FPCR | environment & design






Ecological Conservation Management Plan

Client

Morris Homes

Project

Loves Farm, St Neots

Date

August 2026

CONTENTS

1.0 INTRODUCTION 1

2.0 LEGISLATION 3

3.0 MANAGEMENT OBJECTIVES & MONITORING 3

4.0 RESPONSIBILITY FOR IMPLEMENTATION 5

TABLES

Table 1: Management Features, Objectives, Outline Management & Success Indicators

Table 2: Detailed Management to Achieve Objectives

Table 3: Monitoring Programme - Post Construction

FIGURES

Figure 1: Biodiversity Enhancement Plan

Rev	Issue Status	Prepared/Date	Approved/Date
-	Final	EJF/ 02.09.26	EJF/ 02.09.26

1.0 INTRODUCTION

1.1 The following Habitat Management Plan has been prepared by FPCR Environment & Design Ltd. on behalf of Morris Homes. This document sets out the habitat protection, creation and management approaches for an individual plot at Loves farm, St Neots, Cambridgeshire (herein referred to as 'the Site').

1.2 This document should be read in conjunction with the Planning Layout[1], the previous Site Wide Ecological Conservation Management Plan[2].

Site Context

1.3 The Site is located on cleared land at the central Ordnance Survey (OS) grid reference TL 20549 60341.

On-site

1.4 The site currently comprises cleared land and newly constructed roads. The previous surveys identified the Site was being dominated by arable (crop) land, with a species-poor semi-improved grassland, trees and hardstanding.

Off-site

1.5 The off-site habitats comprise:

- South – Cambridge Road and newly built development.
- West – Band of greenspace and roads/housing.
- North – Scrub, swamp, and ponds.
- East – Cleared former arable land.

Development Proposals

1.6 The proposals for the Site development of 246 houses and associated hard and soft landscaping/infrastructure.

1.7 The landscape strategy is limited given the Site is dominated by residential development. This will comprise a mix of trees, hedges, shrubs and lawn. See relevant landscape plan for reference[3].

Background

1.8 This document has been prepared to discharge Condition 13 of planning permission which states 1300388OUT, which states:

Production of a Landscape Ecological Management Plan suitable for submission to the LPA in support of the discharge of (draft) Condition 13:

"No development other than development undertaken in accordance with the Site Wide Earthworks Strategy approved pursuant to condition 32 of this permission shall commence within each reserved matters area until such time as a Detailed Ecological Conservation

[1]Morris Homes (2026) Loves Farm, St Neots – Planning Layout, M047/P/PL02

[2] EDP (2022) Monksfields, St Neots, Cambridge - Site Wide Ecological Conservation Management Plan

[3] Barnes Walker (2022) Monksfields, St Neots, Cambridge – Landscape Structure Plan

Management Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Detailed Ecological Conservation Management Plan Statement should demonstrate how it accords with the aims and objectives of the Site Wide Ecological Conservation Management Plan (approved pursuant to Condition 12). It shall detail which specific ecological measures are proposed within that reserved matters area and the timing for their delivery and include:

a) Habitats and species identified in the Site Wide Ecological Conservation Management Plan worthy of management and enhancement together with the setting of appropriate conservation objectives for the reserved matters area. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be provided alongside measures to provide habitat restoration and creation to deliver targets in the Cambridgeshire and UK Biodiversity Action Plans such as: the provision of bat and bird boxes on buildings and on trees around the site; the provision of other nesting features for bird species such as bird ledges; reptile hibernacula including small log and rubble piles; the creation of new aquatic habitats where possible within permanent areas of open water of minimum depth 0.5m; the provision of wetland margins and habitat islands; the management of grassland

b) A summary work schedule table, confirming the relevant dates and/or periods that the prescriptions and protection measures shall be implemented or undertaken by / within

c) Confirmation of suitably qualified personnel responsible for over-seeing implementation of the EMP commitments, such as an Ecological Clerk of Works, including a specification of role.

The ecological measures shall be carried out in accordance with the approved details.

Reason: To ensure that the development of the site conserves and enhances ecology."

