

South Shore Chalet Park, Bridlington

## **Wildlife Enhancement Plan**

(to address the requirements of Condition 11  
of planning permission 20/03551/PLF)

June 2021

Quality Management	
Client:	Tingdene Holiday Parks Ltd
Project:	South Shore Chalet Park, Bridlington
Report Title:	Wildlife Enhancement Plan
Project Number:	ECO-6011
File Reference:	6011 WEP vf1 LK/PM
Date:	14/06/2021

**Copyright**

The copyright of this document remains with Aspect Ecology. All rights reserved. The contents of this document therefore must not be copied or reproduced in whole or in part for any purpose without the written consent of Aspect Ecology.

**Confidentiality**

This report may contain sensitive information relating to protected species. All records of Badger setts must remain confidential. Where this report is circulated publicly or uploaded to online planning portals, reference to Badger setts must be redacted and any maps pertaining to the locations of Badger setts removed from the document.

**Legal Guidance**

The information set out within this report in no way constitutes a legal opinion on the relevant legislation (refer to the relevant Appendix for the main provisions of the legislation). The opinion of a legal professional should be sought if further advice is required.

**Liability**

This report has been prepared for the exclusive use of the commissioning client and unless otherwise agreed in writing by Aspect Ecology no other party may use, or rely on the contents of the report. No liability is accepted by Aspect Ecology for any use of this report, other than for the purposes for which it was originally prepared and provided. No warranty, express or implied, is made as to the advice in this report. The content of this report is partly based on information provided by third parties; Aspect accepts no liability for any reliance placed on such information. This report is subject to the restrictions and limitations referenced in Aspect Ecology's standard Terms of Business.

**Contact Details**

**Aspect Ecology Ltd**  
 Hardwick Business Park | Noral Way | Banbury | Oxfordshire OX16 2AF  
 t 01295 279721 e info@aspect-ecology.com  
 w www.aspect-ecology.com

# Contents

---

## Text:

1	Introduction .....	1
2	Wildlife Enhancement Strategy .....	3
3	Details of Habitat Creation and Enhancement .....	4
4	Details of Species Protection and Enhancement.....	6
5	Conclusions .....	8

## Plans:

Plan 6011/WEP1	Wildlife Enhancement Plan
----------------	---------------------------

## Appendices:

Appendix 6011/1	Bat Box Specifications
Appendix 6011/2	Bird Box Specifications

# 1 Introduction

## 1.1 Background and Proposals

- 1.1.1 Aspect Ecology was commissioned by Tingdene Holiday Parks Ltd in April 2021 to produce a Wildlife Enhancement Plan (WEP) in respect of the site known as South Shore Chalet Park, Bridlington (centred at grid reference TA 1716 6454).
- 1.1.2 The proposals are for the siting of 28 chalets (14 twin units), creation of a new footpath and associated parking and landscaping following the demolition of existing commercial and leisure buildings, car park and children's play area (ref: 20/03551/PLF).
- 1.1.3 Full planning permission was granted for the proposals in April 2021, subject to a number of conditions of which this report is intended to address Condition 11 relating to provision of a Wildlife Enhancement Plan:

*'Within one month of commencement of the development hereby permitted a Wildlife Enhancement Plan (WEP) shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include but not be restricted to the enhancement prescriptions recommended in section 6.2 of the Preliminary Ecological Appraisal (Aspect Ecology Ltd, October 2020) and section 7.2 of the Bat Survey (Wold Ecology Ltd, September 2020). The WEP shall provide full details of the biodiversity enhancement measures, a detailed plan that shows specific locations of the features, and a timetable for implementation. The scheme shall be implemented as approved in writing by the Local Planning Authority.'*

*Reason: Imposed in accordance with policy ENV4 of the East Riding Local Plan, and in the interests of nature conservation to comply with the National Planning Policy Framework (NPPF) and the Natural Environment and Rural Communities Act (NERC) 2006.'*

- 1.1.4 Aspect Ecology has therefore been commissioned to produce a Wildlife Enhancement Plan to address the requirements of Condition 11.

