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PLANNING CONDITIONS APPLICATION

For

4 BEDROOM DWELLING

AT

EAST REACH FARM. HOP HOLE. DEEPING ST NICHOLAS. PETERBOROUGH. PE11 3HJ

FOR

MR JIM WYERS.



Planning Condition 8

Planning reference number: H03-0353-22

Date of Decision: 10th June 2022

Project: Proposed 4 bed detached dwelling

Condition 8:
Before the commencement of work on any building full details of ecological biodiversity measures to be installed in conjunction with the development shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be constructed and retained in accordance with the details so approved.

Note: Development can incorporate a number of simple, low-cost measures to deliver biodiversity benefits and enhance priority habitats and species, such as, the use of bat and barn owl roost boxes and integrating nesting opportunities into buildings. The use of swift bricks on new developments would help minimise the decline in swifts, a priority Species.

Reason: To ensure that the development is able to deliver a net gain in biodiversity. This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019.

Details enclosed of Swift nest bricks and Bird Boxes to be installed on the project together with their location.

SMALL BIRD NEST BOX
One unit is to be provided to the dwelling and is for small birds.
It is to be constructed as described in the accompanying text.
On this 4 bedroom dwelling it will be positioned below the eaves on the north eastern facing elevation

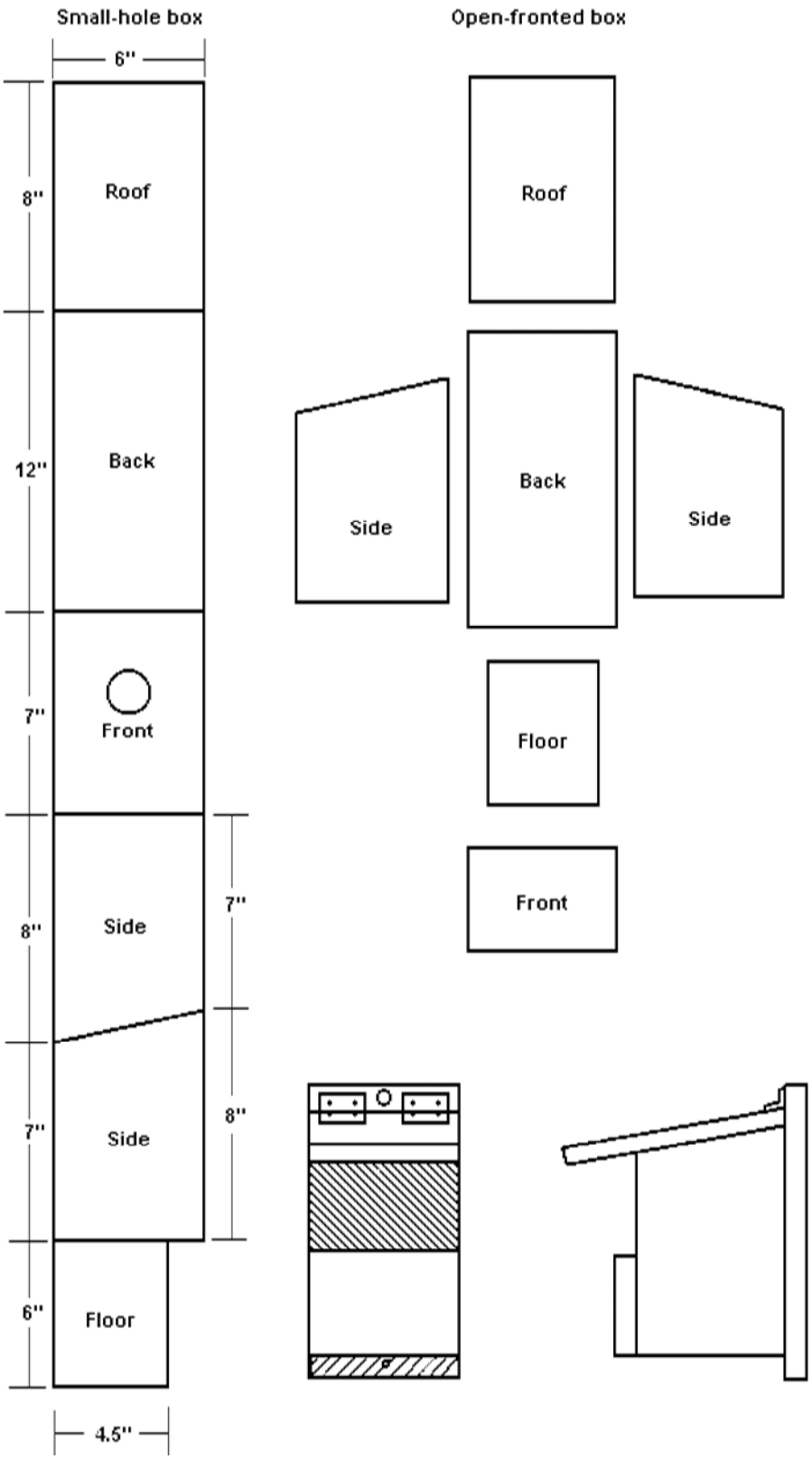
SMALL OPEN FRONTED NEST BOX
A variety of species may be attracted to an open-fronted nest box placed in a garden, the commonest of which will be Robin and Wren, although it could also be used by Pied Wagtail, Spotted Flycatcher and Black Redstart.
The size and construction is similar to that for a small-hole nest box, except that the front will be a piece of wood 3.5 x 6 inches.
This box too can be made from one 48 inch plank of timber, 6 inches wide, 0.75 inch thick. It is not necessary to hinge the roof as the box can be cleaned through the entrance hole.
The floor should have small drainage holes drilled in it.

SMALL HOLE NESTING BIRD BOX
Many garden and woodland birds nest in holes and may be attracted to a nestbox.
The particular species attracted will depend on its local distribution and population, and on the size of holeprovided in the nest box. An entrance hole of 28 millimetres in diameter will admit Blue Tit, Great Tit, Coal Tit, Tree Sparrow and Pied Flycatcher; whereas a slightly larger hole of 32 millimetres in diameter will also attract House Sparrow, Nuthatch, and Lesser Spotted Woodpecker.
The following design is for a basic small-hole nestbox.
The roof should be hinged, for ease of cleaning out, either by a non-ferrous hinge and screws or by a rubber strip.
The dimensions are only an approximate guide and are by no means critical; but if they are followed, this box can be made from one 48 inch piece of timber, 6 inches wide, and 0.75 inch thick.
The box may be screwed or nailed together, and small drainage holes should be drilled in the floor








Small-hole box
6"
8"
Roof
12"
Back
7"
Front
8"
Side
7"
Side
6"
Floor
4.5"
7"
8"
Open-fronted box
Roof
Side
Back
Side
Floor
Front

USEFUL INFORMATION

People often ask the question: "Do nest boxes in gardens really serve any useful purpose other than giving pleasure to us humans?" The answer to that question is definitely yes! Gardens are a most important habitat. The total area of all gardens in Britain exceeds that of all nature reserves,and as modern lifestyles destroy trees, hedges and old buildings, natural nesting sites are in decline.
So nest boxes placed in gardens can make a real difference to the success or failure of a breeding species in a given area, especially when accompanied by the regular supply of suitable food and water.

DESIGN
There is no standard, accurate design for a nest box. Birds do not insist on their nest sites being Mathematically precise! What they do require is a nest site which is secure and weatherproof, and as safe as possible from predators.
Different bird species favour different types and locations of nesting sites, and so boxes must be constructed accordingly to meet these different needs. Two basic designs however will accommodate most common garden birds; either a partly open-fronted box, or a box with a circular hole at the front (of varying diameter for different species).
Dimensions need not be precise; make the box to suit the materials available rather than buying materials to match any given dimensions.

