



Mr W. Newman

Orchard Farm,
The Street,
Bedingfield,
Eye,
Suffolk
IP23 7LQ

Monday, 24 July 2023

Dear Mr Newman,

Planning Ref: DC/23/00983 – Householder Application - Erection of single storey extension

I am writing to provide a Statement providing ecological information to enable the Local Planning Authority to discharge planning conditions relating to ecology and biodiversity matters.

Background

In June 2023, Mid Suffolk District Council (MSDC) granted planning permission for the erection of a single storey extension to Orchard Farm, The Street, Bedingfield, Suffolk IP23 7LQ.

In relation to ecological matters, the planning permission was subject to several conditions, including the following:

Condition 3 – Action required prior to Slab Level: Biodiversity Enhancement Strategy

Condition 4 – Action required in accordance with Ecological Appraisal Recommendations; and

Condition 5 - Wildlife sensitive lighting design scheme.

The details of the appropriate ecological mitigation and enhancement measures were included within a ecological report that focused on a Bat Preliminary Roost Assessment of the building but which was extended to include details of ecological enhancements required to provide a net gain for biodiversity.

The conclusion of the bat PRA was that there were no habitat features onsite likely to be used by roosting bats and that the building provided Negligible suitability as bat roosting habitat. Furthermore, no birds' nests were identified on the exterior of the building or within the interior of the loft space of the building.

Mitigation measures included details of a Wildlife sensitive lighting strategy (Condition 5) that included the following details:

Lighting levels should be minimised as far as practically possible to ensure that lighting needs are met but without unnecessarily increasing ambient light levels.

Warm white lighting (3000K bulb) should be used in preference to bulbs with a blue or ultraviolet component which can attract insects and potentially lead to a reduction in prey availability for light sensitive bat species.

Lighting should be fitted within motion sensors with timers to avoid unnecessary lighting of areas when not in use.

Trees and hedges along the site boundaries will not be illuminated.

Lights should be downward facing and installed at low levels where possible – this avoids upward light spill. The use of cowls and hoods should be used where possible to direct lighting to areas where needed.

Biodiversity enhancements (Condition 3) were recommended for local bats and birds and aimed to deliver a net gain for biodiversity in proportion to the scale and character of the proposed development. These enhancements included:

Erection of two bat boxes to provide potential roosting habitat in semi-mature trees retained within the existing land holding. The bat boxes should be of standard woodcrete construction such as the 'Schwegler 2F' or equivalent to maximise the durability of the bat boxes while minimising maintenance requirements. It is recommended that at least two boxes are installed, facing different directions (e.g., east, south and west) to provide a greater diversity of roosting opportunities.

Erection of two bird nest boxes, mounted on suitable trees within the applicants' garden; the boxes should either have a small 28mm or 32mm hole or open fronted for species such as European robin. The boxes should be of woodcrete construction to maximise their durability, for example the Schwegler 1B Nest box¹ or equivalent².

I can confirm that the development must be carried out in accordance with these recommendations and that these schemes are commitments to comply so as to enable the LPA to discharge the planning conditions. It is noted that Condition 4 is a compliance condition which confirms this approach.

Furthermore, I can confirm that a block plan has been produced (Figure 1 below) which provides annotated locations of the proposed locations of bird and bat boxes to be erected within the existing land holding. In addition, the location of soffit-mounted, downward-facing, warm white luminaires are presented on Figure 2 below and which are compliant with the recommendations set out in the Wildlife sensitive lighting strategy.

¹ [1B Schwegler Nest Box | NHBS Practical Conservation Equipment](#)

² [Vivara Pro Seville 32mm WoodStone Nest Box | NHBS Practical Conservation Equipment](#)

Figure 1 Block Plan showing location of ecological enhancements within landholding

