

**Yew Cottage  
Bilden End  
Chrishall  
Royston  
Hertfordshire  
SG8 8RE**

**Biodiversity Enhancement Layout  
UTT/22/0045/HHF Condition 3**

**On behalf of:**

**Cannon Architectural Design Ltd  
36 Town Street  
Thaxted  
Dunmow  
Essex  
CM6 2LA**

**Prepared by:**

**Essex Mammal Surveys**

**October 2022**

## Summary

As part of a planning application (UTT/22/0045/HHF) involving a garage at Yew Cottage, Bilden End, Chrishall, Royston, Hertfordshire SG8 8RE, a site visit was conducted on 20<sup>th</sup> January 2022 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, no evidence of protected species was found at the site and the report concluded that: *‘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 of the consent states: *‘Prior to any works above slab level a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Survey (Essex Mammal Surveys, January 2022) shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.’*

*REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under s40 of the NERC Act 2006 (Priority habitats & species), in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework 2021 (NPPF).’*

The content of the Biodiversity Enhancement Layout 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.

## Background

Consent has been granted for **Replace existing garage with garage, workshop and garden store at Yew Cottage Bilden End Chrishall SG8 8RE**



**Photo 1:** Northern elevation. The proposal is to demolish and replace the garage

### **a) Objectives**

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

- 1:** Two bird nesting boxes to be sited on trees at Yew Cottage.
- 2:** A Hedgehog nesting box to be sited at the base of a boundary hedge.
- 3:** 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, fence or building and cleaned out in the autumn or winter after use.

It is recommended that the existing gaps along the site boundaries are retained to allow hedgehogs and common toads to forage across the site as, potentially, at present. However, if solid boundary fences are to be introduced, see below:

Hedgehogs travel around **one mile** every night through our parks and gardens in their quest to find enough food and a mate. If you have an enclosed garden this can prevent hedgehogs from dispersing throughout their territory. It is now known that one of the main reasons why hedgehogs are declining in Britain is because our fences and walls are becoming more and more secure, reducing the amount of land available to them. Developers can make their life a little easier by removing the barriers within their control – for example, by making holes in or under our garden fences and walls for them to pass through.

**A gap 13cm by 13cm is sufficient for any hedgehog to pass through. This will be too small for nearly all pets.**



**Photo 3:** Hedgehog pathway at base of fence

Alternatively:

- Remove a brick from the bottom of the wall
- Cut a small hole in your fence if there are no gaps
- Dig a channel underneath your wall, fence or gate





**Photo 4:** Igloo Hedgehog nesting box. It may be best to line a woven box to avoid any possible tangling of spines



**Photo 5:** 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 architect and/or ecologist will be responsible for overseeing compliance during site visits.

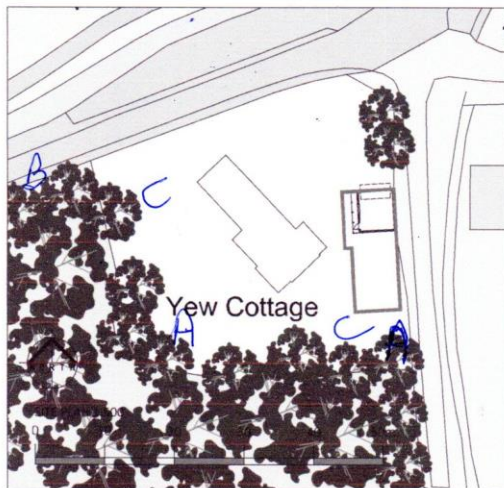
### **e) Aftercare**

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 Biodiversity Enhancement Layout to comply with a condition of the planning consent relating to land at Yew Cottage, Chrishall. 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 11<sup>th</sup> 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.

LOCATION PLAN 1:1250  
 0 25 50 75 100 125m  
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Scale 1:1250  
 Date: 12/01/2023  
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Client:  
 Name:  
 Project:  
 Yew Cottage  
 Bield Ltd  
 Church  
 Bield Ltd  
 Drawing:  
 Site and Location Plan  
 Title:  
 No. 12/01/2023 @ AD  
 Scale:  
 1:1250 1:1250  
 Drawn by:  
 Checked by:  
 Revision:  
 Drawing No:  
 112-01  
 12/01/2023  
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- AA Bird nesting boxes
- B Hedgehog nesting box
- CC Solitary beehives

**Appendix 1: Site Plan showing proposed location of enhancements**