2.0 LEGISLATION

2.1 All relevant EU and UK nature conservation laws will be adhered to in relation to the protection of ecological features and ecological enhancement/management. This includes the protection afforded to nesting birds under the Wildlife and Countryside Act (WCA) 1981 (as amended), the protection of badgers *Meles meles* under the protection of badgers Act 1992, the protection of bats and their roosts under the Conservation of Habitats and Species Regulations (CHSR) 2017 (as amended), and the protection of great crested newts *Triturus cristatus* and their places of rest or shelter under the CHSR 2017 and the WCA 1981. The presence of non-statutory designated Local Wildlife Sites (LWS) should also be considered.

Health & Safety

2.2 Morris Homes and its appointed contractors will assume all responsibility regarding health and safety when implementing the management plan.

2.3 The scheme should be implemented by competent landscape managers and operatives, who are responsible for the application of best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected species and habitats. The management items set out in this document in no way remove their responsibilities to current, or any future, statutory and best practice procedures or obligations.

2.4 Care must be taken during the management and the design of that management to assess, and where practicable, reduce or eliminate risks. To this end, the Management Company will periodically carry out a Health and Safety Audit of the whole Site. This audit will review health and safety considerations and make recommendations on the work necessary to maintain the habitats and open green spaces in a safe condition. These will be worked into the landscape management as it evolves.

3.0 MANAGEMENT OBJECTIVES & MONITORING

3.1 The scope of this document is limited and covers only the below plot of the wider scheme from the Site Wide document (see yellow boundary), which this document references.



3.2 The ECMP identifies the features which require management; this includes:

- Habitats that will be retained and enhanced through sympathetic management; and
- Habitats that will be created and subsequently maintained for biodiversity objectives.

3.3 It considers these at two stages: the construction phase and post-construction (or the development phase).

3.4 Every management plan should have an overarching objective, and for this Site, this is the creation and enhancement of habitats to improve biodiversity. For habitats, a specific target habitat type and condition have been set; when this target is met, the measure is considered successful.

3.5 For the individual features (i.e. bat roosting opportunities) which, in combination, are expected to achieve the overall objective, a target indicator has been given, which, if present, will mean that the mitigation or compensation measure has achieved its objective.

3.6 Management prescriptions have been provided, which are considered necessary to achieve the habitat target or objective for each feature; these have been considered at both the construction and development phases.

3.7 Monitoring is an essential part of any management plan, to:

- ensure that the proposed management is being implemented;
- respond to unexpected outcomes from management; and
- determine if objectives are being achieved.

Management Period

3.8 This document covers a period of thirty years, with the work programme to be fully reviewed every five years by those members of staff involved in Site management. The Habitat Management Plan should be updated accordingly to cover the 30-year period.

Monitoring and Review

3.9 Monitoring is not practical for the proposed habitats as they are all located within residents' ownership and control.

3.10 Any variations to the agreed management of habitats detailed within this Management Plan which come about as a result of monitoring surveys will be agreed with the Local Planning Authority.

4.0 ECOLOGICAL FEATURES AND RISK ASSESSMENT

4.1 The following is summary of the ecological features within/adjacent the Site based on the existing survey which was conducted by EDP in 2011 to 2016.

Habitats

4.2 Table 1 considers the existing habitats that are sensitive to construction activities and identifies the potential risks to these as a result of works. Measures to manage these risks will be discussed in the appropriate section, dependant on the stage of development.

Table 1 – Assessment of Risk to Existing Habitats

Habitat	Assessment of Risk
Arable, Species-poor semi-improved grassland (onsite)	n/a habitats already subject to clearance as part of wider permission.
Dense scrub (offsite to north)	There is a risk of: root compaction, damage to roots through pollution or incorrect storage of materials, damage to branches during site clearance, and accidental removal of excessive areas of trees.
Pond and swamp (offsite to north)	There is a risk of: pollution from dust, and run off during construction activities, including accidental spillages, and damage to the ditch during construction.
Hedgerows and individual trees (offsite to west)	There is a risk of: root compaction, damage to roots through pollution or incorrect storage of materials, damage to branches during site clearance, and accidental removal of excessive areas of hedgerow and/or trees.

Fauna

4.3 Notable and protected faunal species that are present within the Site, or may potentially be present and could be affected by development activities comprise the following:

Table 2 – Assessment of Risk to Existing Fauna

Species	Assessment of Risk
Bats – Trees with roosting bat potential within (offsite land to west)	There is a risk of killing or injury of bats roosting and disturbance of roosting bats, if present, to T2 and T3 though improper lighting and construction disturbance. All other trees with bat potential are to be retained, therefore there is a low risk of killing or injury of bats roosting and disturbance of roosting bats, if present. Increased artificial lighting may be a potential barrier to their flight paths along retained habitats and may cause potential roost features to be unusable.
Birds - there is suitable potential habitat for nesting birds within the Site in the form of ground nesting habitat in cleared areas and nesting habitats within hedges and trees (most of which are offsite).	Unmitigated, there is a moderate risk of: killing and injury of birds and damage to nests during site clearance of any suitable vegetation and/or buildings.
[redacted]	

Species	Assessment of Risk
[redacted]	
Reptiles – Site comprises suitable habitats for reptiles, but none were recorded onsite. The wider Site likely supports a small number of grass snake.	There is a very low of killing and injury during site clearance and construction as the majority of habitat clearance has been undertaken.
Amphibians - No GCN recorded within surveyed waterbodies. Common toad noted offsite (pond to north) and smooth newt noted within an offsite pond.	There is a very low of killing and injury during site clearance and construction as the majority of habitat clearance has been undertaken.

5.0 RESPONSIBILITY FOR IMPLEMENTATION

5.1 The responsibility of implementation of the Habitat Management Plan will fall into two parts:

- management required during the construction stage, which will be the responsibility of the developer Morris Homes; and
- post-development, management, which will be the responsibility of an appointed Management Company.

5.2 Theres is a number of caveats to the measures proposed which comprise:

- The document covers only one plot of a much larger site so only a portion of the proposed enhancements and measures in the wider document apply to this.
- The majority of the Site is built environment, and no management can be implemented in accordance with homeowner gardens/boredrs etc.

6.0 PRE-COMMENCEMENT AND CONSTUCTION PHASE

6.1 The following details the necessary avoidance and mitigation measures that will be implemented prior to the commencement of Site clearance and construction.

Pollution Prevention

6.2 The following best practice methodology be adhered to during ground clearance and construction to protect the identified ecological designations:

- Cover piles of building materials such as cement, sand, and other powders; regularly inspect for spillages, and locate them so they will not be washed into waterways or drainage areas;
- There should be no uncontrolled run-off of water or mud from the Site;

- Once roads are constructed, silt run-off preventative measures in the form of metal plates secured to gulley frames with terram, or equivalent, are to be utilised throughout construction works;
- Suitable provision will be made for the washing out of concrete mixing plant or ready-mix concrete lorries so that washings do not flow into any drain or watercourse or seep underground;
- Any environmentally hazardous material will be kept in dedicated stores, and storage tanks will have appropriate bunding to prevent run-off to the retained habitats and into the brook, ditch or ponds. Fuel will be stored in double bunded fuel tanks;
- Works machinery will not be refuelled within 10m of the ditch to prevent spillage;
- All machinery will be regularly checked for oil leaks or similar, which, if found, must be prevented from entering the waterbody either through immediate repair of the machinery or through use of a drip tray / spill kit or similar;
- Collect any wastewater generated from site activities in settlement tanks, screen, discharge the clean water, and dispose of remaining sludge according to environmental regulations;
- In the event of a spillage onsite, the material should be contained (using an absorbent material such as sand or soil or commercially available booms). Sorbents will be used to soak up a spill and stop it spreading on hard surfaces. Using sorbents generates waste and this method will only be used on small spills, or where a spill has been contained to stop any further spread. All used sorbents will be disposed of at an accredited site for disposal;
- All spillages will be reported to the Site Manager who will inform the Environment Agency in the event of a significant occurrence; and
- No unauthorised burning of any material will be carried out anywhere onsite.