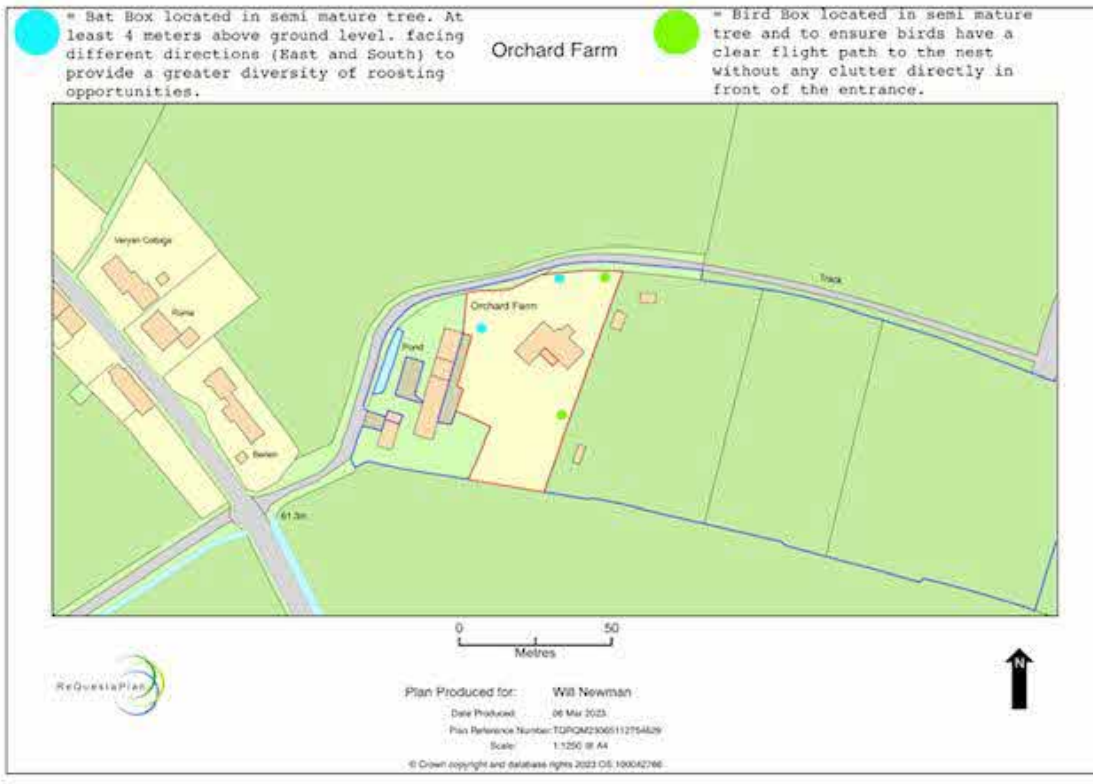
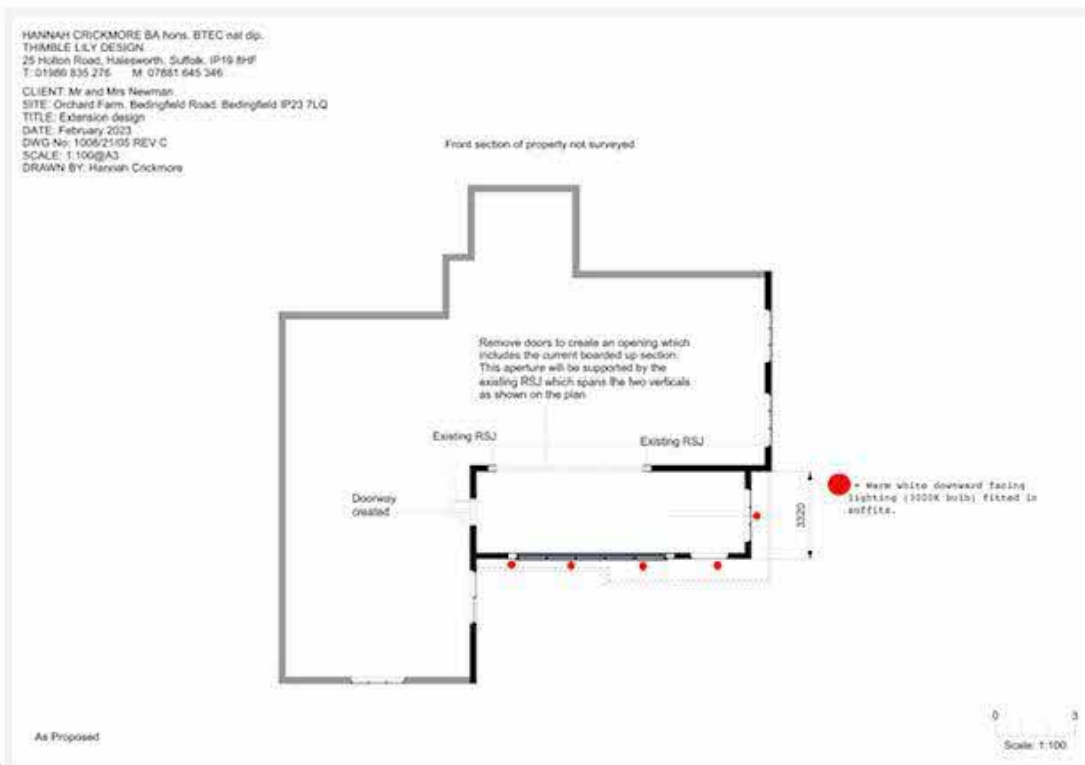


Figure 2 Location of lighting to be installed within soffits of extension.



Conclusions

This Statement confirms that the information required to discharge ecological conditions has been provided and is in accordance with the conclusions and recommendation in the 2023 Preliminary Roost Assessment report (Huckle Ecology, 2023). Further figures have been provided that show the annotated details specified by the conditions and which are considered sufficient to enable the LPA to discharge these conditions.

Yours sincerely,



Dr Jon Huckle CEnv MCIEEM MSc BSc (Hons.)
Managing Director and Ecological Consultant
Huckle Ecology Ltd

