

FAO: Robert Lankshear

The Vale of Glamorgan Council
Development Control
Docks Office
Subway Road
Barry
CF63 4RT

18 May 2017

Annwyl Syr/Madam / Dear Sir/Madam,

ADDITIONAL INFORMATION - CHANGE OF USE OF AGRICULTURAL LAND TO RESIDENTIAL DEVELOPMENT (C3) INCLUDING DEMOLITION OF A DISUSED BUILDING AND THE DEVELOPMENT OF 64 RESIDENTIAL DWELLINGS, PUBLIC OPEN SPACE, LANDSCAPING, HIGHWAY IMPROVEMENTS AND ASSOCIATED ENGINEERING WORKS AT LAND ADJACENT TO LLANTWIT MAJOR BYPASS, BOVERTON.

We previously provided comment regarding this application advising further information should be submitted prior to determination of the application in respect of Dormice, European Protected Species. We have reviewed the updated Dormouse Mitigation Strategy submitted on the 9 of May by Kate Henson and have the following comments to make.

We recommend that you should only grant planning permission if you attach the following conditions. These conditions would address significant concerns that we have identified and we would not object provided you attach them to the planning permission.

Condition 1: The development to be carried out in line with the submitted Dormouse Mitigation Strategy (Reference: C_EDP3775_01c') dated May 2017.

Condition 2: A long term habitat management and species monitoring plan, to ensure the favourable management of mitigation habitats on site, is secured to any permission granted.

Condition 3: A lighting scheme, which ensures wildlife corridors/mitigation habitats are not illuminated, is secured to any permission granted.

We have reviewed the additional information provided by Kate Henson at EDP dated 20 February 2017 and undertook a subsequent site visit. We note that there will be on average a 2m wide buffer throughout the site and that all boundary hedgerows and trees are to be retained. We also note the intention to retain all boundary hedgerows and trees and additional enhanced habitats for dormice on site.

We therefore recommend the following conditions are included on any permission your Authority is minded to grant.

Condition 1

- We advise the development to be carried out in line with the submitted 'Land adjacent to Llantwit Major Bypass Boverton. Dormouse Mitigation Strategy. On behalf of: Barratt Homes, South Wales. Report Reference: C_EDP3775_01c' dated May 2017, Prepared by: The Environmental Dimension partnership Ltd (EDP);

Condition 2

- We advise that your Authority agree in writing, before the commencement of works, a long term habitat management and species monitoring plan, to ensure the favourable management of mitigation habitats on site. The plan should include but not exclusively a description of habitats to be managed and their desired condition, the nature of management operations required to deliver and maintain the desired condition; appropriate scheduling and timing of activities; proposals for on-going review of management as informed by a protected species monitoring scheme.

Condition 3

- We advise your Authority agree in writing, before the commencement of works, a lighting scheme, which ensures wildlife corridors/mitigation habitats are not illuminated.

European Protected Species Licence

The applicant will require a European Protected Species licence from Natural Resources Wales under Regulation 53(2)e of The Conservation of Habitats and Species Regulations 2010 before any works on site commence that may impact upon a European Protected Species. Please note that the granting of planning permission does not negate the need to obtain a licence. For further information on applications and enquiries please contact the Species Team via email on specieslicence@naturalresourceswales.gov.uk.

Other Matters

Our comments above only relate specifically to matters that are included on our checklist Natural Resources Wales and Planning Consultations (March 2015) which is published on our website at this link (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and

do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

If you have any further queries, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Lindy Barratt

Ymgynghorydd Cynllunio Datblygu/ Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales