

Landscape and Habitat Creation & Management Scheme

Discharge of Conditions relating to planning application reference: 21/01440/FUL

Jackson Hill Bungalow, Ratcliffe Wharf Lane, Forton, PR3 0AN

Condition: Within 3 months from the date of this permission a Landscape and Habitat Creation and Management Scheme, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall identify the opportunities for biodiversity enhancement on site including (but not limited to): - 2 x Bird Boxes - 2 x Bat Boxes The Landscape and Habitat Creation and Management Scheme shall be carried out in accordance with the approved details.

Instillation of Bat Boxes

The Bat Conservation Trust advises that the following conditions are ideal when locating a bat box:

- Where bats are known to feed and navigate (close to hedges and tree lines)
- Ideally at least 4m above the ground (where safe installation is possible)
- Away from artificial light sources (to protect them from predation); and
- Sheltered from strong winds and exposed to the sun for part of the day (usually south, south-east or south-west).

It is proposed that two bat boxes are affixed to an established tree within the curtilage of the property (marked 'x' on the below site plan, the red line denoting the boundary of the property). The tree is close to the hedge line and due to its location within the curtilage is away from sources of artificial light. The boxes will be affixed to the tree at 4 meters on the south/south-west facing side of the tree.



The bat boxes will be made of sustainable wood with an easy entry point and grooved ladder to assist entrance. Dimension for the bat boxes are as follows: H31 X W17 X L6CM

The work to install the bat boxes will be completed by September 2022.

Instillation of Bird Boxes

The RSPB advises that: Boxes for tits, sparrows or starlings should be fixed two to four metres up a tree or a wall. Unless there are trees or buildings which shade the box during the day, face the box between north and east, thus avoiding strong sunlight and the wettest winds.

A bird box already exists within the curtilage of the property and has been in use for several years.

It is proposed that a further two bird boxes are affixed to an established tree to the rear of the property (marked 'x' on the below site plan, the red line denoting the boundary of the property) at a minimum height of 2 meters. There are other existing trees nearby to the proposed tree to which the boxes will be affixed and the dwelling house is also close by, therefore sufficient shade will be provided.



The bird boxes will be made with larch wood from FSC certified wood with a 32mm entrance hole.

The work to install the bird boxes will be completed by September 2022.

Woodland planting

In addition to the above, circa 50 sapling trees are to be planted within a section of the curtilage of the property (marked by white shaded area on the below site plan, the red line denoting the boundary of the property).

The Woodland Trust advises that: We always recommend planting trees when they're dormant and so less likely to get damaged.

Tree planting season runs between November and March. The sapling trees will be planted between November 2022 and March 2023, the next planting season. A mix of native trees will be planted including, Rowan, Hazel and Silver Birch.

