

GENERAL
No soft landscaping required or intended. Existing working yard harstanding and concrete retained. Existing tarmac retained at yard entrance between outbuildings. New gravel to driveway as noted on drawing.

PROTECTED SPECIES MITIGATION
BATS

A bat roost was found in Building 3 but there is no intention to carry out any works on the first floor or roof and therefore there is no change in their habitat. Disturbance of this during the months May-October by loud power tools, percussuion, dust or increased light would constitute an offence and must be avoided.

Security lighting should be set on motion sensors with short timers (1 minute). LED luminaires should be used due to their sharp cut-off, lower intensity, and dimming capability. A warm white spectrum should be adopted across the site to reduce blue light component (<2700Kelvin). Luminaires should always be mounted horizontally with an upward light ratio of 0%.

The lighting scheme will be drawn up in line with ILP and BCT guidance note 08/18 Bats and Artificial Lighting in the UK (<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting>). All proposed new external lighting will be directed away from any vegetated boundary features to retain dark corridors for commuting bats across the site. The following should be considered when choosing luminaires to minimise the impact on bats: All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used; LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability; a warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light component; luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.

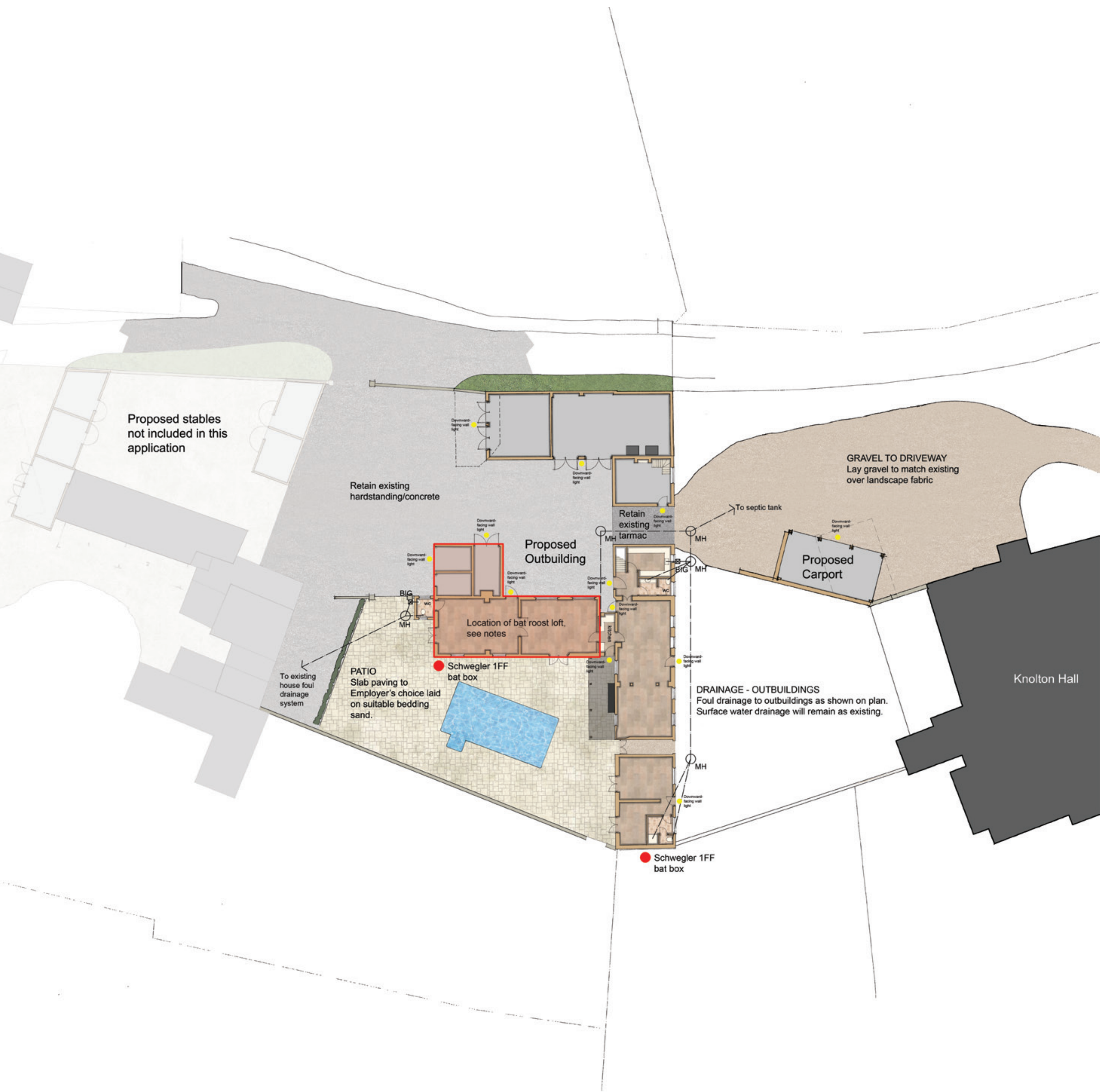
Internal luminaires can be recessed where installed in proximity to windows to reduce glare and light spill. The use of specialist bollard or low-level downward directional luminaires to retain darkness above can be considered. However, this often comes at a cost of unacceptable glare, poor illumination efficiency, a high upward light component and poor facial recognition, and their use should only be as directed by a lighting professional. Column heights should be carefully considered to minimise light spill. Only luminaires with an upward light ratio of 0% and with good optical control should be used. Luminaires should always be mounted on the horizontal, ie no upward tilt. As a last resort, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed.

NESTING BIRDS
Mitigation to avoid disturbance to nesting birds should be as follows: Clearance/demolition of buildings should be undertaken from September to the end of February outside of the nesting season. Otherwise a pre-commencement survey should be carried out to ensure that no birds are nesting.

GREAT CRESTED NEWTS
Mitigation for GCN will involve the adoption of Reasonable Avoidance Measures (RAMS) incorporated into a Method Statement. Although the risk to GCN from the building works is negligible, RAMS will ensure that any small residual risks are avoided. Any excavated trenches will be covered at the end of each day's work with plywood and edged sealed with sand or soil. The trenches will be checked each morning for evidence of GCN – any found will be moved to the artificial hibernacula.

ECOLOGICAL ENHANCEMENT
It is recommended that, in order to provide additional roosting sites for bat species using surrounding habitat and landscape features, two bat boxes are attached to the refurbished buildings. The recommended model would be the Schwegler 1FF.

Proposed stables
not included in this
application



NOTES
Do not scale from this drawing
All measurements to be checked on site

Revision	Description	Date
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project
OUTBUILDINGS AT KNOLTON HALL

project no.
1140

client
MR AND MRS CHANTLER

drawing
PROPOSED LANDSCAPING PLAN
OUTBUILDINGS

drawing no.	revision
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33 -

status
PLANNING

scale **date**
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