6.3 To further minimise the risk of inadvertent harm to biodiversity features within the Site and its vicinities works will adhere to the following relevant Guidance for Pollution Prevention (GPP):

- GPP4: Treatment and disposal of wastewater where no connection to the public foul sewer.
- GPP5: Works and maintenance in or near water.
- GPP13: Vehicle washing and cleaning.
- GPP19: Vehicles: Servicing and Repairs.
- GPP 21: Pollution Incident Response Plans; and
- GPP22: Dealing with spills.

Habitats

Scrub, Hedgerows and Trees (offsite)

6.4 Creation of Biodiversity Protection Zones (BPZ) around retained features.

6.5 Protective fencing will be installed to protect the root protection areas (RPAs) of retained woodland, hedgerows and trees in the vicinity of construction works and access routes. Appropriate protective fencing identifying these protection zones is to be installed in accordance with arboricultural best practice. Retained ditches associated with hedgerow bases will also be buffered within the root protection areas (RPAs) of these features.

6.6 Fencing will be appropriate to restrict access to such areas by construction workers / equipment, to ensure no physical damage occurs and to minimise the risk of accidental pollution events.

6.7 No works or storage of materials will take place within the above protection zones, unless otherwise specified within the Arboricultural Assessment, during the pre-commencement and construction stages. Furthermore, no soil stripping, excavations or any vegetation clearance is to take place; no site workers or vehicles are permitted, and no machinery or materials are to be stored.

Pond and Swamp (offsite)

6.8 Woks to be undertaken in accordance with hydrological good practice (as above).

Lawn

6.9 Ground preparation and installation of lawn under best practice at any time of year (see planting plan and table 4 and 5 and planting plan)

Ornamental Shrub, New Specimen Trees and Hedgerows

6.10 Ground preparation and planting in accordance with best practice is applicable. October/November – February/March (see planting plan and table 4 and 5 and planting plan)

Fauna

6.11 The following precautionary measures will be adopted to avoid any potential for harm to protected and notable species.

General Good Practice Measures

- Where possible material will be stored centrally within the Site within a fenced compound rather than at the edge or near to retained habitats.
- Materials should be raised from the ground by storing on pallets to prevent fauna such as reptiles using these for shelter.

[redacted]

[4] EDP (2022) Monksfields, St Neots, Cambridge -Badger Mitigation Strategy (ref: edp1377_r013)



Bats

6.19 The offsite trees with bat potential that are to be retained will be protected by fencing within the retained and protected areas trees and hedgerows.

6.20 In such a circumstance that trees with features to support roosting bats need to be removed, additional surveys are required to determine the roost status of the tree.

6.21 If the presence of a roost is confirmed within any trees to not be retained, a Natural England Mitigation Licence will be secured prior to works to the trees. If no evidence of roosting bats is identified, given the presence of suitable roosting features the removal of these tree(s) will be undertaken in accordance with the precautionary soft felling techniques detailed below:

- Tree works will be undertaken under the supervision of a licenced bat ecologist and outside of the winter period;
- A detailed check of the trees for bats/bat evidence will be undertaken by an experienced tree surgeon &/or licenced bat ecologist prior to works;
- Where pre-check does not identify any evidence of roosting, sectional removal of the tree in 1-1.5m lengths with checking of any exposed features and where necessary careful lowering to the ground of material. The tree surgeon will aim to avoid cutting through features with roost potential such as fissures or cavities; and
- Retention of cut sections on the ground overnight prior to chipping or removal from site.

6.22 Prior to the commencement of works, all contractors undertaking works to the on-site trees, where works carry a risk of disturbing bats and/or damaging or destroying roost sites, must

attend a toolbox talk delivered by a licenced bat worker. The toolbox talk will outline: legislation relating to bats; measures that will be used to protect them; good working practices; licensable activities and what to do should bats be found on site.

