

31. No development will commence until the applicant has submitted to the LPA, for approval in writing, a **Biodiversity Enhancement Plan** to deliver biodiversity enhancement including:

- Existing hedgerows and trees to be protected during construction in accordance with the British Standard BS5837:2012 *Trees in Relation to Design, Demolition and Construction*
- The landscaping design to include planting of locally native trees and shrubs to enhance the site and pollinator friendly plants and shrubs in ornamental/garden areas.
- In order to minimise the risk of harming or disturbing breeding birds, vegetation clearance and soil stripping works should not be undertaken during the breeding season (1st March to 31st August inclusive) unless a checking survey by an appropriately qualified ornithologist has shown active nests to be absent immediately prior to the start of works.
- Provide bat and bird in-built roost/nest provision at an average of 1 roost/nest site per house. This should include 1 swift brick per house on average (in groups of 4-6).
- Works should proceed on site to a working method statement produced by a suitably qualified ecologist to ensure that no harm comes to any reptiles or amphibians present on site during construction.
- Construction fencing will be suitably designed to allow the passage of nocturnal species such as badgers and hedgehog through the site.
- A wildlife sensitive lighting scheme should be devised and implemented to avoid potential impacts on bats and other nocturnal wildlife.
- Reasonable avoidance and awareness measures are taken to prevent adverse impacts upon hedgehogs during site clearance and construction, and that gaps measuring 13cm x 13cm be placed in every garden and boundary fence to allow access throughout to hedgehog.
- Construction phase pollution prevention measures in line with the Environment Agency's PPG5 guidance.

The above enhancements will be clearly shown on a site plan and will include measures to protect biodiversity features during construction and occupation.

Reason: to retain and enhance the biodiversity value of the area in accordance with the NPPF.

8.4 That this application be GRANTED subject to S106 agreement to secure £99,000 towards Education, £99,000 towards Health Care, £23,400 towards Coastal Mitigation, £70,000 towards the village community centre together with the land and a 20 space car park and 17% on site affordable housing provision.

Recommendation: