



Condition Compliance

**Change of Use of Area or Park Land to Public Open
Space/Recreational Ground**

**Moulton Park,
High Road,
Moulton,
Spalding,
Lincolnshire,
PE12 6PD**

Compliance of Conditions – as requested under approved planning application ref: H13-0954-23.

Description – Change of use of area of park land to public open space/recreational ground.

Location – Moulton Park, High Road, Moulton, PE12 6PD.

Full planning permission granted – 11th January 2024.

Conditions

- 3.** – The existing hedgerow to the west boundary of the site will remain in place and will be maintained at its current height of approximately 1.5m. The north, east and south boundaries will all have a 4ft high stock fencing with round timber posts at 3m centres. There will be a 4ft wooden 5 bar gate within this fencing with two 6 inch timber posts to allow for access outside of the fenced area for maintenance etc.
- 4.** – The access gate from Bell Lane will be formed of a 10ft wooden 5 bar gate with a smaller 4ft wooden 5 bar gate, all with three 8 inch timber posts. The 10ft gate will be locked at all times with a gate bolt and only opened for access for maintenance vehicles. The smaller 4ft gate will be for general public access and will be held closed with a gate catch.
- 5.** – There is to be no external lighting installed at present. If this were to change in the future the necessary approvals will be obtained.
- 8.** – Given the park setting of the development there is already ample nesting opportunities for birds and bats, furthermore so as the setting is not due to be altered in any way other than the installation of the above mentioned fencing. However, if it is deemed to be necessary, a number of bird and bat boxes could easily be installed in the surrounding trees.

10. – The recommendations as set out in the Preliminary Ecological Appraisal gives suggestions of required measures based on the likelihood of each specific animal group being present on the site. As an outcome of this it was concluded that for the groups 'Great Crested Newts' and 'Water Vole' require no further action.

Based on the recommendations, the following measures will be put in place both during and following the works to form the public open space.

- Minimal hedgerow/tree clearance will be required, however, to ensure there is no disturbance potential common reptiles on site, this will be carried out between the months of April and September.
- All materials, whilst stored on site, will be kept on pallets to deter reptiles from taking shelter underneath.
- If badger sets are found during the works advice will be sought before proceeding. No holes will be left open overnight to avoid small animals, badgers, hedgehogs etc, falling to them and becoming trapped.
- Generally, there will be no tree felling operations so there is no recommendation to carry out any further survey works. However, vigilance will be observed whilst operating within the site to ensure bat migration links are maintained, either via site wide connectivity through the maintaining of hedgerows or keeping site lighting down to a minimum. The guidance is to ensure that any gaps in hedgerows are kept to below 10m, the entrance to the site will be within this and maintained as such.
- The recommendation for the protection of common bird species is to ensure any hedgerow works are not carried out between early March and early September. However, as this clashes with the dates set out under the recommendations for common reptiles it is sensible to suggest that whilst any hedgerow works commence within this timeframe a search for nests shall be carried out prior to starting the works, not only for the duration of the works but for ongoing maintenance also.
- Whilst not strictly proposed due to the maintaining of all on site trees and hedgerows, to ensure ecological enhancement can be achieved in the future, it would be sensible to suggest that any new trees or hedgerows planted will be of native species and that these newly planted trees and hedgerows make use of biodegradable guards and ties.
- The stock fencing to the north, east and south boundaries will have appropriately sized holes to ensure hedgehogs and other small animals can move freely within the park generally.