6.23 Tree protection measures as outlined in arboricultural best practice will protect the boundary habitats from damage and allow for retention of commuting and foraging routes. To avoid indirect impacts to bat species, no artificial lighting should be directed at the Biodiversity Protection Zones (Refer to Figure 1) during construction and where possible works will be carried out during daylight hours. Over the operational period the lighting will be designed to meet the standards outlined in the Bat Conservation Trust & Institute of Lighting Professionals (ILP) *'Bats and Artificial Lighting at Night'*[5], the Bat Conservation Trust *'Artificial Lighting and Wildlife Interim Guidance'*[6] and the ILP *'Guidance notes for the reduction of Obtrusive Light*[7].

6.24 Bat boxes will be installed on 10 x suitable houses (a portion of the total number to be places as part of the wider site mitigation). Tables 4 and 5 show specifications and indicative locations on Figure 1.

Nesting Birds

6.25 The removal of woody vegetation such as sections of hedgerow and clearance of any tree/scrub vegetation, or disturbance to ground nesting bird habitat (cleared arable land) will be undertaken outside of the bird nesting season, i.e. avoiding clearance works during March to mid-September, inclusive. Where this is not possible, the vegetation will first be checked by the Ecologist to confirm the absence of nesting birds.

6.26 Where nesting birds are present an exclusion zone will be set around the nest (as determined by the Ecologist and suitable for the species nesting), cordoned off with high visibility tape or mesh fencing within which no works can occur until the birds have fully fledged.

6.27 Any site visit by the Ecologist will be followed up with a written summary to the client the Principal Contractors as appropriate, outlining the results of the survey and any resulting timing restrictions or other implications for works and / or specific actions required.

6.28 Bat boxes will be installed on 10 x suitable houses (a portion of the total number to be places as part of the wider site mitigation). Tables 4 and 5 show specifications and indicative locations on Figure 1

Herpetofauna (amphibians and reptiles)

6.29 Hydrological good practice (as above).

6.30 Though it is not anticipated that they will be recorded during works, however if/when dense/woody habitats such as hedgerow, shrub and grassland are removed in the unlikely event herpetofauna are recorded then works should cease and further advice sought from the ecologist immediately.

[5] Institute of Lighting Professionals (ILP) and Bat Conservation Trust (BCT), 2023. Guidance Note GN08/23 Bats and Artificial Lighting at Night.
[6] Bat Conservation Trust. 2011. Statement on the Impact and Design of Artificial Light on Bats.
[7] Institute of Lighting Professionals. 2011. Guidance notes for the reduction of Obtrusive Light.

6.31 Please note given the unlikely occurrence of this species no provision such as ecologist supervision or hand searches are required in this instance. Prior to commencement of works, contractors will be made aware of the potential presence of herpetofauna, their legal protection and of working practices to avoid harming them via a toolbox talk.

6.32 Vegetation clearance will be conducted firstly by removal of any logs or timber or other discarded debris that could form refugia for herpetofauna. Then the vegetation will be cut down to a height of 150mm and left for 2-3 days, then cut to ground level. All arisings from the vegetation clearance will be taken away from the vicinity of the development footprint no later than the day after vegetation clearance.

6.33 Given the built nature of the development, hibernacula and refugia are not recommended for this plot.

Table 3 – Timetable for Stage 1 – Pre-Commencement & Construction

Habitat or Feature	Mitigation	Recommended Timing	Responsibility
Trees, hedgerows, badgers, bats, herpetofauna, birds (on and offsite)	Tool Box Talk to all site operatives. A record of tool box talks will be maintained.	As required throughout works	Ecologist and Principal Contractor
Retained scrub, hedgerows and trees (on and offsite)	Fencing shall be erected as per the specifications and to the Root protection Areas calculated within the Arboricultural Assessment and with consideration to BS5837 Trees in Relation to Construction – see Appendix B. No machinery, vehicles, or materials to enter RPAs.	All year round, prior to construction commencing	Principal Contractor
Pond and swamp (offsite)	Hydrological good practice	All year round, prior to construction commencing	Principal Contractor
Lawn (new)	Installation in accordance with best practice (see planting plan and tables 4 and 5)	At any time	Principal Contractor
Ornamental shrubs (new)		October/November – February/March	Principal Contractor
New specimen Trees		October/November – February/March	Principal Contractor
New hedgerows - ornamental		October/November – February/March	Principal Contractor
Badgers	Adherence to mitigation strategy. Pre-commencement survey. Pipes greater than 150mm must be capped overnight to prevent access from badger or other mammals. Any pits or holes will include a means of escape for mammals e.g. sturdy timber plank ramp. Any soil piles must be covered over or compacted down to discourage sett building.	All year round	Ecologist and Principal Contractor

Habitat or Feature	Mitigation	Recommended Timing	Responsibility
Bats	Any additional trees requiring arboricultural works are to be assessed by a licensed bat worker for features and suitability for roosting bats. Suitable trees that may be affected will be surveyed for the presence of roosting bats. Avoidance or mitigation measures if required will be advised by licensed bat worker.	All year round as appropriate	Principal Contractor
	Avoid lighting / light spill on to Biodiversity Protection Zones. Turn off Site lighting when the site is not in use.		
	Installation of bat boxes on houses		
Nesting birds	Any woody vegetation removal to avoid the bird nesting season where possible.	September to February	Principal Contractor
	Any vegetation clearance within the nesting season to be preceded by a nesting bird check by an appropriately experienced ecologist. If nesting birds are present the Ecologist will mark out an exclusion zone around the nest (suitable for the species nesting) within which no works can occur until the birds have fully fledged.	March – August inclusive	Ecologist and Principal Contractor
	Installation of bird boxes on houses (see Figure 1 and tables 4 and 5).	At any time	Ecologist and Principal Contractor
Herpetofauna	Identification sheet to be provided. Precautionary working methods to be followed (where suitable habitat is affected).	March – October in suitable weather conditions	Principal Contractor with Ecologist assistance

7.0 OCCUPATION PHASE

7.1 The following details the necessary avoidance and mitigation measures that will be implemented during the sites occupation. Please note given the habitats and features are located within residents land/control that limits the management and maintenance that can be undertaken.

Habitats

Existing Scrub, Hedgerows, Trees and Pond/Swap

7.2 No measures applicable in this phase, all removal or disturbance works will have been undertaken during construction.

New habitats – Lawn, Ornamental Shrubs, New Specimen Trees and Hedgerows

7.3 Once installed the lawn will be under homeowner control so no management is applicable.

Fauna

7.4 The following precautionary measures will be adopted to avoid any potential for harm to protected and notable species.

Badgers (CONFIDENTIAL)

7.5 Works in accordance with Badger Mitigation Strategy[8]

7.6 Any maintenance works in or around known or established setts to be undertaken in accordance with bets practice.

Bats

7.7 Bat boxes will be under residents control and maintenance and management is not considered to be practical.

Nesting Birds

7.8 Bat boxes will be under residents control and maintenance and management is not considered to be practical.

Herpetofauna (amphibians and reptiles)

7.9 No measures are applicable with respect to these species.

[8] EDP (2022) Monksfields, St Neots, Cambridge -Badger Mitigation Strategy (ref: edp1377_r013)

Table 4: Management Features, Objectives, Outline Management & Success Indicators

