

Darren & Amanda Bye
15 Mill Close
Elsenham
Bishops Stortford
CM22 6EG

Date: 22nd September 2023
Our Ref: BG20.193.9

FAO: Darren & Amanda Bye

Dear Darren & Amanda

Re: Biodiversity Enhancement Strategy (BES) to clear Conditions 14 and 16 of the Approved Full Planning Consent for the demolition of 2 existing buildings and erection of 3 new buildings together with the creation of a craft hub and re-formation of existing parking at the site known as The Rise, Brick End, Broxted CM9 2BJ, Application Reference: APP/C1570/W/22/3300023

This document outlines an Ecological Enhancement Strategy to clear Conditions 14 and 16 of the Full Planning Application, and provide information towards condition 15, as below:

14) Prior to commencement of the development, a Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity and 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.*

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

15) Prior to the commencement of development all biodiversity mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Brindle and Green, November 2020). This should include the appointment of an appropriately competent person to implement the Reasonable Avoidance Measures recommended for amphibians and mammals and to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

16) Prior to commencement of the development a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. No other external lighting be installed without prior consent from the local planning authority.

Background

The application site can be found at TL 56711 26269 and is located 0.5km to the north east of the small hamlet of Broxted, located within rural Essex, 4km to the east of the M11. The site is located along the southern side of a rural lane, with scattered residential plots present along the lane to the north-west and south-east. Trees and hedgerows are present at both sides of the lane, and along the boundaries, where they provide connectivity to the site from the surrounding area. The proposals seek the demolition of the 2 existing buildings to facilitate the erection of 3

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new buildings together with the creation of a craft hub and re-formation of existing parking areas and landscaping. The majority of trees within the site will be retained however a small section of hedgerow will be lost and replanted to facilitate proposals.

An Ecological Impact Assessment was undertaken in November 2020 by Brindle and Green Ltd (BG20.193.1, November 2020), which concluded, following species specific surveys, that the site did not support roosting bats, badger setts, or reptile populations, however, the site retained suitability for these species to be present on an occasional basis. A summary of the ecological receptors is provided within Table 1 below.

Table 1: Summary of Ecological Receptors, Impacts and Mitigation

Receptor	Source of Impact	Unmitigated Impact	Proposed Mitigation	Risk with Mitigation	Timing of proposed works
Habitats	Loss of low value habitats	Negative (Not Significant) impact at the local level	Retention and enhancement of existing hedgerows. Planting of native scrub areas. Introduction of sedum roof.	Neutral (Not Significant)	Winter 2023
	Impacts to root protection areas of boundary vegetation		Appropriate buffer and exclusion around retained trees to limit negative impacts to roots		
Breeding birds	Potential disturbance, loss, or harm to nesting birds, their nests, eggs and young	Likely non-significant negative impact at the local level	Vegetation clearance to be undertaken outside of nesting bird season or under Reasonable Avoidance Measures outlined in the Extended Phase 1 report.	Neutral (Not Significant)	Winter 2023 Winter 2023
	Loss of nesting habitat		Scrub planting and habitat creation in the form of bird boxes.		
Bats	Impacts during and post construction from artificial lighting.	Unlikely non-significant negative impact at the local level	Sensitive lighting scheme to be implemented during construction.	Neutral (Not Significant)	Winter 2023
	Loss of suitable roosting features.		Post construction security lighting to installed avoiding vegetative linear features. Habitat creation through installation of bat boxes		

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Receptor	Source of Impact	Unmitigated Impact	Proposed Mitigation	Risk with Mitigation	Timing of proposed works
Herptiles	Disturbance to commuting routes, loss of suitable habitat, death or injury of individuals	Unlikely non-significant negative impact at the local level	Reasonable avoidance measures during construction.	Neutral (Not Significant)	Winter 2023
Badgers	Injury to individuals / Disturbance or loss of foraging habitat	Unlikely non-significant negative impact at the local level	Reasonable avoidance measures during construction.	Neutral (Not Significant)	Winter 2023
MSPi West European Hedgehog	Disturbance and loss of suitable habitat.	Unlikely non-significant negative impact at the local level	Reasonable avoidance measures during construction.	Neutral (Not Significant)	Winter 2023

a) Purpose and objectives for the proposed enhancement measures;

Post construction habitat creation and enhancements have been proposed to ensure development is ecologically sensitive and secures biodiversity enhancements. The EES seeks to secure enhancement prescriptions and their long-term management to conserve and enhance the ecological and landscape value of the site and adjacent habitat through safeguarding and enhancing the ecological and physical integrity, through the following two objectives;

Objective 1: Maintain and protect existing conservation value of retained features

Retained trees present along the boundaries of the site should be adequately protected from both direct and indirect impacts throughout the construction and operational phase of the development in order to safeguard commuting and foraging corridors for local fauna.

Objective 2: Creation of biodiversity enhancements

Artificial refugia has been recommended for bats, birds, invertebrates and hedgehog (Appendix 1);

b) Detailed design(s) and/or working method(s) necessary to achieve stated objectives

The EES is based on the findings of the Ecological Impact Assessment (BG20.193.3) which are summarised within the implementation timetable (Table 1). Management Prescriptions to achieve the strategy aims are outlined below through the two objectives.

Objective 1: Maintain and protect existing conservation value of retained features

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The boundary trees are largely to be retained and will be suitably protected during construction through the implementation of recommendations within the Arboricultural Impact Assessment (BG20.193 September 2020) to ensure their long-term success for the perpetuity of the development. Trees will require a safety inspection on a 4-year rotation to assess condition and identify any potential defects or spread of pests and disease.

The lighting plan for the site is indicated within Appendix 2 of this document. Light spill has been limited wherever possible on site in order to limit light spill on adjacent habitats and newly proposed habitats to below 1lux. Low level bollard lighting is proposed in these locations (See Appendix 2). The lighting plan has been designed in order to safeguard commuting and foraging bats from lighting disturbance and maintain the existing value of vegetative connective features such as trees and hedgerows, without compromising requirements for health and safety on site.

Objective 2: Creation of biodiversity amendments

Habitat creation

Areas of native scrub will be created adjacent to existing retained hedgerow boundaries to the west, south and eastern aspects of the site, to comprise bramble (*Rubus fruticosus*), hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), hazel (*Corylus avellana*), guelder rose (*Viburnum opulus*) and elder (*Sambucus nigra*). Areas should be managed to create a complex structure of varying ages and sizes to provide valuable varied habitat for birds.

Hedgerow planting will comprise the same species as those outlined above with the addition of field maple (*Acer campestre*) to provide height, with planting undertaken to bolster existing hedgerows and fill in gaps. This planting seeks to maintain and enhance a connective corridor between areas of optimal habitat and encourage dispersal of wildlife around the site, post-development. Sufficient manual watering and tie checks should be conducted at regular intervals to promote establishment until year 3 of establishment.

Hedgerow and scrub management should be undertaken outside of the breeding bird season (March – September) inclusive in order to safeguard breeding birds.

The site will be planted with scattered trees consisting of silver birch (*Betula pendula*).

Areas of grassland will be sown with a suitable flowering amenity mix such as Naturescape N14 flowering lawn mix, which will be minimally managed in areas not utilised for amenity purposes.

All new structures on site will feature a sedum blanket roof, through Eco Green Roofs (Product code EGR SB) consisting of 9 drought tolerant sedum species; *Sedum album*, *Sedum hybridum*, *Sedum floriferum*, *Sedum ellacombianum*, *Sedum Selkianum true*, *Sedum pulchellum*, *Sedum reflexum*, *Sedum middendorffianum*, *Sedum montanum*, *Sedum montanum orientale*, *Sedum sexangulare*, *Sedum acre*, and *Sedum spureum* "coccineum".

Artificial refugia for protected species

Bats:

During construction 4 x bat boxes such as improved crevice boxes (or similar approved) will be positioned upon suitable elevations of the buildings (See Appendix 1).

Birds:

During construction, x4 Sparrow Terraces such as Woodstone sparrow nest boxes and x4 Woodstone swift nest boxes or similar will be integrated into the elevations of newly constructed buildings, as per the enhancement plan (Appendix 1). The sparrow boxes will be placed between 3 to 4 meters from the ground, avoiding placement above window frames or close to high levels of lighting. The swift boxes will be placed at heights of 4m and above.

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Hedgehogs:

A Woodstone Hedgehog Dome, or similar approved, will be positioned within boundary habitats to the west of the site. The box should be left undisturbed for the majority of the year however may require cleaning out following the hibernation season (March/April). The box should not be disturbed outside of these months when young may be present.

c) Locations of proposed enhancement measures by appropriate maps and plans

The extent and location of proposed habitats are presented within the Enhancement Plan within Appendix 1. A lighting plan is provided within Appendix 2.

d) Persons responsible for implementing the enhancement measures

The developer will be responsible for implementing the management associated with Conditions 14 and 16 up to the point of site occupation. Any transference of responsibility of this plan should be undertaken with the appropriate appointment of a competent organisation capable of delivering the detailed measures within this document. The implementation of this plan will be undertaken by a management company with the necessary certificates of competence to implement landscape management operation on site. The management organisation will ensure that management complies with best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution and protection of protected species and habitats.

e) Details of initial aftercare and long-term maintenance.

