JOANNE ALDERTON ECOLOGY

Biodiversity Enhancement Plan

Mr and Mrs Pike

Land at 69 Main Road, Stonely St Neots PE19 5EP

Ref: JA 25-019
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Author: Joanne Alderton

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VALIDITY OF REPORT

It should be noted that the information provided within this report provides details of the Site's current ecological situation. It is recommended that further advice should be sought from a suitably qualified ecologist as to whether the information provided requires updating in light of changing ecological conditions, should a planning application not be submitted within 12 months.

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1. INTRODUCTION

Terms of Instruction

1.1 Joanne Alderton Ecology has been instructed by Mr and Mrs Pike in relation to the preparation of this Biodiversity Enhancement Plan (BEP) for land at 69 Main Road, Stonely St Neots PE19 5EP ("the Site").

1.2 The Site is subject to a planning permission ref: 23/02340/FUL ("the Planning Permission") for the demolition of an existing dwelling and erection of a replacement dwelling the Proposed Development").

Purpose of this document

1.3 This BEP has been prepared in satisfaction of condition 8 of the Planning Permission, which reads as follows

'No development above slab level shall take place until a detailed Biodiversity Enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to, specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.'

Documents Provided

1.4 As background information, the following documentation was provided:

- Existing and Proposed Elevations, Exiting Floor and Site Plan and Location Plan – Sidey Design dated February 2025 (dwg no. 23-016-10).
- Proposed Site / Topographical Plan, Proposed Foundation Plan Shed Floor Plans and Elevations – Sidey Design dated January 2025 (dwg no. 23-016-11).
- Decision Notice issued by Huntingdonshire District Council dated 27th June 2024.

2. BIODIVERSITY BASELINE

Biodiversity Baseline

2.1 There is no ecological baseline information available as part of the Planning Permission as none was required for the planning process. However, based on the drawings provided and a review of aerial mapping, it is understood that the Site is of low ecological value being a residential property with surrounding garden and driveway access.

2.2 The footprint of the Proposed Development will be located on the existing property to be demolished, with some additional loss of garden land to the south-west to accommodate a larger building footprint and the surrounding patio area.

2.3 None of the trees or shrub habitat within the Site will be removed as part of the Proposed Development and it will be garden lawn and herbaceous bedding areas that will be lost. This area of the garden is managed as a formal landscape with the lawn mown regularly and maintained below 50mm.

Constraints and Opportunities

2.4 Based on this information the ecological constraints to the Proposed Development are as follows:

- Risk of construction creep impacting surrounding trees and shrubs; and
- Risk to nesting birds within the existing building, ahead of the demolition.

2.5 The ecological opportunities of the Proposed Development are as follows:

- Opportunity to include bird nesting features within the new building; and
- Opportunity to include bat roosting features within the new building.

3. BIODIVERSITY RECOMMENDATIONS

Method Statement

3.1 A Construction Exclusion Zone (CEZ) should be set up to minimise the risk of any construction creep outside of the working zone. This should be demarcated via HERAS fencing or similar with warning signs prohibiting any construction activity within the fenced area.

3.2 Recommendations provided within the proposed Tree Protection Plan, as required by condition 5 of the Planning Permission, should be adhered to at all times to minimise the risk of any damage to retained trees.

3.3 Ideally, the demolition of the existing building should take place outside of the bird nesting season (1st March – 31st August), to minimise the risk to any birds that may be nesting within the roof line. If this is not possible, it is recommended that an ecologist is consulted to assess the need for a pre-works check ahead of the demolition.

3.4 The planning assessment has ruled out the need for any bat survey work based on the age and structure of the existing building. If a bat is encountered as part of the demolition of the existing building, all works must stop immediately and an ecologist be contacted.

Wildlife boxes/features

3.5 It is recommended that two bird boxes are installed on the external walls of the new building. The bird boxes recommended are the Woodstone 28mm nest box and these will be located as shown on the plan presented at **Appendix 1**. The boxes should be positioned approximately 3m above ground level, facing East and North-East.

3.6 In the event that this product is not available, a similar product should be sourced that is suitable for buildings and similar species of birds. Either a 28mm or 32mm hole will be sufficient.

3.7 A cluster of 3no. bat tubes such as the Vivara Pro Build-in Woodstone Bat Tube or other brand of Bat Tube with similar specification is also recommended. The cluster of Bat Tubes should be located on south-eastern or south-western aspect of the new building, the suggested location is presented on the plan at **Appendix 1**.

4. APPENDICES

Appendix 1: Biodiversity Enhancement Plan