PROPOSED HABITAT / FEATURE	HABITAT (UKHab Type)	OBJECTIVE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – OCCUPATION	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED
Lawn	Modified grassland	*To create a grassland for lawns and communal green areas*	Creation Install species-rich lawn Turf (WFT-Species-Rich-26), supplier: Wildflower Turf, as per the supplier's instructions. Early establishment Water for the first 2 weeks to prevent turf from drying out, after which the occasional soak in long periods of dry weather	N/a – To be in residents control.	N/a – To be in residents control.
Ornamental planting inc. shrub beds	Ornamental planting	*To create new areas of ornamental planting around pedestrian walkways*	Creation • Plant a variety of horticultural species as per the Planting Schedule. • Follow species-specific guidelines to allow mature growth. Early establishment • Water regularly for the first 1-2 growing seasons, particularly in dry periods • Maintain mulched beds or use hand-weeding regularly. Keep weed-free. • Replace failed specimens like-for-like and replace promptly.	N/a – To be in resident's control.	N/a – To be in resident's control.
New Specimen Trees	Urban trees	*To plant new trees across the Site as an open green space.*	Creation • Plant a variety of native, naturalised and horticultural tree species as per the Planting Schedule. Planting includes a mixture of semi-mature and root ball specimens. • Follow species-specific guidelines to allow mature growth. • Use guards, spirals, or fencing to prevent damage from deer, rabbits, and livestock. • Apply 5–10 cm mulch around base, keeping clear of stem. Early establishment • Water regularly for the first two growing seasons, particularly in dry periods • Maintain mulched beds or use hand-weeding regularly. • Keep a 1m weed-free circle around each tree in the first 3 years. • Replace failed specimens like-for-like and replace promptly.	N/a – To be in resident's control.	N/a – To be in resident's control.
Retained Trees/Hedgerow (offiste)	Urban/rural trees	*To safeguard existing trees to ensure their longevity and prevent biodiversity loss caused by damage or killing of these trees.*	Protection • Retained trees will be protected from damage via the installation and maintenance of appropriate buffer zones with fencing, during the duration of the construction.	N/a – not affected.	N/a – not affected.
New Hedgerow Planting (ornamental)	Ornamental hedgerow	*To establish new non-native hedgerows within the built development curtilage. To ensure the early growth of new hedge plants develops into well-structured, dense hedgerows.*	Creation • Plant a suitable mix of ornamental woody species to form a dense hedgerow. • Follow species-specific guidelines to allow mature growth. • Use guards, spirals, or fencing to prevent damage from deer, rabbits, and livestock. • Apply 5–10 cm mulch around the base, keeping clear of the stem. Early establishment • Water regularly in the first 1-2 growing seasons, especially in dry spells. • Leave a minimum of 1 m uncultivated, pesticide-free margins alongside hedges. • Apply balanced slow-release fertiliser in spring if growth is poor. • Keep the base weed-free with mulch or membrane.	N/a – To be in resident's control.	N/a – To be in resident's control.

PROPOSED HABITAT / FEATURE	HABITAT (UKHab Type)	OBJECTIVE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	OUTLINE MANAGEMENT TO ACHIEVE OBJECTIVE – OCCUPATION	INDICATOR THAT OBJECTIVE HAS BEEN ACHIEVED
Species Enhancements					
Bat Boxes	N/A	*To create new roosting opportunities for bats.*	Install 10 bat boxes onto mature trees within areas of retained woodland and along avenue of trees. Suitable boxes include: • Low Profile WoodStone Bat Box (or similar).	N/a – To be in resident's control.	N/a – To be in resident's control.
Bird Boxes	N/A	*To create bird nesting opportunities, particularly for house sparrows.*	Install 10 (total) bird boxes onto buildings close to rough grassland, gardens, hedgerows and scrub. Suitable boxes include: • Schwegler 1SP Sparrow Terrace (or similar). • WoodStone Estelle House Sparrow Nest Box (or similar).	N/a – To be in resident's control.	N/a – To be in resident's control.

