

Simon - thank you for your email.

Nick – I believe Simon's comments are self-explanatory and there is nothing further I can add from the wider "ecological" perspective.

From: Simon Breeze <SBreeze@somerset.gov.uk>
Sent: 25 September 2020 14:34
To: David Kenyon <David.Kenyon@SouthSomerset.Gov.Uk>
Subject: RE: 20/01761/FUL. Land At The Old Forge, Limington Road, Limington

Hi Dave,

As highlighted within my original response a return visit is required in line with the Chartered Institute of Ecology and Environmental Management guidelines recommending 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>). This is guidance SES adhere to rather than 2 years.

Re SLM nutrients- I haven't received a response to my inquiry to NE regarding additional mitigation measures however this is likely to come in the form of the developer having to invest a required amount into wetland habitat creation in an area connected to the STW to offset Phosphorus generate as part of the development. In the first instance the applicant will need to provide figures for phosphate at mg/l that the development will generate and feed into the STW.

Natural England have pointed us towards guidance for Stodmarsh SSSI [https://www.folkestone-hythe.gov.uk/media/2747/ID-1042876-2-MM7-/pdf/ID_1042876_\(2\)_MM7\).pdf?m=637309397591500000](https://www.folkestone-hythe.gov.uk/media/2747/ID-1042876-2-MM7-/pdf/ID_1042876_(2)_MM7).pdf?m=637309397591500000), in lieu of specific guidance for the Somerset Levels and Moors at the moment. This guidance will help in calculating the amount of mitigation habitat/s required to offset the Nutrients generated.

A strategic approach is being developed to enable developers to fund mitigating habitat creation. However, locations and their viability for habitat creation has yet to be determined, as has a scheme for financial contributions per dwelling to this habitat creation. This is likely to take some time and will inevitably lead to delays in determining housing applications, as it has elsewhere, for example in Hampshire where the Solent SAC was affected. Natural England require that the mitigation will need to be identified and secured in order to complete the Habitat Regulations Assessment. A response on this assessment is required from Natural England before a decision can be made on the application. The mitigation will then need to be in place before any dwelling is occupied.

Kind regards

Simon

Simon Breeze MCIEEM
County Ecologist
Somerset Ecology Services,
Economy and Planning,
Somerset County Council,
PP B2S 1,
County Hall,
Taunton,
TA1 4DY

M: 07890 581168

E: SBreeze@somerset.gov.uk



**P Do you need to print this email? Be green.....keep it on the screen!Save Paper - Save Money
Reduce Waste**

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: 18 September 2020 20:00

To: 'Nick Day' <nick@repearceproperties.co.uk>; Simon Breeze <SBreeze@somerset.gov.uk>

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

Thank you for your reply Nick.

Simon, can you please provide answers to the questions posed in yellow below? Also, should I now be contacting Natural England directly seeking its formal consultation response to this application or do any comments from Natural England come through you? Thanks

David Kenyon
Planning Consultant - Development Management

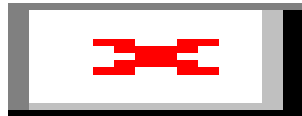
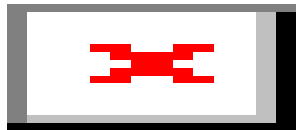
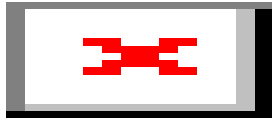
 southsomerset.gov.uk  @southsomersetDC  @SouthSomersetDistrictCouncil

On the second matter, I have to admit I lack any direct experience and therefore, will need to be guided, if possible towards the best solution. I have made an initial enquiry to Wessex Water, as our foul sewage will be connected to their mains system. I have received the below response but am left unsure if this resolves the matter or in fact requires us (as the applicant) to undertake further work? Simon, can you please let me know where these comments leave us and what action may or may not need to be taken from here?

Kind Regards,

Nick Day

Architectural Designer



R. E. Pearce Properties Ltd., South Western Business Park, Sherborne, Dorset. DT9 3PS



Like us, Follow us, review us or visit our website

Think before you print. Please consider our environment. Do you really need to print this email?

This email and its contents are private and confidential and intended solely for the addressee only. If this email has been received in error please report it to office@repearceproperties.co.uk or call 01935 816204 and delete immediately- you must not retain, copy or use this email for any purpose or disclose its contents to others.

