

Recommendation/Guidance - Biodiversity Provision

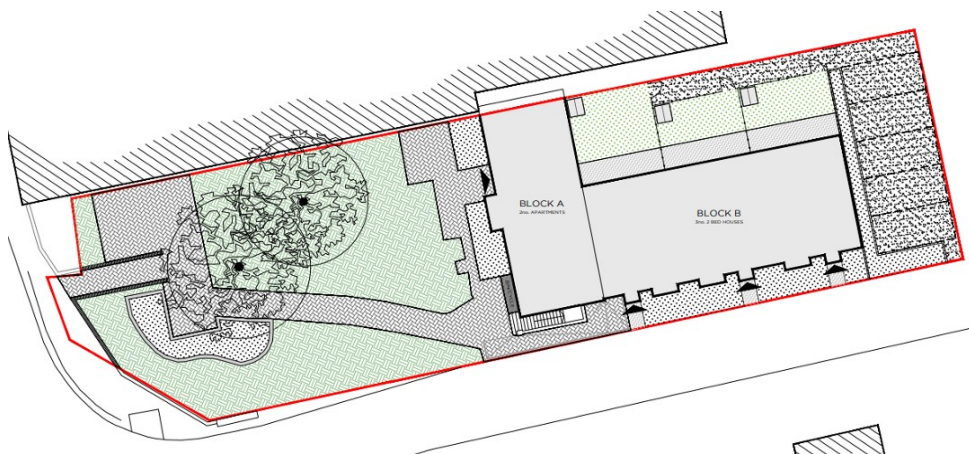
Edenbridge Police Office
High Street, Edenbridge, Kent

The planning approval for the above site required as a planning condition that:

Prior to bringing the dwellings hereby approved into first use and occupation details of proposed ecological enhancements shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to first occupation and use of the site in accordance with the approved details. In the interests of the biodiversity of the local area in accordance with policy SP11 of the Sevenoaks District Council Core Strategy.

The approved development is an existing developed site in a town centre position with little existing soft landscape and limited connectivity with any off site open green space.

The developed site (Drawing 1) will have little opportunity to provide a standalone viable habitat for sustainable biodiversity, and the use of the Biodiversity Metric 2.0 is not viable.

