



# ECOLOGICAL ADVICE IN RELATION TO DISCHARGE OF PLANNING CONDITIONS

**LOCATION:** Land adjacent to Claremont Terrace, Sandwich Road, Woodnesborough, Sandwich CT13 0LY

**CLIENT:** Richard Bent

**AUTHOR:** Maral Miri MSc CEnv MCIEEM

**DATE:** 30th June 2023

**REF:** GEL00067

Greenwood Environmental Ltd 10749899 GB328956949 Juniper House, Warley Hill

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30 June 2023

**Re: 22/00581 | Erection of 2no. pairs of semi-detached dwellings with associated parking (existing buildings to be demolished) | Land Adjacent To Claremont Terrace Sandwich Road Woodnesborough CT13 0LY**

This letter aims to inform the discharge of Planning Condition 17 (Biodiversity Enhancement Strategy) and 18 (Lighting Strategy for Biodiversity) in relation to Planning Application Reference Number 22/00581, which states:

*“Condition 17 - Within six months of this planning permission, details of the locations, specifications and timings for enhancing biodiversity on the site will be submitted to and approved in writing by the Local Planning Authority. This will include recommendations from the Preliminary Ecological Appraisal prepared by Greenwood Environmental Ltd and dated 30th June 2022 and, in addition to which, will incorporate integrated bat tubes within the buildings and locally appropriate native species in the landscape planting. The approved details will be implemented prior to the first occupation of any dwelling hereby permitted and thereafter retained in accordance with the details.”*

*Condition 18 - Prior to first occupation of the development hereby permitted, a "lighting design strategy for biodiversity" for the site will be submitted to and approved in writing by the local planning authority. The lighting strategy will: a) Identify those areas/features on and around the site that, due to their potential for use by bats, are particularly sensitive to lighting impacts (including the biodiversity enhancement features) b) Show how and where external lighting will be installed in accordance with the recommendations in the Preliminary Ecological Appraisal prepared by Greenwood Environmental Ltd and dated 30th June 2022 and 'Guidance Note 8 Bats and Artificial Lighting' (Bat Conservation Trust and Institute of Lighting Professionals) All external lighting will be installed in accordance*

*with the specifications and locations set out in the strategy prior to first occupation of any dwelling hereby permitted and will be maintained thereafter in accordance with the strategy."*

The proposals are for the demolition of the existing buildings and erection of 2no. pairs of semi-detached dwellings with associated parking. Therefore, the below biodiversity enhancement measures are considered to be proportionate to the development type and size of the application site.

A total of 4no. 'RED IBSTOCK BAT ACCESS BRICK' or '2FR Schwegler Bat Tube' (depending on the external finish of the walls) will be integrated into the fabric of the western elevation of western-most new dwelling. This aspect of the building will provide a warm, uninterrupted flight path in and out of the bat feature, opening into the woodland located offsite to the east and north and into the open countryside. The approximate location of these features is shown in Figure 2 below.



Figure 1. Ibstock bat access brick (left) – 2FR Schwegler Bat Tube' (middle & right)

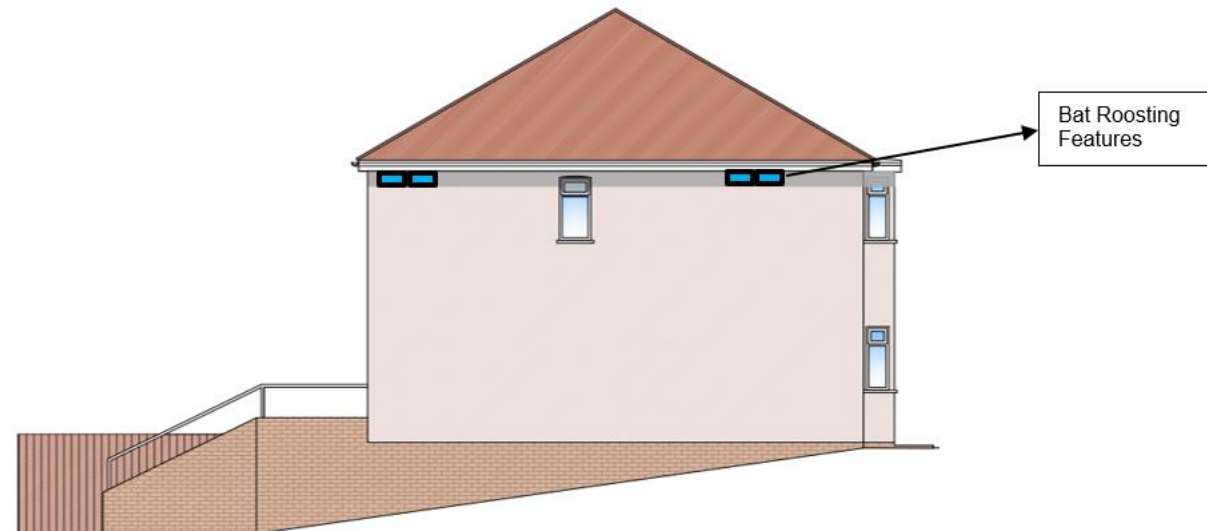


Figure 2. Approximate location of the bat features – western elevation

Along the eastern elevation, a total of 4no. 'Manthorpe Swift Brick' or 'Pro UK Visible Build-In Swift Box' will be installed within the wall. The approximate location of the bird features is shown in Figure 4.



Figure 3. Manthorpe Swift Brick (left & middle) - Pro UK Visible Build-In Swift Box (right)

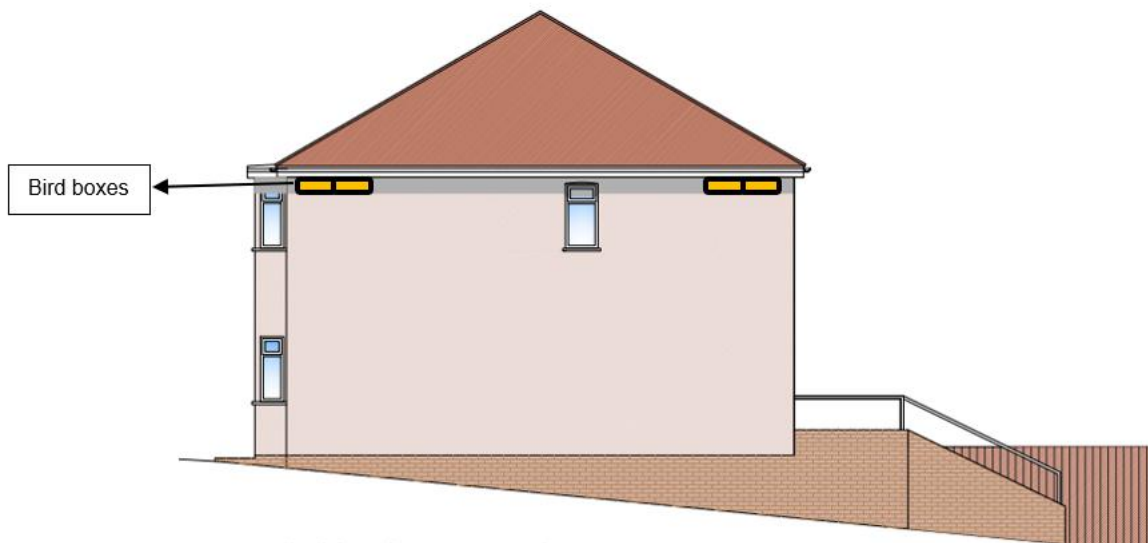


Figure 4. Approximate location of the bird features – eastern elevation

A native hedgerow will be planted along the eastern boundary of the application site. At least five of these species will be used in the planting: privet *Ligustrum vulgare*, beech *Fagus sylvatica*, hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, hazel *Corylus avellana*, guelder rose *Viburnum opulus*, yew *Taxus baccata*, field maple *Acer campestre* and holly *Ilex aquifolium*. The location of this hedge is shown in Figure 5.



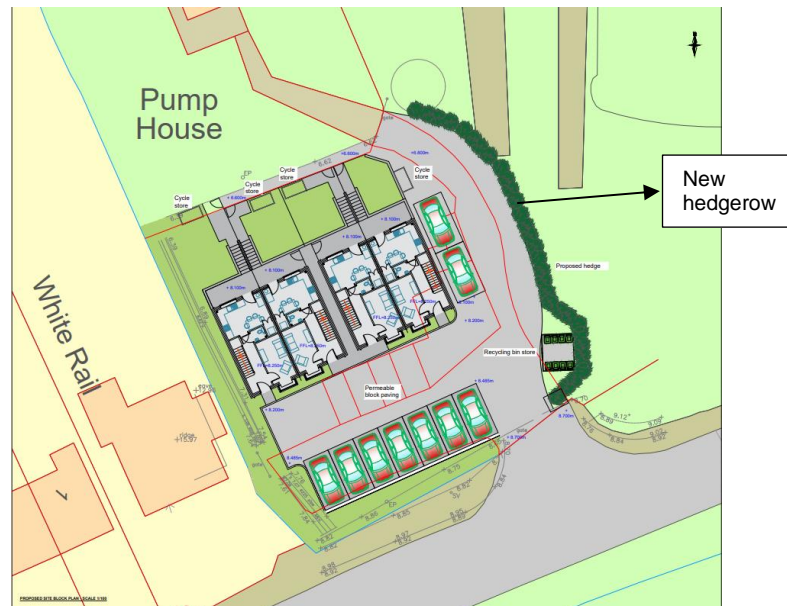


Figure 5. Approximate location of the new hedge

A single native or flower/fruit bearing tree such as cherry *Prunus avium*, crap apple *Malus sylvestris*, silver birch *Betula pendula*, whitebeam *Sorbus Aria* and serviceberry *Amelanchier sp.* will be planted in the rear garden of each new dwelling (total of 4no. trees).

Any close boarded fencing marking the boundaries of the rear gardens will include suitable small holes to ensure permeability for small mammals such as hedgehogs. This would be achieved through creating 'Hedgehog Highways' within the garden fence panels (i.e. a 13cm x 13cm hole to be cut at the bottom of the fence if there are no other gaps) as shown in Figure 6 below. A minimum of 4no. hedgehog highways will be created along the northern boundary of the rear gardens.



Figure 6. Example of permeable garden fencing (Source: Hedgehog Street Website)

The installation of the wildlife features and planting work will be the responsibility of the developer.

The bat and bird features do not require any maintenance or aftercare. For further information please refer to the manufacturer's guidance. These features will be installed during the construction of the dwellings.

Hedgerows and trees are best planted between October and March, avoiding any periods of frost. Whilst planting could be carried out at any time of year, if undertaken in late spring and summer, there will be a demand for watering the plants. The newly planted hedge and trees will be subject to a 5-year management plan, whereby any failed plants will be replaced. Whilst the planting will be the responsibility of the developer, the aftercare will be carried out by the new homeowners.

In relation to Condition 18, no major external lighting is anticipated due to the nature of the proposals (2no. pairs of semi-detached dwellings). Any porch or garden lights will be either controlled by an internal switch or will be PIR Motion Controlled lights and will be timed to stay on for a short period of time, required for health and safety reasons. These will be downlight LED lights. Any car parking areas to the front (southern elevation) and east of the dwellings will have bollard lights, if required. This type of LED lighting will have minimal light spill due to its height (up to 1m) and luminaire flux of 4000K which is in line with the Bat Conservation trust Guidance Note 08/18. Figure 7 provides some examples of the lighting types likely to be used on site.



Figure 7. Example of outdoor downlights and bollard lights

The eastern boundary of the site, as shown in Figure 8, will remain unlit. This will ensure the provision of a dark corridor for foraging and commuting bats, due to the presence of a woodland adjacent to the site, which is likely to provide an important feature for nocturnal wildlife, particularly bats.

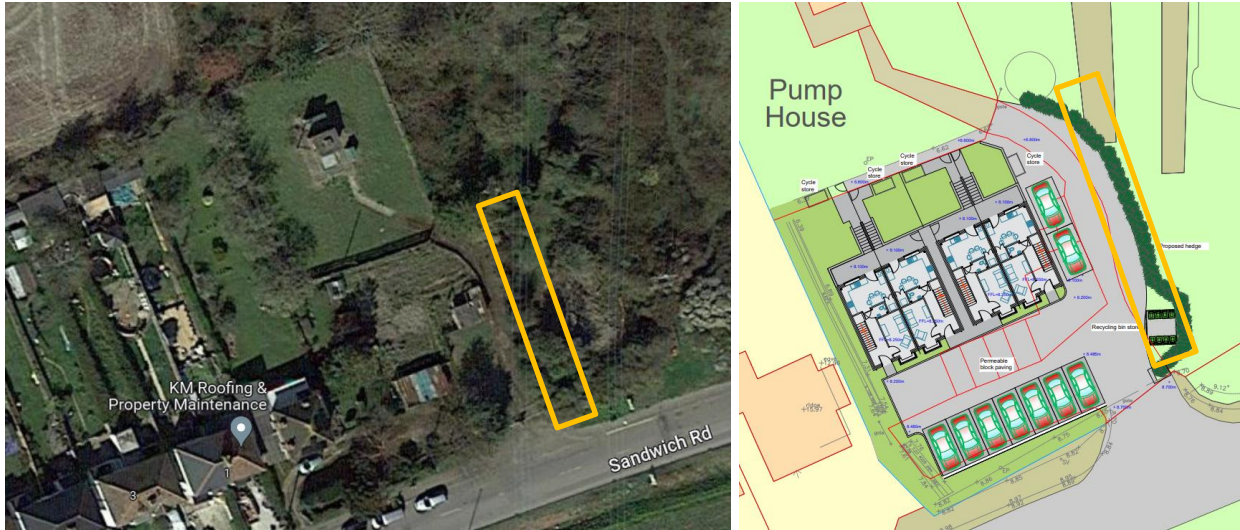


Figure 8. Extent of the dark corridor on site

I trust the above information is sufficient to ensure the discharge of Conditions 3 and 4. However, please do not hesitate to contact me should you require any additional information.

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Principal Ecologist



# Greenwood



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