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Introduction

This document has been written to provide information intended to assist with the discharge of Condition 8 of Planning Permission 2020/62/94211/W for the demolition of an existing dwelling and erection of a detached dwelling and detached garage.

The site is located on Hall Ing Lane, Honley at Grid Reference SE 14976 12239. The surrounding area includes woodland and other houses and gardens within Hall Ing Lane. The location is shown in the adjacent figure.



Planning Condition 8

Planning Permission Condition 8

Before the hereby approved dwelling is first occupied an ecological design strategy (EDS) addressing mitigation and enhancement shall be submitted to and approved in writing by the local planning authority.

The EDS shall include the following.

a. Purpose and conservation objectives for the proposed ecological works.

b. Location (shown on appropriate scale plans) of specific make and model, or design, of habitat boxes, such as bat boxes, bird boxes and hedgehog refuges. Habitat boxes to be integral to new structures where appropriate. Along with a timeframe for their installation.

c. Details of how the design of boundary treatments will not obstruct the movement of hedgehogs.

d. Planting schedule and planting plan showing the inclusion of native species of tree and shrub to be included within/at the boundary of the application area, and how this achieves the stated purpose.

e. Details of maintenance.

The EDS shall be implemented in accordance with the approved details, including approved timescales, and all features shall be retained in that manner thereafter.

These points are addressed in turn in this document.



The conservation objectives of the measures included within this document are to create new:

- It also aims to maximise the benefit of the garden planting to the above species groups and other wildlife by creating foraging habitat and shelter. Finally, this document aims to ensure no non-native invasive species have the potential to spread into the adjacent stream or woodland.

Planning Condition 8 Section b

b. Location (shown on appropriate scale plans) of specific make and model, or design, of habitat boxes, such as bat boxes, bird boxes and hedgehog refuges. Habitat boxes to be integral to new structures where appropriate. Along with a timeframe for their installation.

Bat boxes, bird boxes, and hedgehog refuges are discussed in turn

Bat Box

One bat box, to comprise a Vivara Pro Build-in Woodstone Bat Box to be installed behind wooden cladding.



Photo: Lyndon Roberts (Alar Ecology)



Planning Condition 8 Section b

b. Location (shown on appropriate scale plans) of specific make and model, or design, of habitat boxes, such as bat boxes, bird boxes and hedgehog refuges. Habitat boxes to be integral to new structures where appropriate. Along with a timeframe for their installation.

Bat Box

The Vivara Pro Build-in Woodstone Bat Box will be installed at the top of the wall on the south-eastern elevation to maximise the solar heating of the box and reduce the likelihood of predation.

The bat box will be installed within the fabric of the building during the construction works.



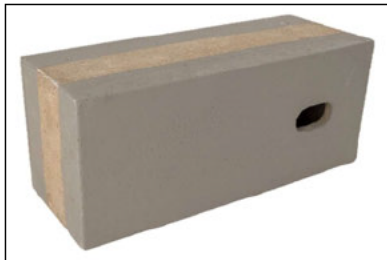
Photo: Lyndon Roberts (Alar Ecology)



SIDE ELEVATION

Planning Condition 8 Section b

b. Location (shown on appropriate scale plans) of specific make and model, or design, of habitat boxes, such as bat boxes, bird boxes and hedgehog refuges. Habitat boxes to be integral to new structures where appropriate. Along with a timeframe for their installation.



Bird Box

One bird box, to comprise a 'WoodStone Build-in Swift Nest Box Deep', will also be installed behind the wooden cladding but on the north-western building elevation.

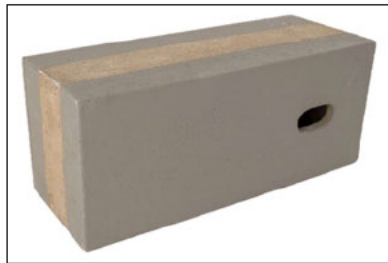
Studies have shown that swift *Apus apus* boxes are used by the full range of nesting birds that utilise buildings; consequently, these boxes will also provide potential nesting space for house sparrow *Passer domesticus* and starlings *Sturnus vulgaris*.

The swift nest box is available from www.NHBS.com



Planning Condition 8 Section b

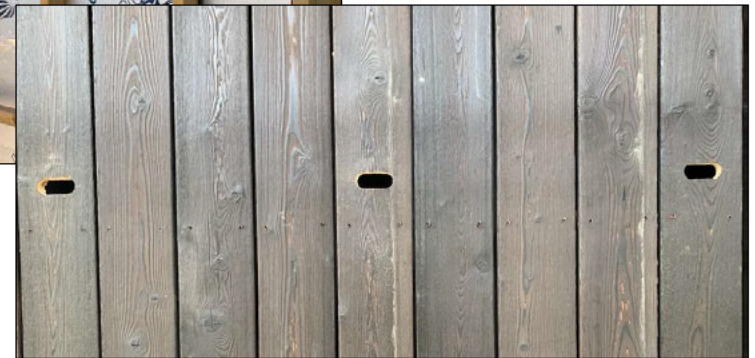
b. Location (shown on appropriate scale plans) of specific make and model, or design, of habitat boxes, such as bat boxes, bird boxes and hedgehog refuges. Habitat boxes to be integral to new structures where appropriate. Along with a timeframe for their installation.



Bird Box

The 'WoodStone Build-in Swift Nest Box Deep' will be installed near the top of the wall on the north-western elevation.

The bird box will be installed within the fabric of the building during the construction works.



The swift nest box is available from www.NHBS.com

Photos of swift boxes being installed behind cladding: Steve Aylward (Suffolk Wildlife Trust)

Planning Condition 8 Section b

b. Location (shown on appropriate scale plans) of specific make and model, or design, of habitat boxes, such as bat boxes, bird boxes and hedgehog refuges. Habitat boxes to be integral to new structures where appropriate. Along with a timeframe for their installation.

Hedgehog refuge

A Predator Proof Hedgehog House and Hibernation Shelter [Available here](#) will be located adjacent to the summerhouse. The hedgehog house will be located behind/within some mid-height planting.

The hedgehog house will be installed during the landscape planting process.

Bee hotel

A bee hotel will be installed on the southern side of the summerhouse to maximise the solar heating of this feature.



Planning Condition 8 Section c

Planning Permission Condition 8

c. Details of how the design of boundary treatments will not obstruct the movement of hedgehogs.

The site boundaries will be enclosed by hedging. The details of the planting are included in this document.

The hedgerows will allow hedgehogs to pass across the boundary as well as providing some foraging opportunities for them.



Planning Condition 8 Section d

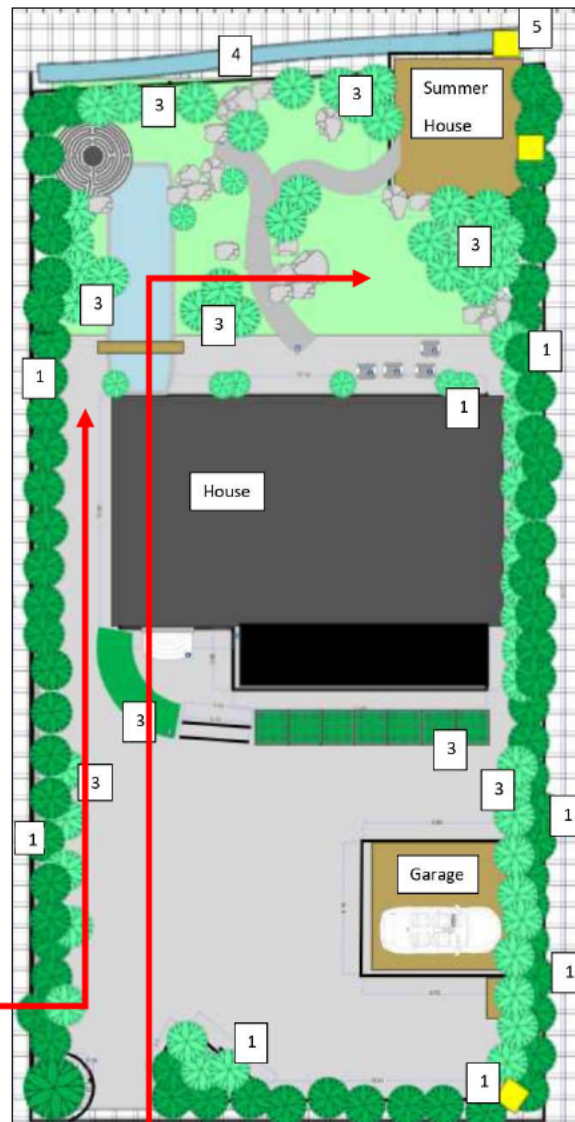
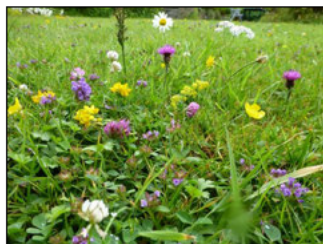
Planning Permission Condition 8

d. Planting schedule and planting plan showing the inclusion of native species of tree and shrub to be included within/at the boundary of the application area, and how this achieves the stated purpose.

The proposed planting scheme includes four planting mixes within the proposed scheme.

1 – Hedgerow planting. This will comprise a combination of yew *Taxus baccata*, hawthorn *Crataegus monogyna*, elder *Sambucus nigra*, and beech *Fagus sylvatica*.

2 – Ground level planting. The lawn will be sown with a [low flowering lawn seed mix](#). The additional flower species and fine grasses will provide some additional biodiversity and nectar sources. The gaps between the paving will be sown with chamomile *Matricaria recutita*.



3 – Mid-height planting. This will comprise a mix of native and nectar rich ornamental species including box *Buxus sempervirens*, English lavender *Lavandula angustifolia*, rosemary *Salvia rosmarinus*, daffodils *Narcissus* sp., foxglove *Digitalis purpurea*, oxeye daisy *Leucanthemum vulgare*, and marigolds *Calendula* sp..

A new pond will be created within the rear garden. A shallow area will be included within the pond at the stream end, The varied height will provide additional niches for wildlife and will ensure animals are able to exit the water if they fall in.

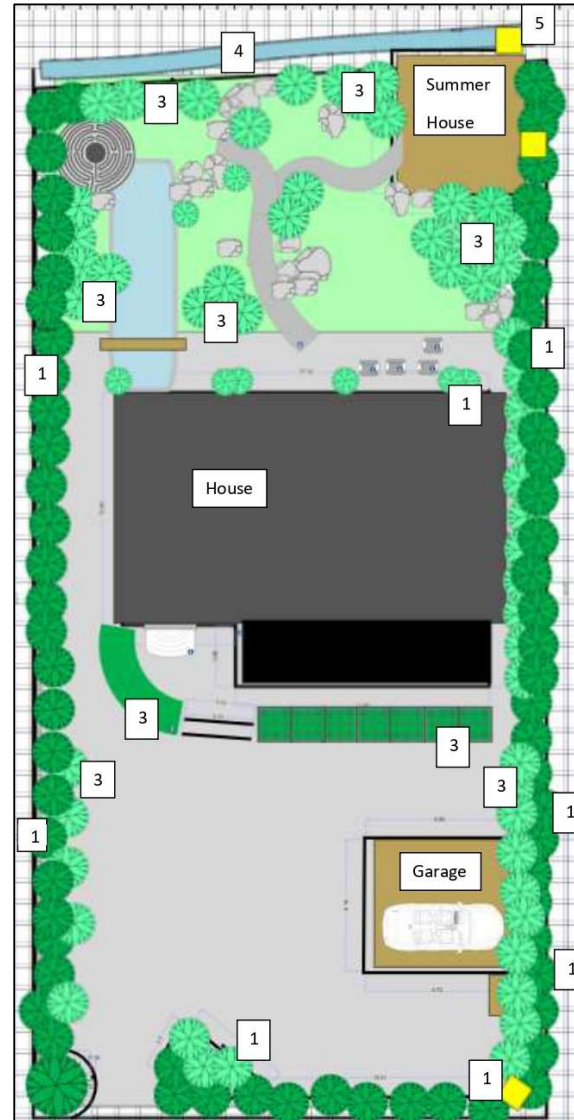
Rocks will be used to create additional structure and habitat within the front garden

Planning Condition 8 Section d

Planning Permission Condition 8

d. Planting schedule and planting plan showing the inclusion of native species of tree and shrub to be included within/at the boundary of the application area, and how this achieves the stated purpose.

The main potential ecological impact that could arise as a result of the scheme would be the spread of non-native species from the new garden into the adjacent wood or stream. For example our native bluebell *Hyacinthoides non-scripta* is known to hybridise with the non-native Spanish bluebell *Hyacinthoides hispanica*. For this reason, no Spanish bluebell or hybrid bluebell *Hyacinthoides x massartiana* bulbs will be planted anywhere in the new garden.



For the same reason care will be taken to ensure that only native species are used for the pond planting.

Particular care should also be taken to avoid those invasive non-native species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), such as various cotoneasters *Cotoneaster* spp., hedgehog rose *Rosa rugosa* and variegated yellow archangel *Lamium galeobdolon argentatum*.

e. Details of maintenance.