

## PLANNING CONSULTATION

To: Local Review Body

Date: 04/05/2023

From: RD

Ref: 23/00001/RREF and 22/0933/FUL

### PLANNING CONSULTATION

**Subject: Land South West of Westloch Farmhouse, Peebles**

---

**OBSERVATIONS OF: Ecology Officer**

## CONSULTATION REPLY

*Relevant Local Development Plan (LDP) policies are EP1 International Nature Conservation Sites and Protected Species and EP2 National Nature Conservation and Protected Species and EP3 Local Biodiversity.*

*Relevant National Planning Framework 4 (NPF4) policies are policy 3 (Biodiversity), 4 (Natural Places) and 6 (Forestry, woodland and trees).*

---

### **Protected species**

A Preliminary Ecological Appraisal (PEA) was carried out by David Dodds Associates Ltd in January 2023. It found no protected species within the site or a 30m buffer around the site.

The PEA assessed the site as being suitable for foraging bats and badgers. Waders and other ground-nesting birds may be using the site for breeding.

### **Habitat enhancements and landscaping**

As per NPF4 policy 3, development proposals must provide an appropriate level of enhancement for biodiversity and green networks. Some information on the proposed landscaping on the site was previously provided on the Proposed Site Plan & Levels drawing. The details can be covered by condition.

### **Trees**

The Arboricultural Impact Assessment states that none of the existing trees should be damaged due to the sloping bund which is to be created around the site. Special tree protection measures need to be implemented for the mature beech located just outside the site boundary in the north-east.

A detailed Arboriculture Method Statement should be submitted to show the detailed tree protection measures, including how existing trees will be protected from soil/root compaction.

**Recommendation: Do not object, subject to conditions.**

### **Conditions:**

No development shall be undertaken during the breeding bird season (March to August), unless in strict compliance with a Species Protection Plan for breeding birds, including provision for pre-development supplementary survey, that shall be submitted to and approved in writing by the Planning Authority.

Reason: To protect the ecological interest in accordance with Local Development Plan policies EP2 and EP3

Prior to the commencement of development, the developer shall submit for approval in writing by the Planning Authority, details on the proposed Biodiversity and Habitat enhancement scheme for the site. This shall include a timescale for implementation and measures for its long-term management. Thereafter, no development shall take place except in strict accordance with the approved scheme.

Reason: to meet the requirements of NPF4 policy 3 (Biodiversity)

Prior to the commencement of the development hereby approved, a detailed 'Method Statement' in relation to all works within the Root Protection Area (RPA) of retained trees shall be submitted to and approved in writing by the Planning Authority.

Specific issues to be dealt with in the Method Statement:

- a) A scaled plan and section (s), where relevant, showing the position, size, RPA, species and unique identification reference of each retained tree affected by the works and including details of the extent and nature of all works within the RPA of retained trees.
- b) A written statement detailing the proposed works including hand digging, use of filter cloth, timber edging, cellular ground reinforcement, porous surfaces etc. as relevant.
- c) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- d) A specification for ground protection within tree protection zones.
- e) Arboricultural supervision and inspection by a suitably qualified tree specialist.

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To ensure that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality.