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Ecology Condition 14 for Proposed Development at 9 Glebe Close, Ingham, Suffolk, IP31 1NL

Planning Approval ref: 19/00175/PIP.

On behalf of:

Sturgeon Builders Ltd

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Skilled Ecology Consultancy Ltd.

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0 SUMMARY

- 0.1 Skilled Ecology Consultancy Ltd. was commissioned by Sturgeon Builders Ltd to produce a Biodiversity Enhancement Strategy in pursuit of condition discharge (14) for development at 9 Glebe Close, Ingham, Suffolk, IP31 1NL.
- 0.2 Proposal: Planning application - a. two dwellings b. parking and shared access.
- 0.3 The report has been produced by experienced ecologist Roger Spring BSc MCIEEM (licensed by Natural England to survey for bats and great crested newts *Triturus cristatus*). The report is informed by development plans, Ordnance Survey maps and satellite imagery.
- 0.4 This report includes:
- Installation of new bat boxes.
 - Installation of new bird boxes.
 - Wildlife friendly external lighting
 - Wildlife friendly soft landscaping.
- 0.5 The above would ensure the appropriate and proportionate enhancement of the site by increasing bird nesting habitat and bat roosting habitat, along with minimise any residual risk to bats and other nocturnal wildlife.
- 0.6 With this report followed accordingly, the site would be enhanced to provide a net gain in accordance with national planning policy and the appropriate conditions could be discharged.

1 INTRODUCTION

1.1 Background

1.1.1 Skilled Ecology Consultancy Ltd. was commissioned by Sturgeon Builders Ltd to produce a Biodiversity Enhancement Strategy in pursuit of condition discharge (14) for development at 9 Glebe Close, Ingham, Suffolk, IP31 1NL.

1.1.2 Proposal: Planning application - a. two dwellings b. parking and shared access.

1.1.3 The Ecology Condition 14 states:

Prior to occupation details of biodiversity enhancement measures to be installed at the site, including details of the timescale for installation, shall be submitted to and approved in writing by the Local Planning Authority. Any such measures as may be agreed shall be installed in accordance with the agreed timescales and thereafter retained as so installed. There shall be no occupation unless and until details of the biodiversity enhancement measures to be installed have been agreed in writing by the Local Planning Authority.

2 METHODOLOGY

2.1 Desk Study

2.1.1 The report has been produced by experienced ecologist Roger Spring BSc MCIEEM (licensed by Natural England to survey for bats and great crested newts *Triturus cristatus*). The report is informed by development plans, Ordnance Survey maps and satellite imagery.

3 RESULTS

3.1 Site Description & Location

3.1.1 The site is a residential garden surrounded by residential properties with modest garden, north, south, east and west.

3.1.2 No high value habitat for wildlife is present nearby (ordnance Survey Maps, 2022).

4 RECOMMENDATIONS

4.1 Key Recommendations

Sensitive Lighting

4.1.1 As an overview to the potential impacts of lighting on bats, it is now well documented that all UK bat species are sensitive to light and are affected in different ways by light. The types of light most likely to impact negatively upon bats are high wattage white light with an ultraviolet spectrum. The impacts to bats are reduced when the wattage is reduced and ultraviolet light is removed. In addition, bats are less sensitive to red light than white light. Lighting impacts on bats are most detrimental close to roosts which can be abandoned, as well as along foraging routes, such as river corridors, hedgerows and woodland edges and along commuting routes where bats can be forced to use suboptimal habitat for commuting because of lighting and in worse cases can be prevented from reaching foraging grounds altogether by lighting. It is also recognised that some bat species are more sensitive than others to increased lighting levels (Guidance Note 8 Bats and artificial lighting, 2018).

4.1.2 For this reason, all external lighting will be Light Emitting Diode (LED) and directed downward. LED bulbs produce the least amount of heat and no UV light minimising the attraction effect and impact on insects (food resource) and foraging bats. By directing the light downward any bats foraging in hedgerows on the site boundary should remain unaffected. All external lighting will also be on short sensors to reduce the length of time the site is illuminated. Lighting will be downlighters only.

Creation of New Habitats

4.1.3 The following will be undertaken to create new habitats for foraging, nesting and roosting by protected, priority and declining species. The bat and bird boxes are integrated into the walls to provide habitat in perpetuity:

- 2 x Beaumaris Bat Box (or similar) will be installed onto the walls. The boxes will be positioned just below the roofline. One will be facing a southerly direction the second will be facing an easterly direction. See Figure 1 in Appendix 1 for locations and Photographs in Appendix 2.
- 2 x Integrated Vivara Pro WoodStone House Sparrow Nest Box (or similar) will be installed onto the walls. The boxes will be positioned just below the roofline facing a northerly direction and easterly direction. See Figure 1 in Appendix 1 for location and Photographs in Appendix 2.
- Any new soft landscaping will include only native and/or wildlife attracting species, prioritising fruit producing varieties. Trees planted will be native broad-leaved species.

Management of New Habitats

- 4.1.4 To maximise the long-term ecological value of the newly created habitats, the following management will occur:
- The bat and bird boxes/bricks do not require specific management and are durable products with a long lifespan. However, the boxes/bricks should be annually checked in winter and if lost or damaged within the first five years they should be replaced on a one-for-one basis. During the annual check, if cleaning of bird boxes is required this should also be undertaken.
 - The new hedgerows, trees and other native soft landscaping will be watered in dry periods, though no soil improvers, herbicides or pesticides are required. If trees/shrubs die within the first five years, they will be replaced on a one-for-one basis. Following planting, the hedgerows will be allowed to grow unabated for three years and in the fourth year during winter the hedgerows will be trimmed to form a box shape to encourage thickening to increase suitability for nesting birds. All future pruning will be undertaken in winter.
- 4.1.5 Sturgeon Builders Ltd is responsible for following and implementing this report.

5 CONCLUSION

- 5.1 A Biodiversity Enhancement Strategy is provided to maximise soft landscaping design and provide new habitats for notable wildlife such as bats and house sparrow. Wildlife sensitive lighting design is included to minimise the risk of impact to nocturnal wildlife such as bats.
- 5.2 By following this report risk of impact to bats will be minimised and the site would be proportionately enhanced for local wildlife to provide a net gain in accordance with the appropriate planning conditions.

6 REFERENCES

Bat Conservation Trust (2016) *Bat Surveys- Good Practise Guidelines, 3rd Edition*. Bat Conservation Trust, London.

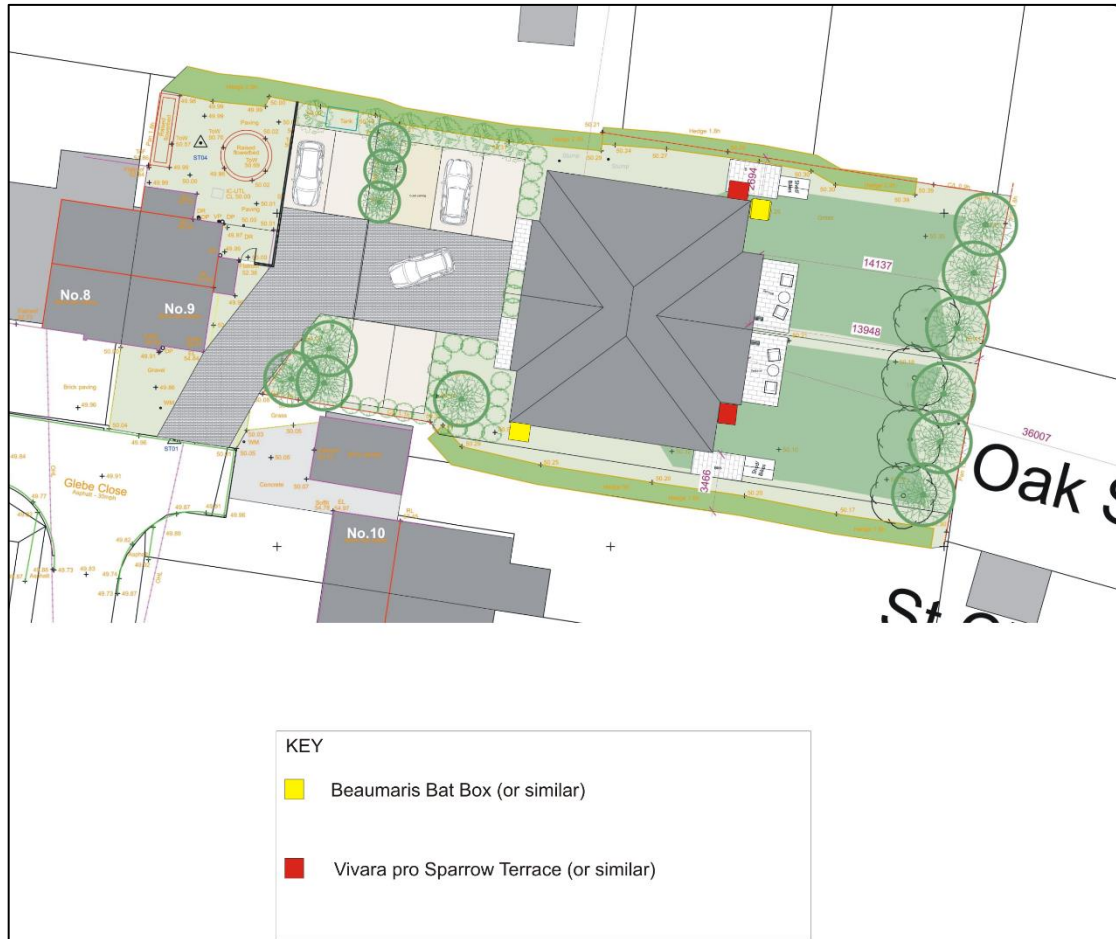
Ministry of Housing, Communities and Local Government (2021). National Planning Policy Framework, February 2021. Fry Building, London.

Websites: NHBS (2022). www.NHBS.co.uk.

7 APPENDICES

7.1 Appendix 1: Proposed Plan

Figure 1: Recommended locations for habitat enhancements.



7.2 Appendix 2: Habitat Bricks

Photograph 1: Beaumaris Bat Box.



Photograph 2: Vivara pro Sparrow Terrace.



Photograph 3: Example LED Downlight.

