

4th February 2021



Cotswold Wildlife Surveys

J. Rigg Construction Ltd
FAO Richard Nardini
Pry Lane
Cheltenham Road
Broadway
Worcestershire
WR12 7LX

Dear Richard,

Pudlicote House, Pudlicote Lane, Chilson, Chipping Norton – Planning Application No. 19/02608/FUL – Condition Nos. 8-10

Please find details of the measures that will be undertaken to satisfy the conditions for ecology in the above planning application.

Condition 8 states:

The development shall be completed in accordance with the recommendations in Section 5 of the Bat Assessment Report and Ecological Appraisal Report, published by Echolocation, both dated July 2017 as well as the Updated Ecological Walkover and Preliminary Roost Assessment, dated November 2019. All the recommendations shall be implemented in full according to the timescales laid out in the recommendations, unless otherwise agreed in writing by the LPA, and thereafter permanently maintained.

REASON: To ensure that the species and habitats are protected in accordance with The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 as amended, Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policy EH3 of the West Oxfordshire District Local Plan 2031, and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

Condition 9 states:

Before development takes place, details of the provision of integrated nesting opportunities for birds (e.g. swallow nest cups, a house sparrow terrace and/or a starling box on the north or east-facing elevations) within the walls of the new buildings or on trees within the site boundary shall be submitted to the local planning authority for approval. The details shall include a drawing/s showing the types of features, their locations within the site and their positions on the elevations of the buildings, and a timetable for their provision. The approved details shall be

implemented before the dwellings hereby approved are first occupied and thereafter permanently retained.

REASON: To provide additional roosting for bats and nesting birds as a biodiversity enhancement, in accordance with paragraphs 170 and 175 of the National Planning Policy Framework, Policy NE13 of the West Oxfordshire District Local Plan 2011, Policy EH3 of the West Oxfordshire District Local Plan 2031 and Section 40 of the Natural Environment and Rural Communities Act 2006.

Condition 10 states:

Prior to occupation, a "lighting design strategy for biodiversity" (and in particular for foraging and commuting bat species) shall be submitted to and approved in writing by the local planning authority.

i. identify those areas/features on site that are particularly sensitive for bats; and

ii. show how and where external lighting will be installed (including the type of lighting) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bat species using their territory for commuting or foraging.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy before the development hereby approved is first occupied, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To protect roosting and foraging/commuting bats in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policy EH3 of the West Oxfordshire District Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

Ecological precautions

Bats

A licenced bat ecologist will be present to supervise any destructive roof works to ensure roosting or hibernating bats are not harmed by the approved works. Prior to work commencing, the ecologist will inspect the buildings, and brief contractors on bats, what to look out for when undertaking the work, and what to do if they unexpectedly encounter a bat. Subsequent tile removal will be undertaken by hand.

If a bat is found, all work in that area of the site will stop until an assessment has been made by the licenced ecologist as to whether activities can proceed without committing an offence.

A licence from Natural England will have to be applied for if offences are unavoidable and the work cannot be re-started until a licence has been obtained.

Birds

Since all in-use bird's nests and their contents are protected from damage or destruction, any building works which affect birds' nests should ideally be undertaken outside the period 1st March to 31st August inclusive. If this time frame cannot be avoided, a close inspection of the buildings will be undertaken prior to works commencing. Work will not be carried out within a minimum of 5.0 metres of any in-use nest, although this distance could be more depending on the sensitivity of the species. Any in-use nest will be allowed to fledge before it is disturbed.

Lighting

Any lighting installed around the site will follow the guidance provided by the Bat Conservation Trust and the Institute of Lighting Engineers.

Latest research from the Netherlands has shown that spectral composition does impact biodiversity.

As such it is recommended to:

- Use narrow spectrum light sources to lower the range of species affected by lighting;
- Use light sources that emit minimal ultra-violet light;
- Lights should peak higher than 550 nm;
- Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue short wave length content they should be of a warm/neutral colour temperature <4,200 kelvin.

All of the above recommendations make LED luminaires the only source that meet the majority of the guidance, as emit no UV, can peak high than 550nm and can easily be <4200k in colour temperature. Hoods or cowls may have to be used to minimise light spillage.

Amphibians

As a precaution care will be taken at all times when removing vegetation, stripping topsoil and dismantling of buildings materials, etc., as common amphibians could be present. The presence of Great Crested Newts *Triturus cristatus* was thought to be unlikely.

Any amphibians disturbed or uncovered during ground clearance works will either be caught by hand and moved to a place of safety, or will be left to vacate the work site in their own time.

Any potential refugia will be dismantled by hand.

Other animals

As a precaution no deep holes or trenches will be left open during the construction period without some means of escape.

Measures will therefore include cover-plating, chain link fencing or the creation of sloping escape ramps for Badgers by edge profiling of trenches/excavations, or placing a plank in the bottom of open trenches at the end of each working day, to allow any trapped Badgers to escape.

Open pipework larger than 150 mm outside diameter will be blanked off at the end of each working day.

Ecological enhancement measures

Condition No. 9 requires details of Swallow nest cups and a sparrow terrace.