Table 5: Detailed Management to Achieve Objectives

PROPOSED HABITAT / FEATURE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION/OCCUPATION
Lawn	Site Preparation • Remove perennial weeds before laying (hand-weed or spot-treat invasive species). • Lightly cultivate or rake to create a friable surface. • Avoid adding fertiliser, compost, or topsoil with high nutrient load. Turf Laying • Lay wildflower turf (e.g. WFT-Species-Rich-26. supplier: Wildflower Turf) directly onto prepared soil, ensuring good root–soil contact. • Butt edges tightly; avoid gaps to prevent weed ingress • Roll lightly and water well during the first 2–4 weeks, especially in dry spells. • Avoid any foot traffic or vehicle access during establishment.	n/a – within residents control.
Ornamental planting (shrubs)	Site Preparation • Remove construction debris, weeds, and contaminated soil. • Cut and clear any existing vegetation. • Incorporate organic matter if necessary to improve soil structure, but avoid excessive fertiliser, especially if adjacent to semi-natural habitats. • Grade beds to ensure adequate drainage. • Install irrigation infrastructure if required for establishment. Planting • Plant a mix of ornamental and native shrub species, as per the planting schedule. • Trees: standard spacing 3–5 m apart; shrubs: 1–2/m^2 depending on species; perennials: 4–6/m^2 • Plant Autumn–early winter (Nov–Feb) for bare-root/ container shrubs and trees; spring for herbaceous perennials • Plant 60-90cm bare root whips. • Protect with shrub guards • Suppress weeds with deep wood-chip mulch or a biodegradable mulch-mat at 75mm.	n/a – within residents control.
New Specimen Trees	Site Preparation • Remove debris, weeds, and contaminated soil • Mark planting positions clearly to avoid future conflicts with services or hard landscaping. Planting • Plant new trees as per the planting schedule. • Apply 50–75 mm organic mulch around base (avoid stem contact) • Install tree stakes and guards where needed to protect from browsing and mechanical damage.	n/a – within residents control.

PROPOSED HABITAT / FEATURE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – CONSTRUCTION PHASE	DETAILED MANAGEMENT TO ACHIEVE OBJECTIVE – POST CONSTRUCTION/OCCUPATION
	Species Mix • See Planting plan	
New Hedgerow Planting (ornamental)	Site Preparation • Remove existing vegetation, debris, and persistent species • Prepare soil by lightly cultivating or ripping the planting line. • Maintain a weed-free strip 0.5–1 m wide along the hedgerow line. Planting • Plant native hedgerows as per the planting schedule. • Plant using a staggered double row, 500mm between rows at a rate of 6 plants/m. • Shrub guards installed to protect specimens from damage caused by wildlife or weather during establishment • Trees should be staked to provide support •	n/a – within resident's control.
Retained Trees	n/a - offsite	n/a - offsite

Bat Boxes	• Install 10 bat boxes on houses. Suitable boxes include:
	  ○ Low Profile WoodStone Bat Box (or similar).
	• Install using the following guidelines:
	  ○ Locate on south, south-west or south-east orientation
	  ○ Minimum height above ground – 4m
	  ○ Ensure no obstructions nearby (e.g., aerials, satellite dishes, etc.)
	  ○ Position away from artificial light sources
	• Indicative Location and siting of boxes in line with Figure 1, though final siting should be decided onsite by an ecologist.
		n/a – within residents control.

Bird Boxes	• Install 10 bird boxes onto buildings in suitable locations. Suitable boxes include:
	  ○ 5 x Schwegler 1SP Sparrow Terrace (or similar)
	  ○ 5 x WoodStone Estelle House Sparrow Nest Box (or similar)
	• Install using the following guidelines:
	  ○ Shaded area out of direct sunlight (north/ northeast aspects on buildings)
	  ○ Away from windows
	  ○ Minimum height above ground – 3m (excluding open-fronted boxes which should be positioned low down 2-4m)
	  ○ Ensure no obstructions nearby (e.g., aerials, satellite dishes, etc.)
	• Indicative location and siting of boxes in line with Figure 1, though final siting should be decided onsite by an ecologist.
		n/a – within residents control.



N

0 50 100 m

Key

- Site Boundary
- Indicative Location of Bat Boxes
- Indicative Location of Bird Boxes

drawn date: 02/09/26

drwn/chkd: CB / EJF

client: **Morris Homes**

project: **Loves Farm, St Neots**

title: **BIODIVERSITY ENHANCEMENT PLAN**

scale: 1:1,800 @ A3

number: **FIGURE 1**

rev: -

FPCR | environment & design

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Contains OS Data © Crown copyright [and database rights] 2026.

L:\14200\14293\GIS\J - Eco Enhance\Eco Enhancements\14293-E-XX Eco Enhancements.qgs

t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

FPCR Environment and Design Ltd
Registered Office: Lockington Hall, Lockington, Derby DE74 2RH
Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

This report is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of FPCR Environment and Design Ltd. Ordnance Survey material is used with permission of The Controller of HMSO, Crown copyright 100019980.