



Biodiversity Enhancement Strategy

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Plannint Application: DM/25/2616 | Erection of four residential dwellings (2 no. two-bedroom and 2 no. three-bedroom staff accommodation units) with associated parking, landscaping, access improvements, and sustainable drainage measures, on land east of Malthouse Lane

1. Introduction and purpose

This Biodiversity Enhancement Strategy has been prepared to discharge the planning condition requiring the submission of a strategy for protected, Priority and threatened species.

The Strategy has been prepared in line with the recommendations of the Preliminary Ecological Appraisal (Arbtech Ltd, March 2025) and the Biodiversity Net Gain Assessment (Arbtech Ltd, May 2025).

The purpose of this document is to set out the biodiversity enhancement measures that will be implemented as part of the development, together with details of their location, implementation, responsibility, and aftercare.

2. Conservation objectives

The conservation objectives of this Strategy are to:

- Avoid harm to protected and Priority species during construction works;
- Enhance biodiversity value on and around the site in a proportionate manner;
- Deliver ecological enhancements consistent with paragraph 187(d) of the NPPF 2024 and section 40 of the NERC Act 2006;
- Implement the ecological enhancement measures identified within the approved ecological assessments.

3. Biodiversity enhancement measures

The following biodiversity enhancement measures will be implemented as part of the development. Measures are proportionate to the scale of development and are to be delivered in line with the recommendations of the Preliminary Ecological Appraisal (Arbtech Ltd, March 2025) and Biodiversity Net Gain Assessment (Arbtech Ltd, May 2025).



3.1 Built-in and building-mounted features (minimum provision)

- **Bat roost features:** Minimum 2 no. integrated bat roost features per dwelling (8 no. total), suitable for crevice-dwelling bats (for example, integrated bat tubes or bat bricks), installed within external elevations.
- **Bird nesting features:** Minimum 1 no. bird nesting feature per dwelling (4 no. total) suitable for small passerines (for example, swift brick or sparrow terrace

where appropriate, or equivalent enclosed bird box), installed within external elevations.

Installation parameters (to be confirmed on the location plan):

- Bat features typically installed at **high level** on elevations with a clear flight line, away from main entrances, and not directly above windows/doors.
- Bird features installed at a suitable height with clear access and away from obvious disturbance points.
- All features to be positioned having regard to the approved lighting approach and the requirement to minimise disturbance to bats.

3.2 Terrestrial species measures

- **Hedgehog permeability:** Provide **hedgehog access gaps** within boundary treatments as follows:
 - Minimum **1 no. hedgehog access gap per plot boundary** where a solid fence/wall line is proposed and where it is practicable to connect to adjacent soft landscaping.
 - Gaps to be approx. **130 mm x 130 mm** (or equivalent proprietary solution) at ground level.

3.3 Planting and landscaping

- Implement landscaping in accordance with the approved drawings, using **wildlife-friendly and native species where specified**.
- Where new trees/shrub planting is proposed, species selection and planting density shall prioritise pollinator value and local suitability.

3.4 Construction-phase ecological precautions (commitments to align with the PEA)

The following commitments will be adopted during construction to ensure the ecological recommendations are carried through:

- **Nesting birds:** Vegetation clearance to be undertaken outside the main nesting season (typically **1 March to 31 August**) where practicable. Where clearance is required within this period, a **pre-works nesting bird check** shall be completed by a suitably qualified ecologist and any active nests retained until fledging.
- **Sensitive vegetation and trees:** Any ecologically sensitive clearance (including removal of trees within scrub) shall be undertaken using a **suitably competent approach**, with **ecologist advice/oversight where recommended within the PEA**, and works halted if evidence of protected species is encountered.
- **Open excavations:** Excavations to be covered overnight or provided with an escape ramp to avoid trapping mammals (for example, hedgehog/badger), with site operatives briefed accordingly.

These measures reflect the proportionate enhancement approach set out within the approved ecological documentation.

4. Location of enhancement measures

Enhancement measures shall be located as set out below and as shown on the location plan accompanying this Strategy.

- **Bat roost features:** Locations labelled **B1–B8** on the location plan.
 - **Bird nesting features:** Locations labelled **N1–N4** on the location plan.
 - **Hedgehog access gaps:** Locations labelled **H1–H5** on the location plan (quantity to match the minimum provision set out in Section 3.2 and to reflect the final boundary design).
 - **Planting/landscape enhancements:** Locations as per the approved landscape and planting proposals.
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5. Implementation and responsibility

Implementation responsibilities shall be as follows:

- The Principal Contractor shall be responsible for installing all biodiversity enhancement measures during construction.
- A suitably qualified ecologist shall be appointed as required to undertake any checks and provide oversight where recommended within the PEA.
- The Site Manager shall ensure operatives are briefed on ecological precautions (toolbox talk) prior to vegetation clearance and commencement of works.

Timing:

- The Strategy shall be approved by the Local Planning Authority **prior to works above slab level**, in accordance with the condition.
 - All biodiversity enhancement features (bat and bird provisions, hedgehog gaps) shall be installed **prior to first occupation** of the relevant dwelling unless otherwise agreed in writing by the Local Planning Authority.
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6. Aftercare and long-term maintenance

The following aftercare and maintenance measures shall apply:

- Biodiversity enhancement features shall be retained for the lifetime of the development.
- Any damaged, lost, or defective features shall be replaced on a like-for-like (or LPA-approved equivalent) basis within **3 months** of identification.
- Bird and bat features shall not be blocked, sealed, or painted over.
- Routine estate/grounds maintenance shall avoid disturbance to installed features.

Landscape aftercare:

- Planting to be maintained in accordance with good horticultural practice.
- Any planting failures within the first **5 years** shall be replaced in the next planting season with similar species/size, unless otherwise agreed.

These maintenance provisions are proportionate to the scale of development and ensure the enhancements remain effective over time.

7. Compliance statement

The biodiversity enhancement measures set out in this Strategy shall be implemented in full and retained thereafter in accordance with the approved details.

This Strategy is consistent with, and does not conflict with, the recommendations and conclusions of the approved Preliminary Ecological Appraisal (Arbtech Ltd, March 2025) and Biodiversity Net Gain Assessment (Arbtech Ltd, May 2025).