

Chloe Timm
Eastbourne Borough Council
1 Grove Road
Eastbourne
BN21 4TW

Ref: 230325
Date: 7th July 2023

Sent via email to: chloe.timm@lewes-eastbourne.gov.uk

Dear Chloe Timm,

APPLICATION REFERENCE: 230325

ADDRESS: 24 HURST ROAD EASTBOURNE EAST SUSSEX BN21 2PW

PROPOSAL: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION(S) 4(PRIVACYSCREENS),6 (BIRD,BAT AND INSECT BOXES),7 (LANDSCAPING) AND PART DISCHARGE OF CONDITION 12 (WRITTEN RECORD OF ARCHAEOLOGICAL WORKSREPORT) IN RELATION TO PLANNING PERMISSION 220566 GRANTED ON 26/10/2022

Thank you for consulting Green Consultancy (Ecology & Biodiversity) on the above planning matter. Please see my comments below, made in relation to Conditions 6 and 7. Please note, my advice is restricted to ecological matters.

Condition 6

Condition 6 of 220566 requires the following: *Details of bird, bat and insect boxes, including their design, number and location on the site, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the boxes shall be installed in accordance with the details approved prior to commencement of the development or any tree works, hereby approved, and retained as such thereafter.*

It is understood that 3 x 1B Schwegler Bird Boxes will be provided. However, the plans show these to be on the new fencing. The wording advises that bird boxes will be '*installed along the fence line in south-east facing aspect at least 3m from ground level*'. However, this is not accurate as the fencing is proposed at 1.8m height. Furthermore, bird boxes should be placed in locations that avoid strong sunlight (therefore it is generally recommended to face the box on northern to eastern elevations when on structures/buildings) and away from areas at high risk of disturbance and predation. Alternative locations should be sought for the bird boxes. I would recommend that the applicant consults with their ecologist.

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2FE Schwegler Bat Boxes are also proposed, although the total number is unclear as there is some discrepancy between the wording and the drawings. The writing on the Landscape Plan suggests these would be on the external face of the houses in a south easterly direction and at least 3m from ground level. The suggested elevation appears appropriate for bat boxes, provided the locations are free from obstructions / disturbance (such as lighting and windows). However, the Bat Conservation Trust recommends that bat boxes should be placed higher where possible (ideally above 4m). Furthermore, the plans themselves show the bat boxes to be located on the new fencing, not the houses, which would not be appropriate (as above). The plans should be amended to ensure that the bat boxes are placed in suitable locations. Further advice is provided in the original Bat Scoping Report (The Ecology Co-op, 27th June 2022) and the applicant may wish to consult with their ecologist.

Condition 6 also requires details of insect boxes. These do not appear to be included within the submitted information. Further information is required regarding the number, specification and location of insect boxes.

Condition 7

Condition 7 of 220566 requires the following: *Prior to the completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include: a) a scaled plan showing all hard and soft landscaping, including vegetation to be retained and planting of trees and plants; b) details of all hard surfaces; c) all boundary treatments; d) a schedule detailing sizes, species and numbers of all proposed trees/plants e) sufficient specification to ensure successful establishment and survival of new planting. Any new tree(s) that die(s) are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which die, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details unless agreed otherwise with the Local Planning Authority.*

The Landscaping Plan key provides details of native bulb planting, which is supported. However, these do not appear to be included on the drawings and the number of bulbs to be planted is unclear. Further information is required to confirm the numbers and locations for the native bulb planting.

The incorporation of mixed native species hedgerows and the planting of 3 x wild cherry trees is supported. I also note that new turf is proposed in the garden areas. Consideration could be given to including turf / seeds containing a mixture of low flowering wildflower species that are tolerant of mowing, to help increase biodiversity.

Timber close board fencing is proposed around the gardens. I would recommend including suitable gaps for hedgehogs at the base, to allow hedgehogs to move between gardens. These

should be placed carefully to create safer commuting and foraging routes, away from areas of potential risk (such as busy roads and areas of high disturbance).

Summary

At present it is considered that insufficient information has been provided in relation to Conditions 6 and 7 of 220566. Amendments are required to ensure that the bat and bird boxes are placed in suitable locations and, in line with Condition 6, insect boxes should also be provided. Clarification is also required regarding the soft landscaping plans.

Yours sincerely,

Rebecca Fuller

Specialist Advisor (Ecology and Biodiversity)
Green Consultancy
Lewes District Council and Eastbourne Borough Council