

David / James

Attached is the reptile report from Darwin Ecology showing no species found. Do contact Ellie to discuss if necessary.

**Stuart Hall**

Architect | Director



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On Tue, 2 Mar 2021 at 09:34, David Kenyon <[David.Kenyon@southsomerset.gov.uk](mailto:David.Kenyon@southsomerset.gov.uk)> wrote:

Gents

Holding objection below from County Ecologist. I have copied James into this email should you or your ecologist wish to discuss ecological matters with him directly.

Regards

Dave

**David Kenyon**

**Development Management Specialist**

Service Delivery

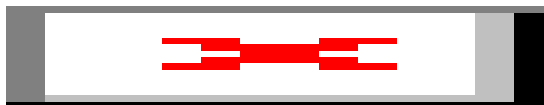
South Somerset District Council

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**From:** James Mansfield <[JMansfield@somerset.gov.uk](mailto:JMansfield@somerset.gov.uk)>

**Sent:** 01 March 2021 14:09

**To:** Naomi Dunn <[Naomi.Dunn@SouthSomerset.Gov.Uk](mailto:Naomi.Dunn@SouthSomerset.Gov.Uk)>; PlanningTechnicalAdmin <[PlanningTechnicalAdmin@SouthSomerset.Gov.Uk](mailto:PlanningTechnicalAdmin@SouthSomerset.Gov.Uk)>

**Subject:** RE: SSDC Planning Consultation 20/03363/FUI Land to the rear of the White Horse Wincanton

Dear Naomi,

Johns Associates Ltd was commissioned by White Hive Ltd in September 2020 to undertake a Preliminary Ecological Appraisal of proposals to undertake development works to the land at The White Horse Hotel, Wincanton (hereafter referred to as the 'Site'). This report has been compiled by experienced consultant ecologist Kerry White BSc (Hons) GradCIEEM of Johns Associates. I have noted the following in the report concerning reptiles (page 8):

*The poor semi-improved grassland offers suitability for common reptiles (slowworm) which are species of principle importance and protected against killing and injury (UK Government, 1981) therefore the presence and population size should be established prior to clearance works.*

*Seven surveys should be carried out during the reptile active season (April - May and September) in accordance with guidance (Gov.UK). Artificial refugia will be laid out within suitable habitat and left to 'bed in' before the survey visits commence. During each survey visit, all artificial refugia are checked for the presence of basking reptiles with natural areas, such as logs, rocks and potential basking spots including areas of hard standing present on Site will also be surveyed. Results of the surveys will be used to provide an indication of the size of any reptile population present based on the number of adults recorded during one survey visit (peak adult count) which will inform an evaluation of the importance of the reptile interest within the Site. Should reptiles be found, works will need to be undertaken under a working method statement.*

As there is suitable reptile habitat onsite, and further surveys have been advised by Johns Associates, I have a **holding objection** until the results of those surveys have been obtained. The results will allow me to make an informed response.

Kind regards

James

**James Mansfield** ACIEEM

Ecologist

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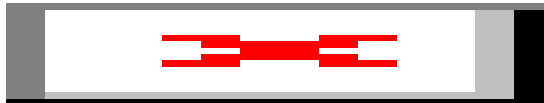
**From:** Naomi Dunn <[Naomi.Dunn@SouthSomerset.Gov.Uk](mailto:Naomi.Dunn@SouthSomerset.Gov.Uk)>  
**Sent:** 10 February 2021 13:44  
**To:** PlanningPolicy <[planningpolicy@SouthSomerset.Gov.Uk](mailto:planningpolicy@SouthSomerset.Gov.Uk)>; Jo Calvert <[Jo.Calvert@SouthSomerset.Gov.Uk](mailto:Jo.Calvert@SouthSomerset.Gov.Uk)>; Stephen Fox <[Stephen.Fox@SouthSomerset.Gov.Uk](mailto:Stephen.Fox@SouthSomerset.Gov.Uk)>; Ceri Owen <[Ceri.Owen@SouthSomerset.Gov.Uk](mailto:Ceri.Owen@SouthSomerset.Gov.Uk)>; StrategicPlanning <[StrategicPlanning@SouthSomerset.Gov.Uk](mailto:StrategicPlanning@SouthSomerset.Gov.Uk)>; EHcaseservices <[EHcaseservices@SouthSomerset.Gov.Uk](mailto:EHcaseservices@SouthSomerset.Gov.Uk)>; Building Control <[BuildingControl3594@southsomerset.onmicrosoft.com](mailto:BuildingControl3594@southsomerset.onmicrosoft.com)>; Lead Local Flood Authority <[LLFA@somerset.gov.uk](mailto:LLFA@somerset.gov.uk)>; 'Nwx.sp@environment-agency.gov.uk' <[Nwx.sp@environment-agency.gov.uk](mailto:Nwx.sp@environment-agency.gov.uk)>; [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk); 'Sam.checkovage@nhs.net' <[Sam.checkovage@nhs.net](mailto:Sam.checkovage@nhs.net)>; 'julie.white@nhs.net' <[julie.white@nhs.net](mailto:julie.white@nhs.net)>; Simon Breeze <[SBreeze@somerset.gov.uk](mailto:SBreeze@somerset.gov.uk)>; 'Historicenvironment@swheritage.org.uk' <[Historicenvironment@swheritage.org.uk](mailto:Historicenvironment@swheritage.org.uk)>; casework@jcnas.org.uk; Charlie Field <[CWField@somerset.gov.uk](mailto:CWField@somerset.gov.uk)>; Frances Gully <[FCGully@somerset.gov.uk](mailto:FCGully@somerset.gov.uk)>; Estates <[Estates@somerset.gov.uk](mailto:Estates@somerset.gov.uk)>; 'Docosomerseteast@avonandsomerset.police.uk' <[Docosomerseteast@avonandsomerset.police.uk](mailto:Docosomerseteast@avonandsomerset.police.uk)>; Liz Jones - Somerset Waste <[Liz.Jones@somersetwaste.gov.uk](mailto:Liz.Jones@somersetwaste.gov.uk)>; Pam Williams <[Pam.Williams@SouthSomerset.Gov.Uk](mailto:Pam.Williams@SouthSomerset.Gov.Uk)>; 'admintauntonyeovil@dsfire.gov.uk' <[admintauntonyeovil@dsfire.gov.uk](mailto:admintauntonyeovil@dsfire.gov.uk)>  
**Subject:** SSDC Planning Consultation 20/03363/FUI Land to the rear of the White Horse Wincanton

Please find the attached Consultation for your consideration

**Naomi Dunn**  
**Case Officer**  
Service Delivery  
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