## 1.2 Location and Extent of Proposed Works

- 1.2.1 This WEP covers the entire site as shown on Plan 6011/WEP1. The site is located to the south of Bridlington, along Bridlington South Beach. The site is bound by the wider South Shore Chalet Park to the west, by hardstanding parking areas to the north and south, and by the beach itself to the east.
- 1.2.2 The site itself comprises an access road and a number of adjoining leisure buildings, several of which were disused at the time of survey. The buildings are surrounded by areas of hardstanding and amenity grassland, a children's play area and areas of landscape planting with an area of tall ruderal vegetation also present at the eastern site boundary.

## 1.3 Ecological Survey Work

- 1.3.1 This Wildlife Enhancement Plan has been informed by survey work undertaken by Aspect Ecology in 2020 in order to inform the Preliminary Ecological Appraisal Report<sup>1</sup> and a third-

---

<sup>1</sup> Aspect Ecology Ltd (2020) South Shore Chalet Park, Bridlington – Preliminary Ecological Appraisal (October 2020).

party dusk emergence survey with regard to bats to inform the Bat Survey report<sup>2</sup>, submitted as part of the planning application.

1.3.2 Within the Preliminary Ecological Appraisal and Bat Survey report, a number of ecological enhancements are proposed, these are summarised below:

- New planting of native species; and
- Bat and bird box erection.

1.3.3 All the measures set out within the Preliminary Ecological Appraisal and third-party Bat Survey report have been included within this Wildlife Enhancement Plan, which will provide a benefit to biodiversity under the approved development.

---

<sup>2</sup> Wold Ecology Ltd (2020) South Shore Chalet Park, Wilsthorpe – Bat Survey (September 2020).

## 2 Wildlife Enhancement Strategy

2.1.1 This section sets out the strategy for creating and restoring habitats and targeting faunal species.

### 2.2 Aims and Objectives

#### Aim

2.2.1 The aim of this Wildlife Enhancement Plan is to ensure that the completed development delivers net gains for biodiversity, which will be managed in the long-term to benefit a range of habitats and fauna.

#### Objectives

2.2.2 To achieve the above aim, the objectives of the plan are as follows, which forms a strategy for the proposed habitat creation and enhancement measures, and targeted faunal enhancements.

- Increase habitat diversity at the site by introducing new habitat types such as wildflower grassland and native shrub planting; and
- Contribute to local and national objectives i.e. deliver enhancements targeted to Priority Species such as Soprano Pipistrelle *Pipistrellus pygmaeus*.

2.2.3 To achieve the above, a range of habitat creation, enhancement and faunal enhancements will be incorporated into the development. These measures include:

- Native Tree and Shrub planting;
- Wildflower grassland;
- Ornamental planting with biodiversity benefits (e.g. plants for pollinators, bulbs and climbers);
- Bat boxes; and
- Bird boxes.

2.2.4 Full details of these measures are set out below.

### 2.3 Tenure and Responsibility

2.3.1 The site (including the entirety of the land covered by this strategy) is owned by Tingdene Holiday Parks Ltd. Tingdene Holiday Parks Ltd (or a suitably experienced contractor appointed by Tingdene Holiday Parks Ltd) will therefore be responsible for the implementation of the wildlife enhancements set out within this strategy.

## 3 Details of Habitat Creation and Enhancement

3.1.1 This section sets out details of the habitat creation and enhancement measures. Full details and a planting schedule are shown on the soft landscaping plans<sup>3</sup>. Details of landscaping proposed for the site are to be included in both hard and soft landscaping plans to be produced to address Condition 13 of the full planning permission.

