

LANDSCAPING & ECOLOGY NOTES



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Job No. 133
Client: JR & JD Properties Ltd
Date: September 2026
Location: Land Off Farrow Avenue
Reference/Description: Residential development of 5 dwellings

The application site area is 0.1368ha, various nature friendly features have been incorporated into the landscaping and dwelling design proposals, these are set out as follows and on the accompanying drawings 133 - P01, P02, P03 & P05.

Developments with a total site area within the red line boundary of 0.2 hectares or less are exempt from mandatory Biodiversity Net Gain (BNG), provided they do not impact an on-site priority habitat. Previously an Outline planning approval was granted for the residential development of 5 dwellings, that approval identified requirements for simple biodiversity improvement measures and landscaping measures, all of which and more have been included within the overall proposal.

Biodiversity benefits and enhancement

Trees and hedging are proposed as part of the scheme.

Three new Wild Cherry (*Prunus avium*) trees are included. Their early spring blossom provides an important source of nectar and pollen for bees and other pollinators. Two Field Maple (*Acer campestre*) trees are also proposed; these native species offer spring nectar, autumn seeds favoured by finches, and additional nesting opportunities.

Yew hedging, these hedges are good for wildlife because they provide dense, year-round shelter for birds and small mammals, as well as a food source from their red berries, which are eaten by many bird species. The leaves are also a food source for the caterpillars of the satin beauty moth.

Laurel hedgerow, dwarf & full height varieties, these have white spring flowers which attract bees and butterflies, while the berries are a favourite with foraging birds. The leaf litter encourages insects and foraging by hedgehogs.

Hornbeam hedging provides a valuable food source, producing spring catkins that mature into autumn seeds eaten by small birds such as finches. Its foliage supports native moths and caterpillars, and because much of the leaf cover is retained through

winter, an established hedge can offer shelter and nesting opportunities for small birds. The resulting leaf litter encourages insects, which in turn attract hedgehogs.

Lavender hedging will provide an abundant, easily accessible source of nectar and pollen, serving a range of key pollinators, including bumblebees, honeybees, butterflies, and hoverflies. The increased insect activity encourages a resilient localized food web, naturally attracting higher-trophic species of conservation importance, including insectivorous garden birds.

The existing mixed hedging to the frontage of the site and along the rear half of the southern boundary will be retained as much as possible, these areas provide some nesting opportunities for small birds, there is a small amount of hawthorn mixed in which supports pollinators.

Many bird species that were once common in the UK are now experiencing a decline in numbers, partly due to the loss of nesting habitats. The proposals include habitats and planting which support species that can thrive and nest successfully near human habitation.

Swifts

Swifts are a colonial breeding species. Five built in nests (equivalent to one per dwelling as per condition 20) will be placed in a group on one of the gables, each approximately 1 metre apart. Details of the nests are given on the following pages

Swift Nest Brick
CODE GSWB
Description

As modern building practices have greatly improved the quality of new homes in the UK, some have actually suffered from the advances in building regulation. Bird species such as swifts have occupied the cracks and crevices in our buildings for thousands of years, but the improved standard and style of modern construction has put their survival in our towns and cities at risk.

These popular birds come to the UK for three months during the summer to raise their young and can be seen on warm evenings giving spectacular displays. They eat large quantities of insect pests and spiders. They prefer nesting in small groups but the population has been dwindling for many years as suitable nest sites have become scarcer.

The Manthorpe Swift Brick has been developed in conjunction with major house builders and conservation experts to provide a safe, spacious and habitable area to allow swifts to nest within the well built construction of modern houses.

Weight

0.71kg

Box Qty

2 (1.48kg per box)

**Materials - Base
Top**

PVC

Polypropylene

Colours

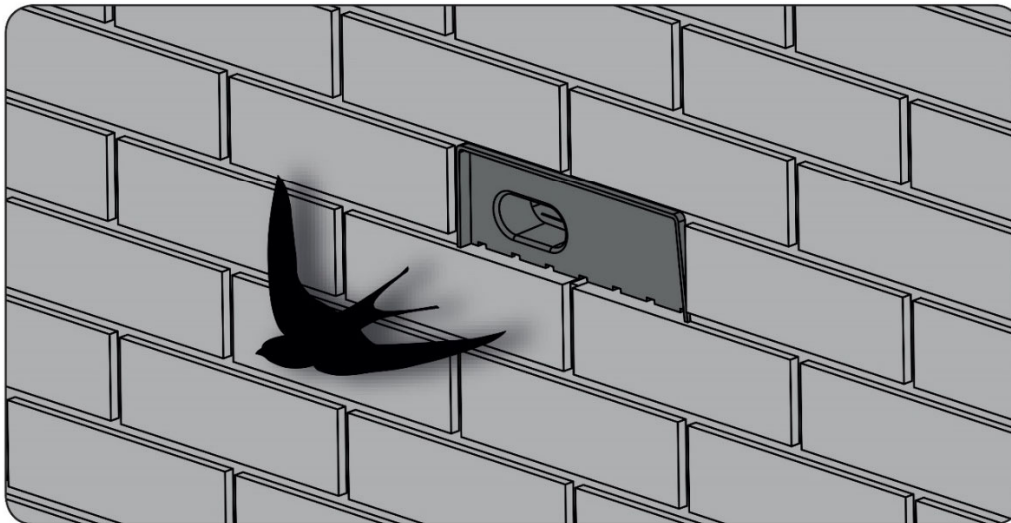
Terracotta, Slate Grey,
Antique Red, Buff,
White & Black

Manufacturing

Injection Moulded

Features

- Takes the place of a single brick the coloured face blends in to the surrounding masonry.
- Neat and simple to install, can be fitted quickly during the bricklaying.
- Integral nest concave provides ideal starting point for nest building.
- The birds have access via a 29 x 65 mm opening leading into a recessed entry tunnel.
- 413cm² of floor area gives the maximum habitable living space within the wall construction.
- A built in cavity tray detail within the roof of the brick protects against water ingress.



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DRN B.H. Date 20.06.19

The company maintains a policy of continuous development of its product range and reserves the right to amend the specification without notice.

DRG No

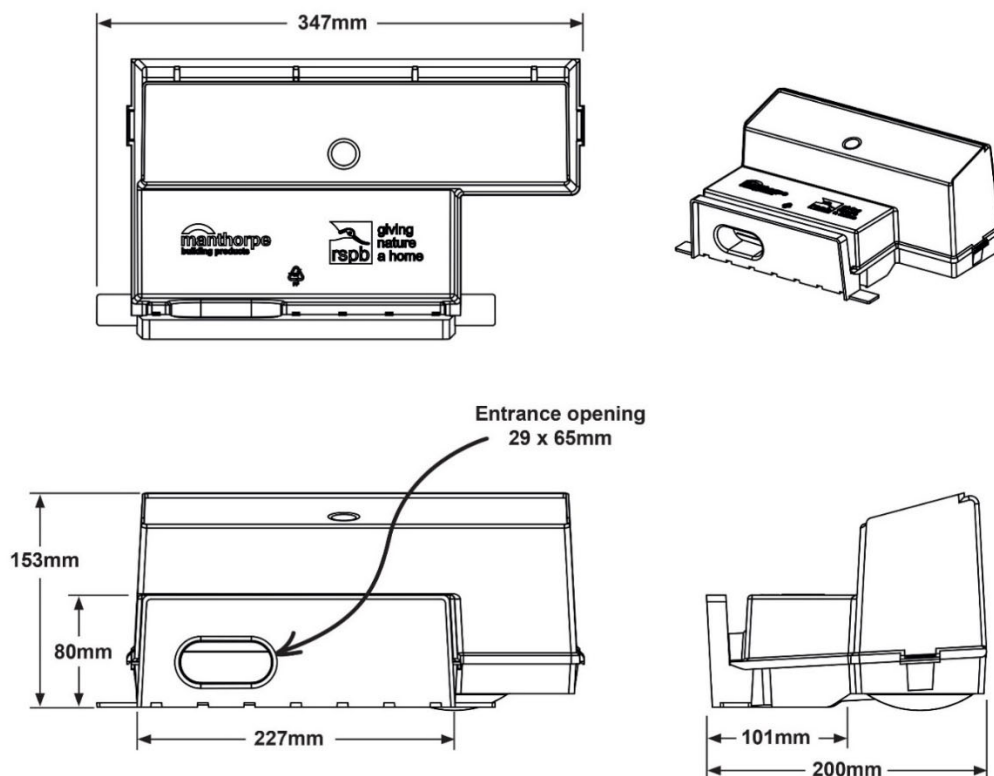
MBP 8317

Issue

B
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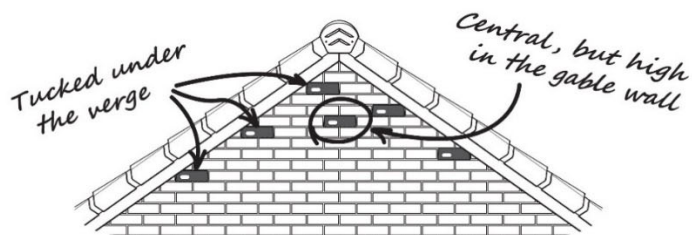
Swift Nest Brick

CODE **GSWB**

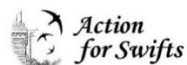


Placement Overview

The Swift Brick should be located high within the gable wall of the property, ideally at 5 metres high and above and over the level of the insulation zone. Where possible, install in locations that are unlikely to receive large amounts of direct sunlight during the hottest times of the day, ideal places include below the overhang of the verge and barge board.



Developed in partnership with



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Issue

B
2 of 2

Bat populations are also in decline in the UK as a result of roost destruction. Roost boxes will be provided, with careful consideration of placement so that homeowners do not find they cause issue and therefore give rise to roosts being disturbed.

Bats



Ibstock Type B, built in bat box

or Ibstock Type C, built in bat box

Integrated permanent habitat. Designed specifically for the pipistrelle bat.

Brick slips for type B design would be sourced from site to match development. Type C design in smooth red

A discrete home for bats, the 215 x 215 or 215 x 290 size creates several roosting zones inside the box.

Maintenance free with entrance at the base.

Advice from the Bat Conservation Trust states: Boxes should be put as high as possible, ideally at least 4m above ground level, to try and avoid predation from cats on the ground or nearby structures. On buildings, boxes should be placed as close to the eaves as possible and have a sunny aspect.

Management

All proposed habitat, planting, and landscaping enhancements that support biodiversity, as outlined above, will be secured through a legal covenant attached to each dwelling. This will require the homeowners to maintain these features for the anticipated lifetime of the property or until such time as they become overbearing or damaging to property, e.g. when trees have matured.