

Appendix B

**Creation and management of 2 no. wildlife ponds
and butterfly bank on farmland as part of the
Warwickshire, Coventry
and Solihull great crested newt conservation strategy,
Forest of Hearts, Gospel Oak Lane, Pathlow, Stratford
upon Avon, Cv37 0JA.**

SDC/20CC003

Planning Conditions.

1. The development hereby approved shall be commenced no later than 3 years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be implemented in accordance with the plans and documents numbered:
 - LEHE35/02 - Location Plan
 - LEHE35/01 Rev C – Landscape Plan
 - Forest of Hearts Proposed Pond Creation Supporting Statement & Management Plan (February 2020)

and any samples or details approved in accordance with the conditions attached to this permission, except to the extent that any modification is required or allowed by or pursuant to these conditions.

Reason: To define the permission and to ensure that the permission is implemented in all respects in accordance with the submitted details.

3. The development hereby approved shall not be commenced until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the County Planning Authority and any pre-commencement measures in the approved plan have been implemented. The Plan shall include a working method statement for great crested newts and reptiles, a landscape and ecological management plan for native tree planting and future orchard planting, delivery of net gain measures; details of pre-commencement checks for breeding birds and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on

site. The approved Plan shall be implemented in full.

Reason: To ensure that protected species are not harmed by the development in accordance with policies in the development plan.

4. No noise generating operations shall be carried out before 8.00am and after 5.00pm Mondays to Fridays without the prior written agreement of the County Planning Authority. No such operations shall be carried out on Saturdays or Sundays or on Public Holidays.

Reason: To protect the amenities of the Old RAF building north of the site which has been converted into holiday lets during the period of the construction works.

Notes

1. **Generic reptile and amphibian note:**

In view of the nearby records / ponds care should be taken when clearing the ground prior to development and when storing materials on site. If evidence of specially protected species such as reptiles or amphibians is found (great crested newt, grass snake, common lizard or slow-worm), work should stop while WCC Ecological Services or Natural England is contacted. Reptiles and amphibians are protected to varying degrees under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species under the Conservation of Habitats and Species Regulations 2010.

2. **General trench note:**

Particular care should be taken when clearing ground prior to development, and if evidence of badger, amphibians or reptiles is found (such as the presence of newts, lizards, snakes, reptile sloughs or badgers, snuffle holes, latrines or established setts) work must stop immediately while WCC Ecological Services or Natural England are contacted. Applicants are advised to pay particular attention to foundation ditches, which can be hazardous to badgers. Sloping boards or steps should be provided to allow animals to escape from such ditches should they become trapped. Failure to consider this matter, leading to the death of individuals, may leave the developer liable for prosecution. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 01733 455136. Badgers and their setts (communal place of rest) are protected under the Protection of Badgers Act 1992, making it illegal to carry out work that may disturb badgers without a Natural England licence. Reptiles and amphibians are protected to varying degrees under the Wildlife and Countryside Act 1981 (as

amended) and the Countryside and Rights of Way Act 2000 and great crested newts are additionally deemed European Protected Species.

Development Plan Policies Relevant to the Decision.

Stratford-on-Avon District Council Core Strategy (Adopted July 2016)

Policies CS.1 Sustainable Development
CS.5 Landscape
CS.6 Natural Environment Policy
CS.7 Green Infrastructure Policy
CS.10 Green Belt
CS.12 Special Landscape Areas
CS.26 e)
AS.10 Countryside and Villages

Snitterfield Neighbourhood Development Plan 2011- 2031
(Adopted 24th April 2018)

Policies NE.1 Protection of Natural Features and Other Areas of Rich Biodiversity
NE.2 Biodiversity and Protection of Individual Species

Compliance with the Town and Country Planning (Development Management Order) (England) Order 2015

In considering this application the County Council has complied with paragraph 38 contained in the National Planning Policy Framework 2019.