

**351 Birchanger Lane
Birchanger
Essex
CM23 5QR**

**Biodiversity Enhancement Strategy
UTT/22/1500/FUL Condition 3**

On behalf of:

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Prepared by:

Essex Mammal Surveys

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Summary

In May 2022, as part of a planning proposal to create a dog walking meadow at 351 Birchanger Lane, Birchanger, Bishops Stortford, Hertfordshire CM23 5QR, a site visit was conducted to determine whether the site had the potential to be occupied by protected species, which would be affected if any proposed development were to go ahead. At that time, the survey found no evidence of protected species at the site and the report concluded: ‘...and therefore it is considered that the proposal for this site will not have a detrimental effect on the local bat population, or on protected species.’

However, an opportunity exists to enhance the site for protected species, a requirement which the Local Planning Authority has also conditioned.

Condition 3 states: ‘Prior to commencement of development a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the NERC Act 2006 (Priority habitats & species).’

Background

The proposal is for the **Proposed change of use from garden to dog field including the construction of a temporary seating shelter and permeable hardstanding parking area. at 351 Birchanger Lane Birchanger Essex CM23 5QR**



Photo 1: Looking eastwards at the site with northern boundary to left

a) Objectives

At present, according to the survey, no protected species are present on the site. However, it is proposed that:

- 2: Two bird nesting boxes to be sited on trees at the site.
- 3: A Hedgehog nesting box to be sited at base of a boundary hedge.
- 4: Two solitary bee hives to be erected at the site.

b) Detailed designs



Photo 2: Two Schwegler bird nesting boxes to be erected at the site

Schwegler 2M nest box. One of the boxes to have a 26mm hole, the other 32mm. All WoodcretePLUS™ nest boxes are built to last for at least 25 years against damage by weather, rot or natural predators.

The nest boxes should be sited on the northern or eastern side of a tree or building and cleaned out in the autumn or winter after use.



Photo 3: Solitary beehive

A solitary beehive may be made from durable FSC timber (several designs are available) and provides valuable habitat for bees in modern gardens. 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.

Siting: Site in a visible warm place ideally oriented to face between southeast and south and to catch some sun. It is helpful to have soil nearby, and food sources such as flowers, orchards and fruit.

Solitary beehives should be cleaned out any time **from October to February** as it will be quite obvious which tubes are in use and which are not. The ones where you can see mud or leaves covering the end of the hole are in use and you should leave these ones alone. However, to avoid potential predation of overwintering cocoons by woodpeckers etc, it is recommended that fine gauze (available at garden centres) be suspended over the front of the hive.

c) Location

See annotated site plan, Appendix 1.

d) Persons responsible

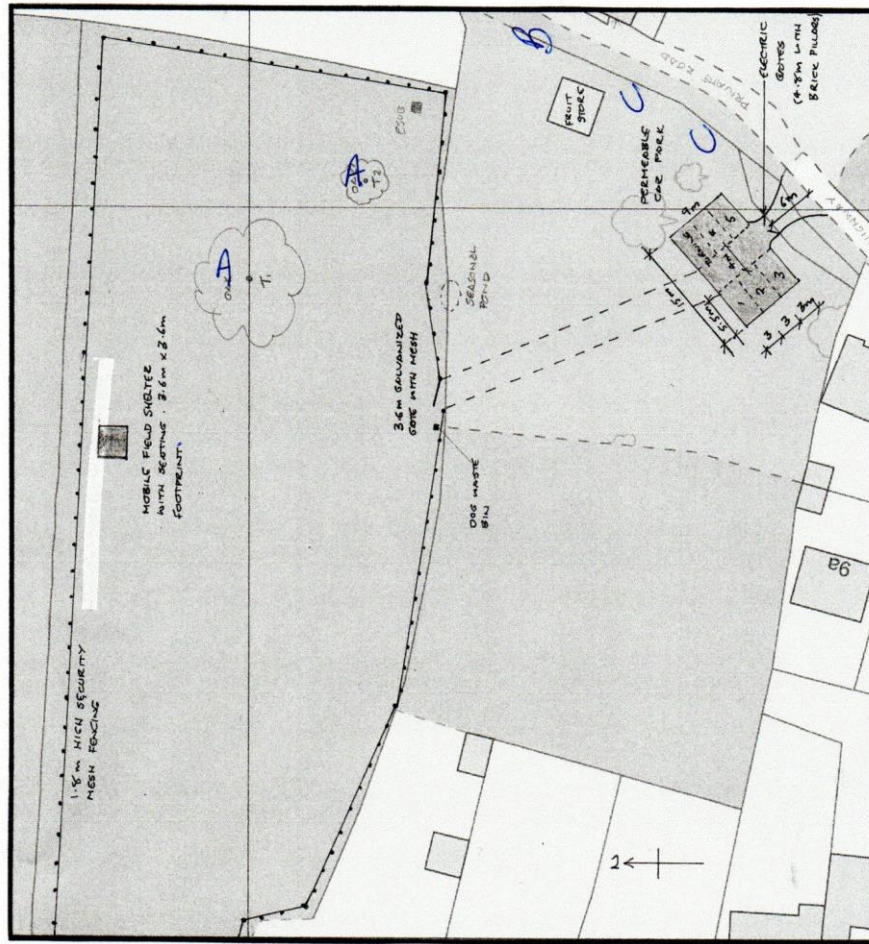
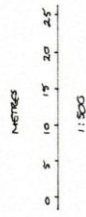
The planning consultant and/or ecologist will be responsible for overseeing compliance during site visits.

e) Aftercare

Woodcrete boxes have been chosen because of their durability, having been designed to last for 25 years. It is anticipated that they will be in place for at least that period.

Essex Mammal Surveys were requested to compile a 351 Birchanger Lane, Birchanger. The identification of protected species is vital in the proposed development of a site to comply with existing legislation and also allows any work that may otherwise be detrimental to bats to be appropriately scheduled. John Dobson, a bat worker and trainer licensed by Natural England (Licence No. 2015-15258-CLS-CLS) and author of *Mammals of Essex* (Essex Field Club, 2014), compiled this document on 4th October 2022. John Dobson has been elected a Fellow of the British Naturalists' Association and received the David Bellamy Award for natural history in 2015.

This drawings have been prepared for Planning Permission and should be read in conjunction with all drawings in the series 2022/006/1/3, the Design and Access Statement and Ecological Report. All dimensions and setting out to be confirmed on site and any discrepancies reported to the designer.



Site Plan 1:500 - part

Scheme - Change of use from garden to dog field, construction of temporary seating shelter and permeable handstanding parking area	
Address - Rose House, 351 Birchanger Lane, Birchanger, Bishop's Stortford, CM23 5QR	
Date - May 2022 Scale - 1:500 @ A3 Drawing Ref - 2022/306/02	Sheet 2 of 3 Dorfl and Daughier Equine Planning
B. Beck, Neukery BS (t/les) 0794684925 do@neukery@bistort.com	

- AA Bird nesting boxes
- B Hedgehog nesting box
- CC Solitary beehives

Appendix 1: Site Plan showing proposed location of enhancements