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| **Ecology Planning Application Response** |  |  |  |  |
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| Date: 13 January 2021 |
| From: Paul Holton, Ecology Officer |

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| **Application reference:** | 21/00076/APP 21/00077/ALB |
| **Site:** | Moor End Farm  13 Drayton Road  Newton Longville  Buckinghamshire  MK17 0BH |
| **Proposal:** | Removal of outbuildings incurring shed, barn and pigsty, replacement of retaining wall to boundary, construction of oak framed barn and carport. |
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| **Summary** | |
| No Objection subject to condition securing biodiversity feature within the proposed development. | |
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| **Discussion** | |
| In line with recognised good practice and government policy on biodiversity and sustainability, all practical opportunities should be taken to harmonise the built development with the needs of wildlife. In this instance it is appropriate for the following provisions for wildlife to be built into the development:  **Bats**: A bat box integrated into the building on a southerly aspect or orientation). Example specifications include the Habibat Bat Box or Schwegler 1FR/2FR Bat Tube. Alternatively a crevice can be inserted behind the timber cladding as illustrated. Boxes should be located a minimum of 2 metres, but ideally 5-7 metres above ground, in a position near the eaves or gable apex. Placement should avoid windows, doors and wall climbing plants. | |
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| **Condition** | |
| **Restrictions on commencement of development until specific biodiversity outcomes are achieved**  *Condition: Prior to the commencement of any development details of biodiversity features of* ***1 integrated bat box incorporated into the proposed development*** *shall have been submitted to, and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved biodiversity features, which shall have been installed prior to the first occupation of the development and retained thereafter unless otherwise agreed in writing by the local planning authority.* | |
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| **Policy** | |
| **Features to encourage biodiversity**  The Aylesbury Vale Green Infrastructure Strategy states that development in suitable areas should provide bat or bird roosting provision within the fabric of the buildings.  Local Plan Policy ‘NE1 Biodiversity and Geodiversity’ of the emerging Vale of Aylesbury Local Plan 2013-2033 states that: *“h. Development proposals will be expected to promote site permeability for wildlife and avoid the fragmentation of wildlife corridors, incorporating features to encourage biodiversity, and retain and where possible enhance existing features of nature conservation value on site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors including water courses should form an essential component of green infrastructure provision in association with new development to ensure habitat connectivity*”. | |