

APPENDIX 2

ADDITIONAL INFORMATION FOR 14/00209/FUL 24 HORSEFAIR STREET

AS REQUESTED BY CHELTENHAM BOROUGH COUNCIL 20th JULY 2015

The Ecological Badger survey Report dated April 2014 recommended that in order to accommodate the identified badgers use of the site and avoid harm to them a change of layout to the proposed development was incorporated.

This recommended change of layout can be easily seen from the original proposed site layout drawing no. RM1 which shows four plots to the currently proposed scheme which shows only three plots in drawing no RM2 Rev A redrawn to revised layout 10/07/14.

It is proposed as part of the mitigation strategy 'to protect the setts during development by creation of an exclusion zone'. It can therefore be confirmed that throughout all phases of the construction of plots 1, 2 & 3 a stock proof fence will be erected (before any works begin on site) and maintained (until all construction works are completed) along the red dotted line shown on page 3.

This will be an area of 'no dig', this exclusion zone will not only have no digging but no machinery or equipment or storage of building materials will be permitted within the exclusion zone shown in red hatching on the plan in this report.

This will ensure that no disturbance or any accidental disturbance can occur to the badgers or their setts or pathways as shown in appendix 2 of the badger survey shown on the planning file 14/00209/FUL.

No landscaping such as re-grading of the banks of the site is proposed and the retained banks are shown on the revised layout plan shown over the page.

In addition a tree protection protective barrier is proposed along the base of the bank on drawing no HCT.084.T3 to protect the trees, also shown on this plan is the native shrub proposed in rows alongside the boundary and the badger path with additional biodiversity planting shown on the same drawing.

APPENDIX 2

The size of plot 1 & 2 in the revised layout allows a large garden to be created around the proposed houses with sufficient space so that the banks as clearly shown are retained with the retained trees.

No built development is proposed within or adjacent to the existing banks, no landscaping or re-profiling is proposed that would alter the current banks only enhancement planting and retained trees.

No building or re-profiling will be allowed within the exclusion zone marked in red on the included plan on page 3 of this report throughout construction or post construction.

Any new fencing proposed between plot 1 & 2 will include permanent badger gates to allow access along the existing badger path and access for foraging.

A monitoring programme of the badger setts through out the construction and post construction will be carried out for several years to ensure no harm occurs to the identified setts and the badgers that use them.

A detailed mitigation strategy and a detailed construction method statement will be required before any works start on site in order to comply with the proposed ecological conditions shown in the Officers report which will provide further safeguard the badgers.

In addition to the required mitigation strategy & detailed construction method statement a condition which required the production and approval of the LPA for a ten year landscaping and ecological management plan could also be added to secure the future management of the site.

*By Ros Willder
Of Willder Ecology dated 3rd August 2015*