### 3.2 Habitat Creation

#### Native Hedgerow and Shrub Planting

3.2.1 New native hedgerow planting within the site will aid in enhancing the connectivity of the site for foraging corridors for wildlife, such as bats, in addition to buffering the development from the adjacent Wilsthorpe Dune Local Wildlife Site (LWS).

3.2.2 As shown on the landscape proposals, native hedgerows are to be planted at the northern and southern boundaries of the site in double-staggered rows, with 500mm between rows and 500mm between plants. All specimens are to be 300 – 450mm bare-rooted transplants, other than the Holly *Ilex aquifolium*, which should be 3L pot-grown specimens. Native species including Hawthorn *Crataegus monogyna*, Blackthorn *Prunus spinosa*, Hazel *Corylus avellana*, Holly, Wild Apple *Malus sylvestris*, Spindle *Euonymus europaeus* and Field Maple *Acer campestre* will be planted. Block planting of Sea Buckthorn *Hippophae rhamnoides* are also proposed.

3.2.3 Areas of tree and shrub planting will create new ecological corridors around the site and will also be used to enhance existing trees and hedgerows (see below), which will benefit a range of fauna as well as increase the species diversity of native trees and shrubs in the site.

3.2.4 **Initial Management.** New hedgerow planting will be subject to weed control to promote its growth, through the application of mulch in early summer (April), the use of mulch mats around the base, or use of herbicides in a 1m diameter around the base.

3.2.5 Tree guards or shelters will be used to protect new planting from potential grazing damage (e.g. rabbits) and weed control and watering will be undertaken during the initial management phase to ensure rapid establishment.

3.2.6 New planting growth will be monitored every six months during the first year following planting and annually thereafter, with weed control, watering, replacement of tree guards and replanting of failed specimens undertaken as required.

3.2.7 **Ongoing Management.** New hedgerows will generally only be subject to management on an 'as needed' basis. This may include thinning out or pruning of tree / shrub species to enhance habitat structures or reduce shading and removal of non-native species. Newly planted areas in particular will not be subject to any substantial works in the short-term to allow establishment. Once established, tree shelters will be removed and stakes provided if required. Ongoing management will ensure the planting does not encroach into adjacent habitats.

3.2.8 No substantial works to woody vegetation (other than trimming of minor growth) will take place between 1<sup>st</sup> March and 31<sup>st</sup> August inclusive, in order to safeguard nesting birds.

---

<sup>3</sup> Broom Lynne (June 2021) South Shore Holiday Village – Landscape Proposals. Drawing number: 2020-396-001

### Wildflower Grassland

- 3.2.9 Proposed areas of wildflower grassland are to be managed as areas of public open space following completion of the development and seeded with John Chambers Heritage Coastal Areas 80% Grass Seed Wildflower Mix.
- 3.2.10 **First Year Management.** Following seeding of the areas, watering will be carried out as required, particularly within the first few weeks of establishment. The wildflower grassland will require more intensive management in the first few weeks / months and should be mown to 50mm as required to ensure the establishment of a healthy sward. Arisings from the cutting will be removed from the grassland immediately to keep nutrient levels low and avoid smothering new growth. Regular pulling or spot treatment of weeds with herbicide may also be necessary.
- 3.2.11 **Ongoing Management.** Long-term management will aim to maintain a range of sward types and densities across the area. The majority of the area will be managed as wildflower grassland, with mowing once or twice a year (cut in late summer, followed by a cut in October if required), on a rotational basis such that 50% of the wildflower grassland will be cut each year (i.e. half cut in year 1 of the development and half cut in year 2, continuing in this pattern thereafter). In addition, areas of grassland are to be maintained at a short sward height adjacent to paths and around buildings for security and management purposes.
- 3.2.12 Arisings from the cutting will be removed to prevent the build-up of nutrients and smothering of new growth, promoting a species-rich sward.
- 3.2.13 **Weed Control.** The management practices detailed above should suppress perennial weeds such as Docks and Thistles in the long-term. If, however, weeds become a problem within the wildflower grassland, these should be controlled by pulling. If necessary, spot spraying with a suitable herbicide could be undertaken. Indiscriminate herbicide spraying within the wildflower grassland should not be undertaken.