R E Pearce Properties Ltd. is a company registered in England Company Registration Number: 1841780

From: Alison Kurobasa <Alison.Kurobasa@wessexwater.co.uk>

Sent: 15 September 2020 12:37

To: Nick Day <nick@repearceproperties.co.uk>

Subject: Phosphates Enquiry for development in Limington, Ilchester, BA22 8EH

Hello Nick

9 new dwellings in Limington, Ilchester, BA22 8EH

The settlement at Limington is in the catchment for the Chilton Cantelo Water Recycling Centre at Hornsey Bridge which outfalls within the Somerset Yeo and River Parret catchment.

We acknowledge your query and advise that Wessex Water is seeking a meeting with the Local Planning Authority (LPA) on how they should be approaching this issue. In the meantime our Director of Catchments and Environmental can advise the following:

Wessex Water is aware that earlier this year Natural England (NE)'s approach to the Somerset Levels and Moors changed following a legal case in Holland relating to development and nutrient levels in designated sites (Dutch Nitrogen Case). As a result, we understand NE now require a Habitats Regulations Assessment

We hope to meet with the planning authority shortly to agree how this issue will be tackled by all the relevant authorities. You may be aware that discharges from Water Recycling Centres (WRC) accounts for just a proportion of phosphorous in the environment.

The change in advice from NE is subsequent to Wessex Water's Final Business Plan Determination from our regulator Ofwat, which was accepted by the Wessex Water Board in January 2020. The Business Plan and investment period runs between 2020-2025 (AMP7). Therefore, our investment plans remain the same within the Somerset Levels and Moors, as agreed with both NE and the Environment Agency (EA), and in accordance with the Water Industry National Environmental Program (WINEP) requirements.

Development as described in your communication, where connected to the public sewer network, will drain to our Water Recycling centre (WRC) at CHILTON CANTELO Hornsey Bridge

During AMP7, we have no investment plans at CHILTON CANTELO Hornsey Bridge WRC related to phosphorus removal.

Wessex Water's approach to phosphorus reduction in the Somerset catchments has been described in our Business Plan, specifically advocating a Catchment Nutrient Balancing Approach within the Tone and Parrett sub catchments. This approach has been accepted by our environmental regulators (EA and NE) and funded by Ofwat within our Final Determination, more details can be found here:<https://www.wessexwater.co.uk/corporate/strategy-and-reports/business-plan-2020>.

Due to the amount of sudden queries to Wessex Water generated by this issue we will not be able to enter into further direct correspondence. We trust the above information clarifies Wessex Water's position and will satisfy your requirements.

Regards

ALISON KUROBASA
PLANNING LIAISON
Wessex Water
Claverton Down Bath BA2 7WW
[wessexwater.co.uk](https://www.wessexwater.co.uk)

These comments are based upon known circumstances prevailing at the time of writing. A review of the contents of this email is required where 18 months or more have elapsed since issue, or in the light of significant changes likely to impact on our response such as development numbers or phasing. Please email review requests to planning.liaison@wessexwater.co.uk

This email has been classified as OFFICIAL by the originator.
--

This email and any attachments are intended solely for the individual to whom it is addressed. It may contain personal and / or sensitive material and should be handled according to the principles of the current Data Protection legislation. If this email carries a protective marking of OFFICIAL – PERSONAL DATA, OFFICIAL – COMMERCIAL DATA or OFFICIAL – SENSITIVE in the header it should be handled according to the embedded handling instructions, if not protectively marked it can be regarded as OFFICIAL - UNCLASSIFIED.

If this Email has been misdirected, please notify the author immediately. If you are not the intended recipient you must not disclose, distribute, copy, print or rely on any of the information contained in it or attached, and all copies must be deleted immediately.

Whilst we take reasonable steps to try to identify any software viruses, any attachments to this email may nevertheless contain viruses which our anti-virus software has failed to identify. You should therefore carry out your own anti-virus checks before opening any documents. Somerset County Council will not accept any liability for damage caused by computer viruses emanating from any attachment or other document supplied with this email.

All email traffic may be subject to recording and / or monitoring in accordance with relevant legislation.

[Somerset County Council.](#)