



Northumberland County Council

16/04731/OUT

Land South West Glebe Farm, Choppington Road, Bedlington

New Ecology Condition 38

The applicant shall submit to the Local Planning Authority a Biodiversity Enhancement Plan and a Construction Environmental Management Plan, either as separate or incorporated documents for each phase of development. These plans shall be agreed in writing by the LPA before commencement of development in that phase and implemented in full thereafter. The plans shall include swift bricks and in-built bat roosts in the new properties at a ratio of one nest/roost per house on average and hedgehog gaps in all boundaries in addition to the recommendations below with the mitigation proposed therein clearly shown on the site plans.

- i. Vegetation clearance and tree felling will be carried out outside of the breeding bird season (March to August inclusive), unless a checking survey carried out by an appropriately qualified ecologist confirms active nests to be absent.
- ii. Hedgerows and trees will be retained, where possible. Retained trees and hedgerows to be protected from damage in line with the recommendations in BS5837:2012.
- iii. Retained hedgerows will be enhanced and gapped up by planting of native species and new species rich hedgerows will be planted on site.
- iv. Any excavations that are left overnight will include a ramp of 45 degrees or less and at least 30cm in width to avoid entrapment of mammal species.
- v. A badger checking survey will be carried out on site and within a 30m buffer to ensure no setts have been created.
- vi. External lighting that may reduce bat use of the site and buildings will be avoided. High intensity security lights will be avoided as far as practical, and any lighting in areas identified as being important for bats (site margins) will be directional, low level (2m) and low wattage (50w). Where security lights are required, these will be set on a short timer and will be motion sensitive only to larger objects.
- vii. The landscape planting will be designed to enhance structural diversity, and will include plants bearing flowers, nectar and fruits which are attractive to invertebrates, thereby helping to maintain the food resource for bats and wildlife generally.

- viii. The provision of bat roosting opportunities within the new build properties on site.
- ix. Japanese rose and Himalayan cotoneaster will be removed to a method statement.
- x. Further specific mitigation in relation to birds is provided within the separate ornithology report.
- xi. Scrub and grassland areas will be created at the boundary of the site to increase foraging and nesting opportunities.
- xii. 30 nesting boxes, suitable for house sparrow, would be incorporated into garages within the development.
- xiii. 15 house martin boxes/platforms will be mounted on houses to create nesting locations.
- xiv. Areas of diverse grassland would be created to increase nesting opportunities and invertebrate numbers for a range of bird species, such as willow warbler.
- xv. New planting associated with the site's landscaping will include a range of native tree and shrub species to encourage nesting and foraging passerines.
- xvi. Gardens and boundary features to be planted with berry and fruit bearing species, to provide structure and increased nesting and foraging opportunities in the longer term
- xvii. High intensity lighting will be avoided wherever possible and light spillage into retained habitats, or adjacent mitigation areas, will be minimised.

Reason: to maintain and enhance the biodiversity value of the site, in accordance with the provisions of the NPPF.