### Ornamental Planting

- 3.2.14 A number of ornamental tree and shrub species will be planted throughout the development, including *Pyracantha* 'Orange Glow' and Black Pine *Pinus nigra*. The block planting of *Pyracantha*, and the aforementioned native Sea Buckthorn, are to be planted in single-species groups of 7 – 15 2L pot-grown plants, 40 – 60cm high and spaced 1.5m apart. Specimen planting of Black Pine will comprise rootballed specimens, 125 – 150cm tall.
- 3.2.15 **Initial Management.** Ornamental planting will be subject to initial management as described above. New planting growth will be monitored every six months during the first year following planting and annually thereafter, with weed control, watering, replacement of tree guards and replanting of failed specimens undertaken as required.
- 3.2.16 **Ongoing Management.** Areas of ornamental planting will be managed on an 'as required' basis, with watering, cutting back, and weeding undertaken as necessary.
- 3.2.17 Areas of ornamental planting will serve a primary function as amenity features, whilst also providing foraging opportunities for a range of species.
- 3.2.18 No substantial works to woody vegetation (other than trimming of minor growth) will take place between 1<sup>st</sup> March and 31<sup>st</sup> August inclusive, in order to safeguard nesting birds.



## 4 Details of Species Protection and Enhancement

### 4.1 Species Protection

#### Construction

4.1.1 Measures to safeguard fauna during construction are set out in a separate Construction Environmental Management Plan (CEMP)<sup>4</sup> to address Condition 8. This includes:

- Pollution Prevention Measures;
- Protection of retained off-site habitats (Wilsthorpe Dunes Local Wildlife Site);
- Soft demolition of on-site buildings and sensitive temporary lighting for bats;
- General mammal safeguards; and
- Nesting bird checks etc.

#### Operation

4.1.2 To ensure that fauna are protected in the long-term on completion of construction, measures have been incorporated into the detailed design for bats, Hedgehog and Badger as set out below.

#### Bats and Lighting

4.1.3 A lighting plan for the site is to be submitted in order to address Condition 9 of the planning permission. The lighting design will minimise light-spill onto retained and newly created habitats, in particular the retained, largely off-site, Local Wildlife Site in accordance with good practice guidance<sup>5</sup>. The sensitively designed lighting strategy will give consideration to the following factors:

- **Light exclusion zones** – no lighting should be used in areas likely to be used by bats, such as the retained treeline and adjacent woodland. Light exclusion zones or ‘dark corridors’ will provide interconnected areas which are free of artificial illumination to allow bats to move around the site;
- **Spacing and height of lighting units** – increasing space between the lighting units will minimise the area illuminated and allow bats to fly in the dark refuges between lights. A reduction in the height of lighting units will also help in decreasing the volume of illuminated space and give bats the chance to fly over the lighting units if the light does not spill above the vertical plane (see below);
- **Directionality** – to avoid light spill, all lighting should be directed only to where it is needed. As stated above, particular attention should be paid to avoid the upward spread of light so as to minimise trespass and sky glow, allowing bats to fly over the lighting units; and

---

<sup>4</sup> Aspect Ecology (2020) North West Radley - CEMP

<sup>5</sup> Stone, E.L. (2013) ‘Bats and lighting: Overview of current evidence and mitigation guidance’. ILP (2018) ‘Guidance Note 8 Bats and Artificial Lighting’; and Bat Conservation Trust (2014) ‘Artificial Lighting and Wildlife – Interim Guidance: Recommendations to help minimise the impact of artificial lighting’.

- **Light intensity** – light intensity (i.e. lux levels) should be kept as low as possible to reduce the overall amount and spread of illumination. The type of light also needs to be considered, with lights with high ultraviolet content to be avoided or fitted with UV filters.

