

Information to discharge ecology conditions for planning application reference PL/2024/10931

Our ref: 8970 Land Adjacent to Larkrise

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Date: 19/11/25

This technical note has been produced to discharge conditions 16 and 18 of planning application reference PL/2024/10931

Condition 16 states the following –

Prior to the commencement of any works, including vegetation removal and demolition, an Ecological Enhancement Plan shall be submitted to the local authority for approval. This shall include details of habitat features that will contribute to the functionality of the site for the wildlife present in the area. This may include, for example, bat and bird boxes, reptile refugia, planted areas of scrub, new hedgerows etc., within the site boundary. The approved details shall be implemented before occupation of the final works.

Condition 18 states the following –

No development shall commence on site until a scheme of hard and soft landscaping has been submitted to an approved in writing by the Local Planning Authority, the details of which shall include

- *Location and current canopy spread of all existing trees and hedgerows on the land;*
- *Full details of any to be retained, together with measures for their protection in the course of the development;*
- *A detailed planting specification showing all plant species, supply and planting sizes and planting densities;*
- *Finished levels and contours;*
- *Means of enclosure;*
- *All hard and soft surfacing materials;*

Ecological Enhancement

An ecological enhancement plan has been provided in **Appendix A**.

One integrated bat box will be provided which will comprise one [woodstone build-in bat tube](#) (or similar). The box will be located on the eastern side of the gable end on the southern elevation; the box will be offset to the east to avoid being located directly adjacent to the proposed window. The box will be located a minimum of 3 metres off the ground. The woodstone bat box can be rendered over, with the corresponding access slot maintained in order to match the building exterior.

One integrated [swift brick](#) (or similar) will be provided. This will be located on the eastern gable end of the garage. The swift brick can be rendered over, with the corresponding access slot maintained in order to match the building exterior.

The existing native hedgerow along the southeastern boundary will be retained within the development, alongside short sward grassland.

Means of Enclosure

Two hedgerows are present on site, one runs a third of the way up the northwestern boundary, with a second hedgerow lining the sites southeastern boundary.

The southwestern and northeastern site boundaries are currently enclosed in close boarded fences, which will be retained post development.

The hedgerow on the northwestern boundary will be removed and replaced with a native beech (*Fagus sylvatica*) or hornbeam (*Carpinus betulus*) hedgerow using 60 -80cm bare root stock, placed 30-45 centimetres apart in a single row with approximately 3 plants per metre.

The addition of a good quality loamy top-soil in planting holes will assist the successful establishment of new planting, along with regular management checks to physically remove or spot treat competing regrowth from existing seed sources. The hedge will be regularly watered and any failing plants will be replaced.

Soft and hard landscaping

Soft landscaping will comprise an amenity grass lawn with associated ornamental planting borders, existing grass should be retained where possible. Areas of bare ground created during construction will be sown with an EL1 flowering lawn mix. This will be sown at a rates of 4g/m². The ground will be prepared prior to sowing through harrowing or raking to produce a medium tilth, with seeds then surface sown and then firmed in.

Hard landscaping will comprise grey porcelain tile for the rear patio and path area, which will match the anthracite grey around the house (**Figure 1**). The driveway will comprise dark grey gravel (**Figure 2**).



Figure 1 and 2: Grey porcelain tiles and dark grey gravel

Appendix A – Ecological Enhancement Plan

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.



Legend

- Red Line Boundary
- Bat box
- Bird box
- EL1 Flowering lawn mix
- Porcelain tile patio
- Dark grey gravel
- New beech or hornbeam hedgerow
- Retained hedgerow



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	05.11.25	Map created	JP	AH
v2	05.11.25	Amend proposed hedgerow	JP	AH
v3	19.11.25	Amend plan	LSJ	

CLIENT:	Mr H Diffey		
PROJECT:	Land Adjacent to Larkrise		
DRAWING:	Ecological Enhancement Plan	1:250	
NUMBER:	8970-XX-E0-01	A4	
ISSUE:	v3	19.11.25	