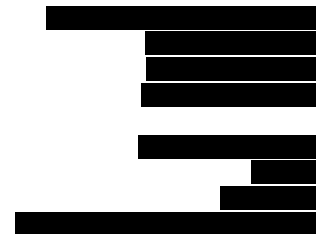




Geraint John Planning

Geraint John



6 October 2017

F.A.O Steven Rennie / Erica Dixon

Vale of Glamorgan Council
Civic Offices
Holton Road
Barry
CF63 4RU

2016/01427/OUT - RESIDENTIAL DEVELOPMENT OF UP TO 253 UNITS AND ASSOCIATED WORK, INCLUDING THE PROVISION OF PUBLIC OPEN SPACE AND STRATEGIC ACCESS POINTS.

Dear Steven / Erica,

Introduction

Further to our recent dialogue on the above outline planning application and in respect to matters of Ecology, we write to provide a submission, along with TerrAqua Ecological Services Ltd, to confirm that the condition recommended and association informative information as outlined with Natural Resources Wales' (NRW) letter of 18th August 2017, are agreeable and implementable.

NRW's response of 18th August 2017 responded to our (Geraint John Planning Ltd) letter / supportive ecology note of 9th May 2017 which illustrated that the proposed mitigation strategy by TerrAqua is sufficient and suitable for re-locating one of the two rare arable species located at the site, which, without appropriate mitigation, the plant communities will be permanently lost whether the site is developed or left as grassland.

This letter should be read in conjunction with TerrAqua Ecological Services Ltd.'s letter, dated 19/09/2017, which is appended to this submission.

The Recommended Condition

In light of the submission of our (Geraint John Planning Ltd) supportive ecology note of 9th May 2017, NRW's response of 18th August confirms James Davies, Senior Development Planning Advisor at NRW accepts the general principle surrounding the proposed mitigation works and has recommended that the following planning condition/informative (or similar) be attached to any approval:

Condition

No development until a detailed method statement for the management of Corn Buttercup and Shepherds Needle on the site is submitted to and approved in writing by the local planning authority. This shall detail which areas the soils will be transposed to and from, the volumes and depths of soils,

the timings of these works, and any post transposition works and/or aftercare. Development must proceed in accordance with the approved method statement.

Reasons

To help conserve rare plant species.

Informative

The method statement should include details of how the soils will be moved and the volume and depths of soil to be moved. It should clearly indicated all areas within the site and the mitigation land where the works will be carried out. The timings of the work will be critical to any success of the mitigation measures. We advise this should be done in Autumn (i.e. September – December) or Autumn 2018. We advise aftercare in the form of looking for seedlings later in the Autumn or the following Spring, and then Summer when any plants would be more developed and obvious. Details when this is done and by whom should be included in the method statement.

We advise the method statement includes details on how the mitigation fields will be prepared, for example F3 should be ploughed just prior to the soils being added and then worked in (and crop can be added to bulk of field leaving wide headland and with no herbicide).

The method statement and works should be prepared and carried out by a competent and licensed ecologist. We strongly recommend that the ecologist contact us when drafting the statement to ensure the detail and requirements within the method statement are adequate. They are advised to contact Julian Woodman (Julian.Woodman@cyfoethnaturiolcymru.gov.uk) or myself on the details above.

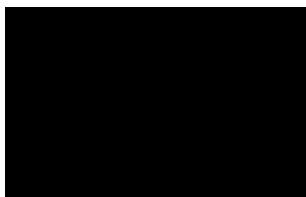
We therefore confirm, on behalf of Edenstone Homes Ltd, and TerrAqua Ecological Services Ltd, this condition/informative to be reasonable and realistically achievable.

Summary and Conclusions

As above, it is confirmed that Edenstone Homes Ltd and TerrAqua Ecological Services Ltd consider the condition and informative recommended by NRW, as outlined above, to be reasonable and achievable.

Should you require further information, please do not hesitate to contact me.

Yours faithfully



Geraint John
Director
Geraint John Planning Ltd

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FAO NRW/ VOG Planning

Date 19/9/2017

RE Rare Plants Land off Cowbridge Road, St Athan, Vale of Glamorgan Proposed Development

To Whom It May Concern

TerrAqua Ecological Services were commissioned in 2016 by Edenstone Homes to undertake an Ecological Assessment of the Site referred to as Land off Cowbridge Road, St Athan, Vale of Glamorgan. This included an extended Phase I Habitat Survey, and a series of species specific surveys as recommended within the Phase I report.

As part of the overall assessment of the site TerrAqua undertook a search of the site in order to establish the extent and number of two rare arable plants known to have previously been recorded within the site boundary namely Shepherds Needle and Corn Buttercup. Neither of these species was recorded on any of the site visits and it was concluded that changes in agricultural practices and the return of the fields to pasture from arable was a likely cause.

Edenstone Homes having received ecological support and advice from TerrAqua Ecological Services have proposed a solution whereby the areas known as F1 and F2 will be developed and area F3 returned to arable production following the translocation of soils and therefore seed bank to F3. The broad outline methodology as discussed to date is thought to represent the best chance of survival of the two above species assuming they are still present and viable within the seed bank.

A detailed methodology will be produced prior to any works commencing and in line with comments made by NRW (James Davies, Senior Planning Officer) which will include as

requested liaison with NRW to ensure the method statement is adequate and fit for purpose. Additional comments made by NRW in the above correspondence will be included within the methodology.

Edenstone Homes are committed to ensuring that the detailed and agreed methodology will be produced prior to works commencing and understand the seasonal constraints that may be imposed on the progress of development until the soil translocation and associated works have been completed. Richard Kelso (Land Director) of Edenstone Homes have confirmed their understanding of the importance of the programme and the timing/seasonal constraints associated with it (E Mail to TerraAqua Ecological Services 18/09/2017).

Edenstone Homes and their ecological advisors TerraAqua Ecological Services Ltd believe that an appropriate and detailed method statement based on the principle of soil and seed bank translocation and suitable management thereafter afford the best chance of the survival in the long term of Shepherds Needle and Corn Buttercup at St Athan and are committed to working with NRW to ensure a successful outcome to the project.

The inclusion of a Planning Condition requiring the production of a detailed and adequate methodology will allow for the commencement of detailed planning for the works and permit discussions with NRW to commence at an appropriate stage.

Regards
Carmen



Carmen Jones MCIEEM
TerraAqua Ecological Services Director.