4.1.4 All external lighting must be installed in accordance with the specifications and locations set out within the sensitive lighting plan. The external lighting will be maintained thereafter in accordance with the plan and specifications.

## 4.2 Species Enhancements

4.2.1 Enhancements targeted to particular fauna will be delivered as part of the proposals, which focus on Priority Species such as Soprano Pipistrelle which are known to be present in the local area. Specifications and details for installation of the enhancements are described below and shown on Plan 6011/WEP1.

### Bats

- 4.2.2 One Kent Bat Box will be erected on site, to provide new roosting opportunities for bats in the area. So as to maximise its potential use, the bat box will be positioned between 3-5m above ground level and sited in sheltered, wind-free areas that are exposed to the sun for part of the day, facing a south-easterly, southerly or south-westerly direction. When siting the bat boxes, it is important to ensure they are situated away from lighting in order to maximise any potential for use, with dark corridors maintained between roosting opportunities and retained foraging / commuting habitats and links with offsite areas (see Plan 6011/WWEP1 for locations and Appendix 6011/1 for specifications). Exact locations will be determined on the ground by a competent ecologist prior to their installation.
- 4.2.3 The proposed new native planting will aid in enhancing the connectivity of the site for foraging bats and will also enhance the ecological value of the site for a range of invertebrate species. These invertebrate species comprise an important food source for several species of bats and as such will enhance the foraging opportunities within the area.

### Birds

- 4.2.4 One bird box, comprising one Schwegler 1B (or equivalent) is to be incorporated within the proposed development (see Plan 6011/WEP1 for locations and Appendix 6011/2 for specifications). The 1B holed box will be mounted on a retained tree at a height of at least 3m.
- 4.2.5 The boxes will serve to increase nesting opportunities for birds at the site. These will be sited as high up as possible, facing a north, north-easterly or north westerly direction.
- 4.2.6 New planting within the landscape proposals will increase nesting and foraging opportunities of birds in the area, with native planting being used to maintain connectivity throughout the site.

