note that for those settlements listed within policy HOUS 2, provision is made for small infill development and for the "rounding off" of the edge of settlement boundaries, and are defined within the supporting justification at paragraph 4.4.63: <i>"An infill plot is defined as a site enclosed or surrounded by existing development in the sense of the filling of a small gap within an otherwise built up frontage. All site boundaries should be existing man made or natural physical features. Arbitrary lines drawn for the convenience of plot size do not qualify as such. ..."</i> <i>"Small scale rounding off, which for the purpose of this Plan is defined as development which constitutes no more than five dwellings, may also be permitted where the site lies within or immediately adjacent to the settlement boundary and conforms to a logical site boundary. All site boundaries should be existing man made or natural physical features. Arbitrary lines drawn for the convenience of plot size do not qualify as such."</i> With regard to the proposed development site at Pentre Meyrick, from aerial photographs and the plans submitted it appears that the site forms part of a larger parcel of land with no existing defined physical boundaries separating the development site from the larger field, other than that which has been arbitrarily drawn to accommodate the development. Consequently, and notwithstanding the fact that Pentre Meyrick is excluded from the list of HOUS2 settlements, it is also considered that the proposal submitted would be contrary to the Council's definitions of	

infill development and small scale rounding off.

Turning to the need for the provision of affordable housing within the Vale, this is well evidence by the Council's Local Housing Market Assessment (Revised 2010). In this regard, HOUS 13 of the UDP makes provision for affordable housing in rural areas where general market housing would otherwise be restricted. The inclusion of an "exceptions" housing policy within the UDP is considered to be consistent with the advice set out in Planning Policy Wales. The main exception of this policy is that, for affordable housing, the scale of development adjoining a settlement may be relaxed beyond the 5 dwelling restriction for market housing.

However, policy HOUS 13 requires that such affordable housing exceptions sites should be located within or adjoining settlement boundaries of those settlements identified in policy HOUS2. This proposal would therefore also be contrary to UDP Policy HOUS 13.

It is acknowledged that the Council relaxed this policy position in respect of affordable housing provision in St. Mary's Church with the granting of 8 affordable dwellings at the Herbert's in November 2011. This is also referenced within the supporting information provided by the applicant, highlighting that a key material factor in granting permission was the pressing need for affordable housing in the rural Vale of Glamorgan. Other similarities highlighted by the proposer include the proximity of the proposal to public transport routes and nearby larger settlements. With regards to this proposal, it is noted that there are other policy HOUS2 settlements in relatively close proximity to Pentre Meyrick (such as Penllyn, Graig Penllyn, Colwinston and Cowbridge) where affordable housing exceptions sites would be acceptable under policy HOUS2.

Furthermore, unlike the proposed development, the officer's committee report for the approved proposal at St. Mary's Church proposal highlighted that "*the site's boundaries are defined by established hedgerows, some of which are recognised as important hedgerows to the northern boundary of the site*". In this regard, whilst it is not disputed that the development would contribute towards the rural affordable housing need in the Vale of Glamorgan; and the similarities with the recently approved application at the Herbert's, I do have concern that the subdivision of a larger site is not only contrary to the UDP but could also set a precedence to allow similar developments elsewhere (as is the case of the current applicant's reference to similarities of this proposal and that at St Mary's Church).

However, given the need for the provision of affordable housing within the rural Vale of Glamorgan, and the fact that the land owner is gifting the land to Hafod Housing for the delivery of affordable housing, this may be viewed as material considerations when assessing the proposal against the policy objection and precedence it may set.

Recommendation:

Policy objection raised to the proposal on the grounds that the proposed development would be contrary to Policy HOUS2 as it is not within or adjoining a settlement boundary and would involve the subdivision of a larger parcel of land contrary to UDP policy HOUS2 (paragraph 4.4.63). However, consideration should be given to other material factors, such as the delivery of affordable housing in the rural Vale, which may outweigh the requirements set out within the UDP and the precedence the proposed development may set.

Signed: A Wallace
J Raine – by email

Dated: 28th August 2014
8th September 2014



**Dŵr Cymru
Welsh Water**

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
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Vale of Glamorgan County Borough Council
Dock Office
Holton Road
Barry Docks
BARRY
CF63 4RT

RECEIVED

08 OCT 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

D.E.E.R
RECEIVED
ACTION BY: JMC YP
NO:
ACK:

Date: 06/10/2014
Our Ref: PLA0007912
Your Ref: 2014/00933/FUL

Dear Sir

Grid Ref: SS9662575959 296625 175959
Site: Land at Pentre Meyrick, Pentre Meyrick
Development: Development of 13 affordable homes

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

SEWERAGE

Conditions

Foul water and surface water discharges shall be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestradig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved by the Local Planning Authority.

Reason: To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No development (including the raising or lowering of ground levels) will be permitted within 3 metres either side of the centreline of the public sewer.

Reason: To protect the integrity of the public sewer and avoid damage thereto.

Advisory Notes

If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652.

Some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal we request the applicant contacts our Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The Welsh Government have introduced new legislation that will make it mandatory for all developers who wish to communicate with the public sewerage system to obtain an adoption agreement for their sewerage with Dwr Cymru Welsh Water (DCWW). The Welsh Ministers Standards for the construction of sewerage apparatus and an agreement under Section 104 of the Water Industry Act (WIA) 1991 will need to be completed in advance of any authorisation to communicate with the public sewerage system under Section 106 WIA 1991 being granted by DCWW.

On the 1st October 2012 the Welsh Government introduced the Welsh Ministers Standards and we would welcome your support in informing applicants who wish to communicate with the public sewerage system to engage with us at the earliest opportunity. Further information on the Welsh Ministers Standards is available for viewing on the Developer Services Section of our website - www.dwrcymru.com



Further information on the Welsh Ministers Standards can be found on the Welsh Government website - www.wales.gov.uk

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Jason Price
Development Control Officer
Developer Services

CONSULTATION RESPONSE: COUNTRYSIDE AND ENVIRONMENT (ECOLOGY)

To / I:	Operational Manager Development & Building Control	From / Oddi Wrth:	Ecology, Development Services Countryside and Economic Projects.
FAO	Mrs. Y. J. Prichard		Mrs Erica Dixon
Date / Dyddiad:	15 October 2014	Tel / Ffôn:	(01446) 704855
Your Ref / Eich Cyf:	2014/00933/FUL	My Ref / Fy Cyf:	
Location	Land at Pentre Meyrick, Pentre Meyrick		
Proposal	Development of 13 affordable homes, access arrangements and associated works		

ECOLOGY RESPONSE

- | | |
|---|---|
| <input type="checkbox"/> No comment | <input type="checkbox"/> Notes for applicant |
| <input type="checkbox"/> Object (holding objection) | <input checked="" type="checkbox"/> Request for further information |
| <input type="checkbox"/> Object and recommend refusal | <input type="checkbox"/> Recommend planning conditions |

Interim Ecological Planning Response

SUMMARY

The Ecology Officer makes recommendations for biodiversity enhancement of the site. We wish to be reconsulted prior to determination, after (any) additional information has been submitted.

DETAILED COMMENTS

We welcome the provision of the ecological survey

- *"Land At Pentre Meyrick, Nr Cowbridge, Ecological Assessment, August 2012 By David Clements Ecology Ltd.*

Recommendation #1

We welcome and support these recommendations made in Section 6 of the above report. These recommendations for protection of birds, reptiles and hedgerows during development can be secured through planning conditions at the appropriate time.

However, further enhancements should be made such as:-

Recommendation #2

The new northern boundary is currently proposed to be formed by a close boarded fence. We suggest that this boundary is a native-species hedgerow, as this would provide a biodiversity enhancement to the site, in addition to visually being more in keeping with its surroundings.

Recommendation #3

(as per report, section 6, bullet points 2&3)

We recommend that bird and or bat nesting / roosting sites be provided in the new build, through provision of suitable access and/or built in boxes. We recommend that such this is provided on at least 25% of the new build units on site (ie at least 4 of the units)

Recommendation #4

Boundaries of the site (eg the existing hedgerows to the west, east and south and the new boundary to the north to remain unlit, and unspoiled by light pollution. This is to allow light-sensitive species of bat to continue to use the site and can be achieved through careful design of the lighting scheme and a planning condition requiring a lighting design plan.

Recommendation #5

(as per report, section 6, bullet point 4)

We recommend that all landscape and boundary planting is comprised of locally occurring native species.