Swallows

Building E provides an ideal location for a replacement Swallow nest site, as it is open-fronted, allowing Swallows to fly in and out, without obstruction.

In each internal gable end, an artificial cup will be installed to provide an instant nest or a platform on which to build a new nest. An example of a cup is shown in Fig. 1.



Fig. 1 Swallow nest cup



Fig. 2 Sparrow terrace box – Schwegler 1SP

Sparrow terrace

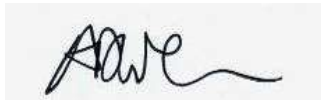
The Schwegler 1SP Sparrow Terrace (Fig. 2) has been designed to help redress the balance of falling House Sparrow *Passer domesticus* numbers. It provides ideal nesting opportunities for three families, and may also occasionally attract tits and Spotted Flycatchers.

The terrace will be fixed onto the east facing elevation of building E just below the eaves. Due to its weight (15kg), it is not suitable for fences or garden sheds.

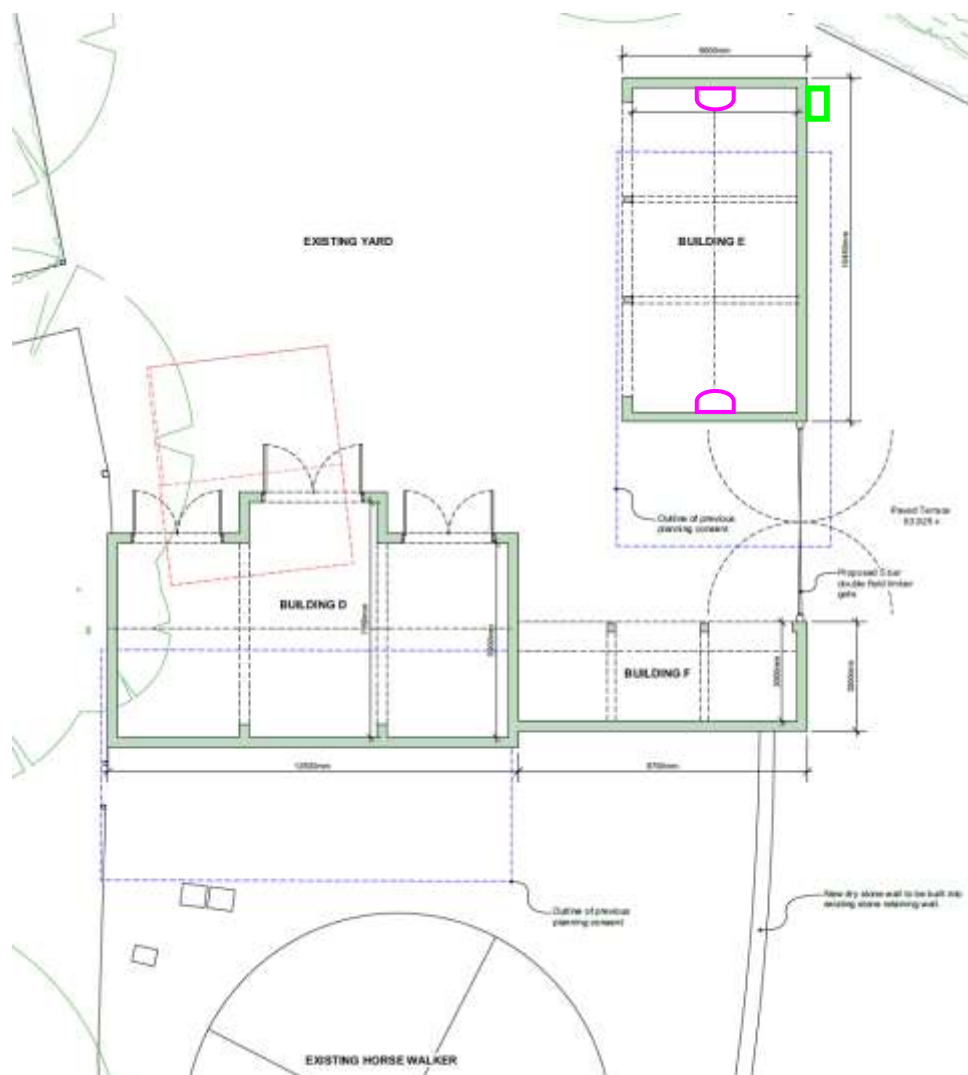
The terrace will be installed on the surface of the wall using the plugs and screws provided, or installed directly into the wall. Cleaning is advisable but not necessary. The front panel can be removed by turning the screw hook. The Sparrow Terrace is available in either Stone or Brown.

The approximate locations of the Swallow nest cups and sparrow terrace are shown in Fig. 3 at the end of this letter. They will be installed as soon as building E has been constructed.

Yours sincerely,



Andy Warren BSc (Hons), MA (LM), Tech Cert (Arbor A), MCIEEM, TechArborA



(Not to scale)

Fig. 3 Locations of Swallow nest cups D and sparrow terrace □