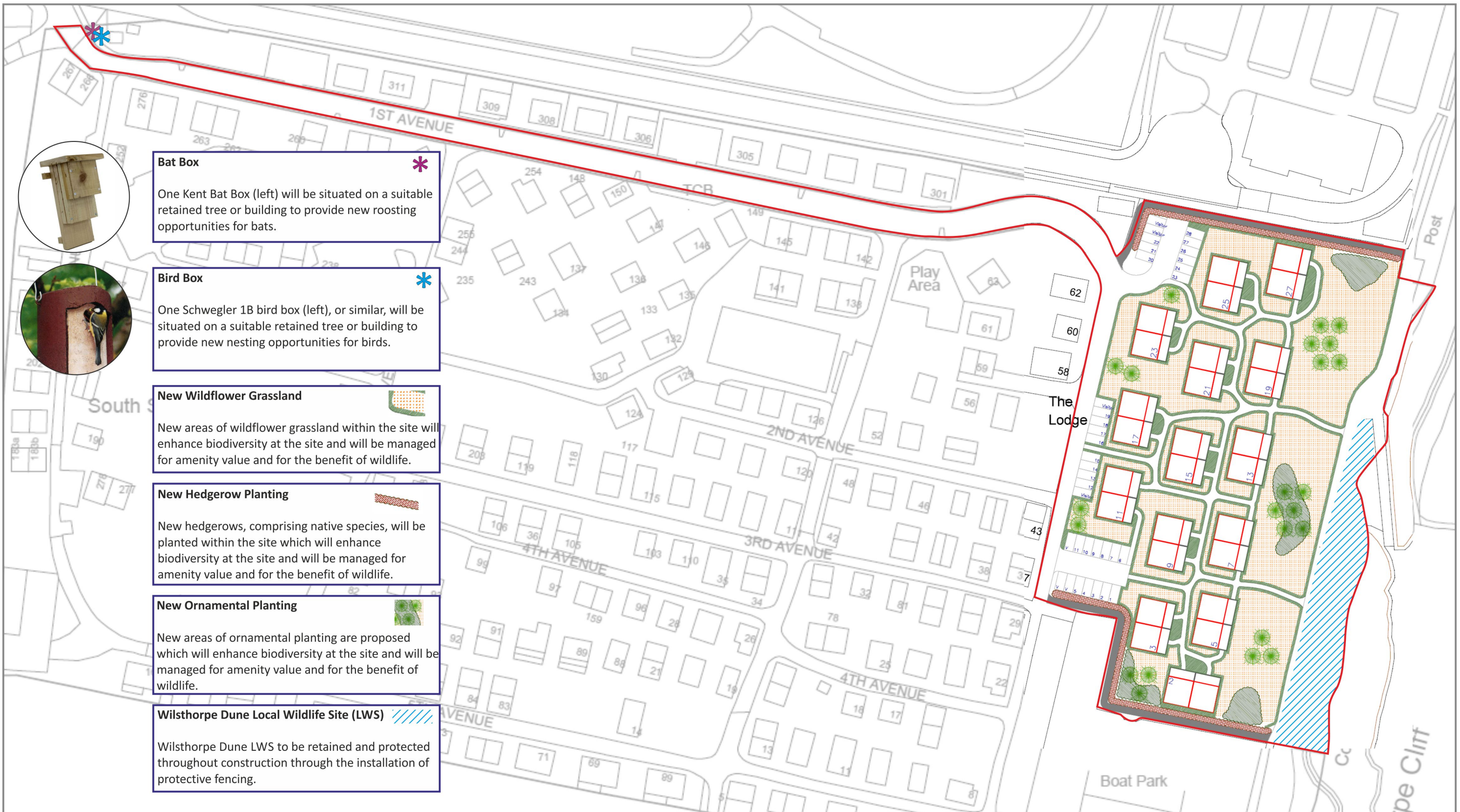
## 5 Conclusions

- 5.1.1 This report sets out a Wildlife Enhancement Plan to satisfy the requirements of Condition 11 of the granted planning permission for the site (ref: 20/03551/PLF).
- 5.1.2 This Biodiversity Enhancement Plan provides an overview of proposed measures to ensure enhancement of biodiversity within the site is achieved.
- 5.1.3 It is considered that, subject to the implementation of the plan, this report satisfies the stated requirements of Condition 11 of the planning permission for this site.

## **Plan 6011/WEP1:**

Wildlife Enhancement Plan

---



**Bat Box** \*

One Kent Bat Box (left) will be situated on a suitable retained tree or building to provide new roosting opportunities for bats.



**Bird Box** \*

One Schwegler 1B bird box (left), or similar, will be situated on a suitable retained tree or building to provide new nesting opportunities for birds.



**New Wildflower Grassland** \*

New areas of wildflower grassland within the site will enhance biodiversity at the site and will be managed for amenity value and for the benefit of wildlife.



**New Hedgerow Planting** \*

New hedgerows, comprising native species, will be planted within the site which will enhance biodiversity at the site and will be managed for amenity value and for the benefit of wildlife.



**New Ornamental Planting** \*

New areas of ornamental planting are proposed which will enhance biodiversity at the site and will be managed for amenity value and for the benefit of wildlife.



**Wilsthorpe Dune Local Wildlife Site (LWS)** //

Wilsthorpe Dune LWS to be retained and protected throughout construction through the installation of protective fencing.



