

### **Representation**

After publishing of the Planning Committee agenda reports, Councillor Harwood has written to the Council to highlight a lack of specific reference to incorporation of appropriate integral wildlife niches within the fabric of residential units proposed within this outline application. (NPPF paragraph 118 “opportunities to incorporate biodiversity in and around developments should be encouraged”).

The incorporation of integral swift / bat bricks within northern elevation of all proposed units (which are appropriate in this village edge location close to a pond) is recommended.

### **Officer Comment:**

Paragraph 7.39 of the report states:

*“A condition is also recommended that bat roosting features and bird nesting opportunities are incorporated into the proposed development site”.*

Condition 15 states the following:

*“Prior to occupation of the development, full details of bat roosting features and bird nesting opportunities within the site shall be submitted to and approved in writing by the local planning authority. The work shall be implemented prior to the occupation of the last dwelling and thereafter managed and maintained in accordance with the approved details”.*

In order to address Councillor Harwood’s recommendations on this issue, it is considered that the condition should be amended to ensure details of bat roosting features and bird nesting opportunities are submitted for approval prior to commencement of the development and should read as follows:

*“Prior to commencement of the development, full details of bat roosting features and bird nesting opportunities within the site shall be submitted to and approved in writing by the local planning authority. The work shall be implemented prior to the occupation of the last dwelling and thereafter managed and maintained in accordance with the approved details”.*

Reason: In the interests of providing suitable wildlife habitat.