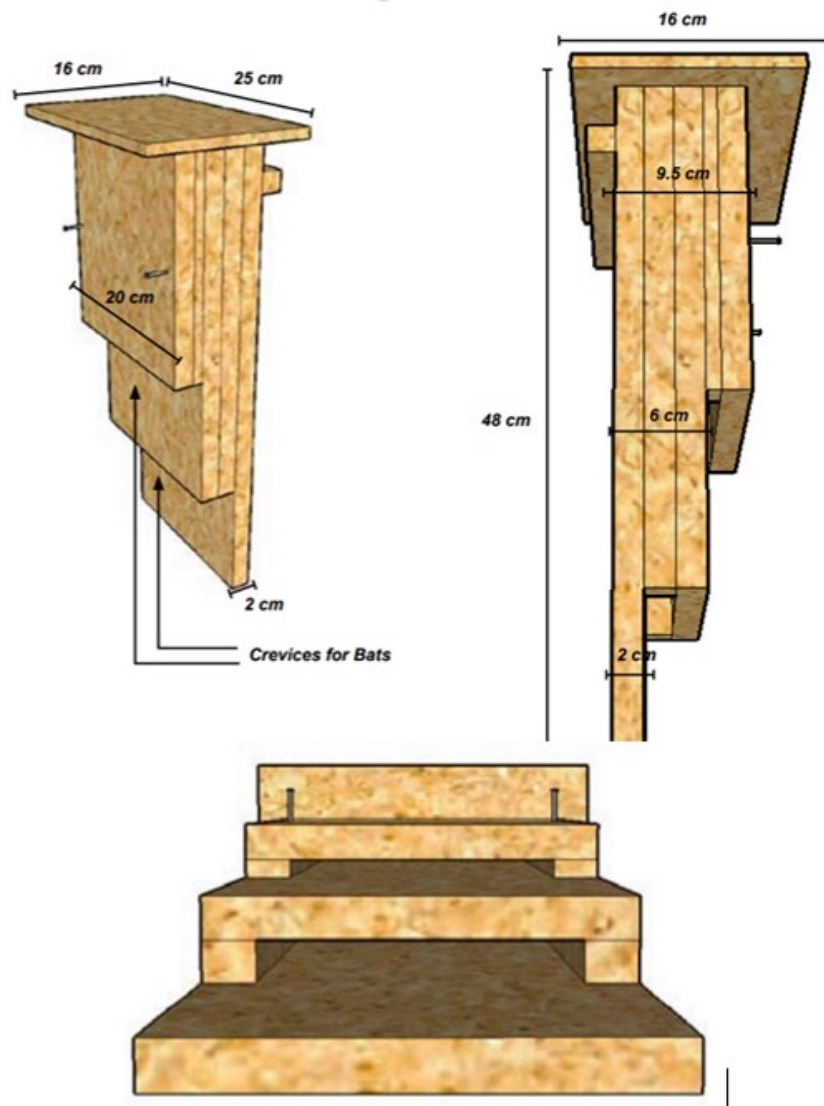


Drawing 1

More realistic is to think of this small site as a piece of a possible town centre habitat jigsaw for more mobile species.

Perhaps the most mobile and opportunist of the possible species are the Pipistrelle bats that can use town centre buildings/gardens as roost sites.

There is a mature tree to the front of the site that can accommodate 2 x bat boxes – located approximately 4 metres high into the crown. The most suitable for the Pips are the simple Kentish Boxes (see below).



If bats are to be attracted to the boxes it is important to ensure that illumination of the new development is kept to a minimum. A bat friendly illumination guide/specification is given below.:

- Narrow range spectrum bulbs
- Removal of ultraviolet or infra-red illumination
- The luminaire illumination must not pass the horizontal angle as a minimum.
- Do not over light – use only the minimum of light acceptable within published standards.
- Prevent light spill through correct use of hoods, cowls etc.
- Reduce column height to minimum acceptable level.
- Reduce to a minimum the number of columns required.
- Limit illumination times – switch off – agree with relevant authority. Variable lighting regime – lower at emergence times etc
- The shortest lighting columns and at a lowest density the meets relevant legislative requirements.
- The lamps proposed produce the lowest ultra-violet and infra- red wavelengths.
- Full cut off flat glass to prevent upward illumination – with rear shield.
- Intensity Glare 6 which is the best available for the illumination required.

Unfortunately the number of Swifts are decreasing nationally. One of the reasons is the decline in the number of suitable nest sites on buildings – typically the loss of traditional gutter lines, tiles and roof space. The use of Swift boxes is proving to be successful in helping to provide new nest sites. The R.S.P.B. Swift box see below is an ideal design



2 x boxes secured just below the roof line to the west and south sides of the development will be a positive ecological opportunity.

Private and communal garden/green space is limited. We have over the last 18 months brought colour amenity and biodiversity provision to such small spaces with the use of the new very easy to use “bee bombs” for creating pollen/nectar rich small wildflower areas to help our friends the bees (other insects welcome!) – see below.





These bee bombs can be sown before occupation or better still to provide the packs and associated instructions to the new residents to encourage involvement/connectivity with something of nature. The contain 18 plus wildflower species – with 20 square metres of wildflower grassland for less than £50 – full details are given in appendix 1

To further help bees/insects – a solitary bee type hive can be erected within the front communal green open space – see below.



It is designed specifically to attract non-swarming bees like the Red Mason Bee, Leafcutter Bee and other solitary bees which are naturally attracted to holes in wood.

Attracting solitary bees to the garden is not only safe, but beneficial to pollination of flowers, fruit, and vegetables.

Site in a visible warm place ideally oriented to face between southeast and south and to catch some sun.

Hope the above is sufficient - it is all viable and more than just a box ticking effort – it will attract wildlife and provide amenity value.



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