**Key:**

- Site Boundary
- Wilsthorpe Dunes LWS
- Indicative Location of Kent Bat Box
- Indicative Location of Schwegler 1B Bird Box
- New Wildflower Grassland
- New Hedgerow Planting
- New Ornamental Planting

**aspect ecology**

Aspect Ecology Limited - West Court - Hardwick Business Park  
 Noral Way - Banbury - Oxfordshire - OX16 2AF  
 01295 279721 - info@aspect-ecology.com - www.aspect-ecology.com

South Shore Chalet Park, Bridlington  
 Wildlife Enhancement Plan



6011/WEP1  
 -  
 June 2021

## **Appendix 6011/1:**

Bat Box Specifications

---

# Bat Boxes

## The Kent Bat Box

This box is made from untreated, rough-sawn timber c.20mm thick. The box should be rain proof and draught-free with crevices between 15mm and 25mm wide **but no larger**.

The box can be fixed to a flat surface on buildings or trees using brackets, durable bands or wires.

Boxes should ideally be fixed as high as possible in a sheltered, wind-free position and exposed to sun for part of the day. There should also be a clear flight line to the entrance.

*Materials: Untreated, rough-sawn timber e.g. FSC Spruce. NHBS also provide a recycled LDPR plastic outer coating*

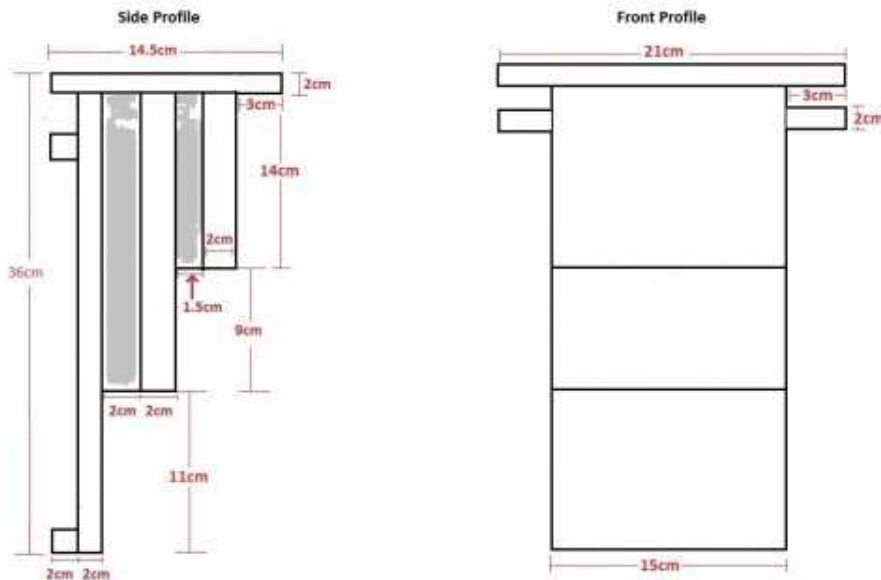
*Dimensions: H. 36cm-52cm x W. 21cm-23cm x D. 14cm-16cm*

*Crevice Size: 15mm -25mm*

*Weight: 4.5kg (with plastic outer covering)*



Wildcare | Small Kent Bat Box Profiles  
(Drawings are not to scale)



## **Appendix 6011/2:**

Bird Box Specifications

---



# Bird Boxes

Schwegler bird boxes have the highest rates of occupation of all types of box.

They are designed to mimic natural nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting.

Boxes are made from 'Woodcrete'. This 75% wood sawdust, clay and concrete mixture is breathable and very durable making these bird boxes extremely long lasting.



## 1B Bird Box

This is the most popular box for garden birds and appeals to a wide range of species. The box can be hung from a branch or nailed to the trunk of a tree with a 'tree-friendly' aluminium nail.

*Available in four colours and three entrance hole sizes: 26mm for small tits, 32mm standard size, and oval for redstarts.*

ecology • landscape planning • arboriculture

aspect

Aspect Ecology Ltd  
West Court  
Hardwick Business Park  
Noral Way  
Banbury  
Oxfordshire OX16 2AF

T: 01295 279721  
E: [info@aspect-ecology.com](mailto:info@aspect-ecology.com)  
W: [www.aspect-ecology.com](http://www.aspect-ecology.com)