

Condition 7

Condition 7 on the outline planning permission requires the following:

“No development shall commence until an ecological design strategy (EDS) addressing ecological mitigation and enhancement has been 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.*
- 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.*
- f. A timetable for the implementation of the EDS. The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.”*

Purpose and objectives for the proposed ecological works

The purposes and objectives of the proposed works are to make provision for ecological species as part of the development and to provide a mechanism for their protection post development.

Location of habitat boxes

The location of bat and bird boxes is shown on drawing number N651-05A

Details of a hedgehog refuge structure are also shown on drawing number N651-07B

Design of boundary treatments

The boundary treatment to the rear of the site will be a hawthorn hedge which will allow species to pass through the boundary to the adjacent open land.

Planting schedule and planting plan

Planting details are restricted to the hawthorn hedge but there will be additional shrub planting in the garden areas to be designed by future occupier(s).

Details of maintenance.

Maintenance will be on an annual basis, checking on any need for repair or replacement of features.

The hawthorn hedge will be subject to annual pruning as required during the months between September and February.

Timetable for the implementation of the EDS.

The ecological features will be provided towards the end of the development phase and prior to occupation.