MATERIALS
Undoubtedly wood is the best material to use; new or old wood, rough or planed, softwood or hard wood - it is really not important.
Use what is readily available.
A thickness of about 0 .75 inches IS IDEAL. Manufactured board (plywood and chipboard) are not suitable for outdoor use (except for resin-bonded marine quality ply, which can be expensive), although they are perfectly acceptable for a nest box placed under cover, for example a Barn Owl box placed in an old building.
After construction, the outside only of the box should be treated with a water-based wood preservative product such as 'Cuprinol' or 'Sadolin', etc., (NOT creosote) to prolong its life and help repel water. If using planed timber, clear polyurethane may be used instead. All boxes should be treated annually in this way and allowed to dry thoroughly before being erected. A piece of roofing felt fixed to the roof will also prolong the life of the box and render it more waterproof.

SITING OF NEST BOXES

For nest boxes with open fronts and small entrance holes:

- HEIGHT

Whether fixed to a tree or a wall, the height above ground is not critical to most species of bird, so long as the box is clear of inquisitive humans and prowling cats.

- ASPECT

If there is no natural shelter, it is best to mount a box facing somewhere between south-east and north, to avoid strong direct sunlight and the heaviest rain. The box should be tilted slightly forwards so that the roof may deflect the rain from the entrance.

- PREDATORS

It may be possible to deter predators by fixing the nest box in a thorny bush or by placing chicken-wire around the entrance, but always ensure a direct flight-path to the entrance. If squirrels or woodpeckers are a serious threat, fix a metal plate around the entrance, so that it can not be enlarged.

- FIXING

Some authorities recommend nails to attach the box directly to a tree trunk or branch; others prefer the use of rope or wire right around the box and trunk (remembering to protect the trunk from wire cutting in by the use of a piece of rubber or the like). Both methods are satisfactory, but obviously annual maintenance is easier if the box is wired and can thus be taken down easily for cleaning.

- NUMBER

The number of nest boxes which can be placed in a garden depends on the species you wish to attract. Many species are fiercely territorial, such as Blue Tits, and will not tolerate another pair close by. About 2 to 3 pairs per acre is the normal density for Blue Tits. Other species such as Tree Sparrow, which are colonial nesters, will happily nest side by side.
Do not place any nest box close to a bird-table or feeding area, as the regular comings and goings of many other birds are likely to prevent breeding in the box.

- ANNUAL CLEANING OF NEST BOXES

After the end of each breeding season, all nest boxes should be taken down and the old nesting materials removed, and the box should be scalded with boiling water to kill any parasites. Do not use insecticides or flea-powders - boiling water is adequate. Annual cleaning is best carried out in October or November. Under the terms of the "Wildlife and Countryside Act 1981", if unhatched eggs are found in the box, they can only legally be removed from October to January inclusive, and they must be destroyed! It is illegal to keep them.

- WINTER

Leave the bird box up in winter as it will be useful as a roosting site for birds in bad weather.

SWIFT BOXES

One swift nest brick shall be incorporated within the external wall of the north eastern gable of the dwelling and at leat 5 metres above ground level.

Details of the nest brick are as submitted below.

VIVARA PRO CAMBRIDGE Brick Faced Swift Nest Box
Manufacturer: VIVARA PRO.

Designed to be incorporated into an external wall.



FACING BRICK



NESTING CHAMBER

About this product

A lack of suitable nesting sites is thought to be one of the main reasons behind the decline in swift populations. The Cambridge Swift Nest Box provides a low-cost and long-term nesting solution for swifts. There are two parts, a concrete nesting chamber that is designed to go into a cavity and a half brick facing to blend into an external wall with a choice of either red or buff facing bricks. When installed the box is discreet and does not impact the building's aesthetic.

This nest box should be sited at a height of at least five metres, with a clear flight path to the entrance. If possible, avoid south facing walls.

Specification

Nesting Block:
Height 215. Width 440. Depth 250.
Facing Brick:
Height 65. Width 215. Depth 55.
Entrance hole: 65 x 29
Combined weight: 12.6kg