

Dear Dave,

Lowans Ecology undertook a Biodiversity survey/assessment for land adjacent to The Old Forge, Limington, Ilchester, Somerset BA22 8EH, however the survey was undertaken on the 12/03/2019. Chartered Institute of Ecology and Environmental Management guidelines recommend the maximum period of validity for mobile species, such as bats is 12 to 18 months, and three years for any ecology survey (<https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>). Therefore, the report will need updating and informed by a recent ecological walkover.

Following recent advice from Natural England this application may now also require a Habitats Regulations Assessment (HRA) due to the recent CJEU Dutch Nitrogen case law. This is because the application site falls within the catchment flowing into the Somerset Levels and Moors Ramsar, designated for its rare aquatic invertebrates. There is a major issue with nutrients entering watercourses which adversely changes environmental conditions for these species. Any new housing, including single dwellings, will result in an increase in phosphates contained within foul water discharge. As the designated site is in an 'unfavourable' condition any increase, including from single dwellings, is seen as significant, either alone or in combination with other developments.

Please could you request, initially, information on how foul water is to be dealt with. If this is to be mains sewage I shall need to know the Sewage Treatment Works, its discharge for treated water and the amount of phosphate in the outfall. Essentially what is required as per the new case law is that the applicant provide figures for phosphates production from the proposal and how it will be mitigated for to ensure the proposal reaches 'nutrient neutrality'.

Where a HRA is required it will need to be submitted to Natural England and a response received prior to a decision being made on the application.

Kind regards

Simon

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As a result of Coronavirus, all Somerset County Council staff have been asked to work from home, where this is practically possible, or to support other services if their role is not critical to the Coronavirus response. This will have an impact on our ability to deliver some services, so we thank you for your patience and understanding during this difficult time

From: David Kenyon <David.Kenyon@SouthSomerset.Gov.Uk>

Sent: 02 September 2020 10:20

To: Adam Garland <AGarland@somerset.gov.uk>; Simon Breeze <SBreeze@somerset.gov.uk>; 'Simon Bunn' <SBunn@somersetdb.co.uk>; Anthony Garratt <Anthony.Garratt@SouthSomerset.Gov.Uk>; 'Steve Membrey' <Steve.Membrey@swheritage.org.uk>

Subject: 20/01761/FUL. Land At The Old Forge, Limington Road, Limington

Dear all

With reference to the above application for the erection of 9 new dwellinghouses including 4 discounted local needs dwellings and the formation of vehicular access, I would be grateful for your comments as a matter of urgency bearing in mind the statutory deadline to determine this application lapses tomorrow (3rd September). It is probable I will be able to agree an extension of time with the agent but, nevertheless, your comments would be appreciated within the next 7 days.

Regards

Dave

David Kenyon

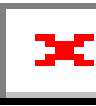
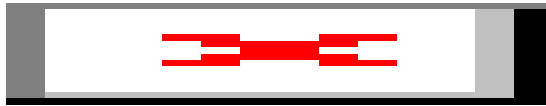
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