**From:** Charlotte Watkins   
**Sent:** 15 February 2019 11:23  
**To:** Matthew Chadwick  
**Cc:** DC Support  
**Subject:** 19/00171/F

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Swalcliffe Park Equestrian, Park Lane, Swalcliffe

Erection of a veterinary building

Matthew

With regard to the above application there are no major ecological issues on site to be considered. The grassland present to be affected is currently of poor heavily grazed quality. The hedgerows to be lost are descried as species poor but are likely to be of some importance to birds and invertebrates. There are records of brown hairstreak butterflies (a protected species) in the area albeit a fair distance from this site. Ideally hedge removal would occur in January or February given the possibility of their presence however as any removal would affect butterfly eggs and there are no specific records here I would not insist on conditioning this point. Removal should be outside of the bird breeding season however. The D & A statement says there will be replacement hedgerow planting along the North and West sides of the site and a landscape plan for this should be produced showing the proposed hedgerow species and ground flora which must include blackthorn to ensure replacement opportunities for brown hairstreak butterflies are provided in the long term. A 5m buffer should be retained to any hedgerow to increase its viable use by a range of wildlife. In order to achieve an overall net gain for biodiversity on site in line with local policy I would recommend that any new planted hedgerow is of native mixed species (to include blackthorn) and that an area of wildflower planting/species rich grassland is also included in the landscaping to enhance the area for birds and bats. This could be included in a biodiversity enhancement scheme unless already to be part of a landscape plan.

The Ecological appraisal recommends integrated swift nesting provisions and bat boxes and I would agree with the value of this in this location. The drawing shows one of each on either side of the building but I would recommend that the swift boxes may be more successful if sited together on one aspect (North East preferred) and the bat boxes on the South West aspect.

I couldn’t find mention of lighting within the documents (I may have missed this) but if external lighting is proposed a lighting strategy will be needed and this should be sympathetic to wildlife in this location and follow the Bat Conservation Trust artificial lighting Guidelines. External lighting should be minimised and light spill onto vegetation, buildings and the proposed bat boxes avoided so there is no unacceptable disturbance to bats commuting along hedgerows or potentially using buildings.

Kind regards

Charlotte

**K11 Nesting birds: No Works Between March and August**

All vegetation removal shall be timed so as to avoid the bird nesting/breeding season from 1st March to 31st August inclusive, unless, in the case of a tree that is required to be removed for health and safety reasons, the Local Planning Authority has confirmed in writing that such works can proceed.

Reason KR1

**Lighting strategy**

Prior to the commencement of the development hereby approved a lighting strategy showing all external lighting proposals with lux spill shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason KR1

**K17 Biodiversity Enhancement**

Prior to the commencement of the development hereby approved, including any demolition, and any works of site clearance, a method statement for enhancing biodiversity on site, to include all planting proposals and habitat boxes as well as ongoing management shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the biodiversity enhancement measures shall be carried out and retained in accordance with the approved details.

Reason KR3

**Dr Charlotte Watkins**

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