The areas managed for ecological enhancement will be subjected to a low maintenance management regime following establishment as outlined within Objective 2. An assessment to determine the success of the habitat creation areas will be undertaken at Year 5 from habitat establishment.

I trust the proposed enhancement measures are to be sufficient in discharging the relevant condition attached to this planning consent.

Please do not hesitate to contact me if you require any further details,

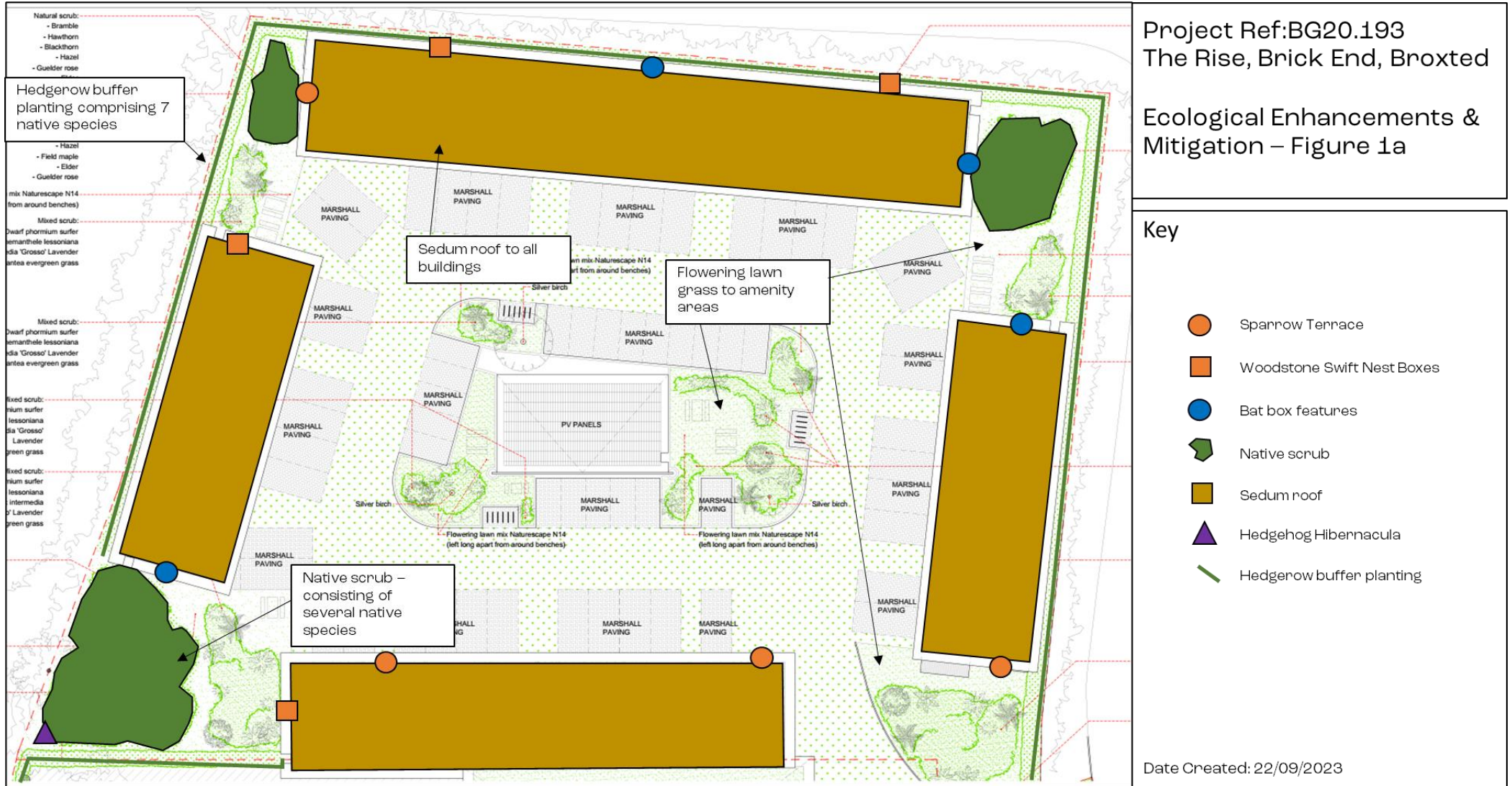
Yours sincerely,



Ellen Marshall
Head of Ecology
For and on behalf of Brindle & Green Limited

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Appendix 1: Ecological Mitigation Plan



Project Ref:BG20.193
 The Rise, Brick End, Broxted

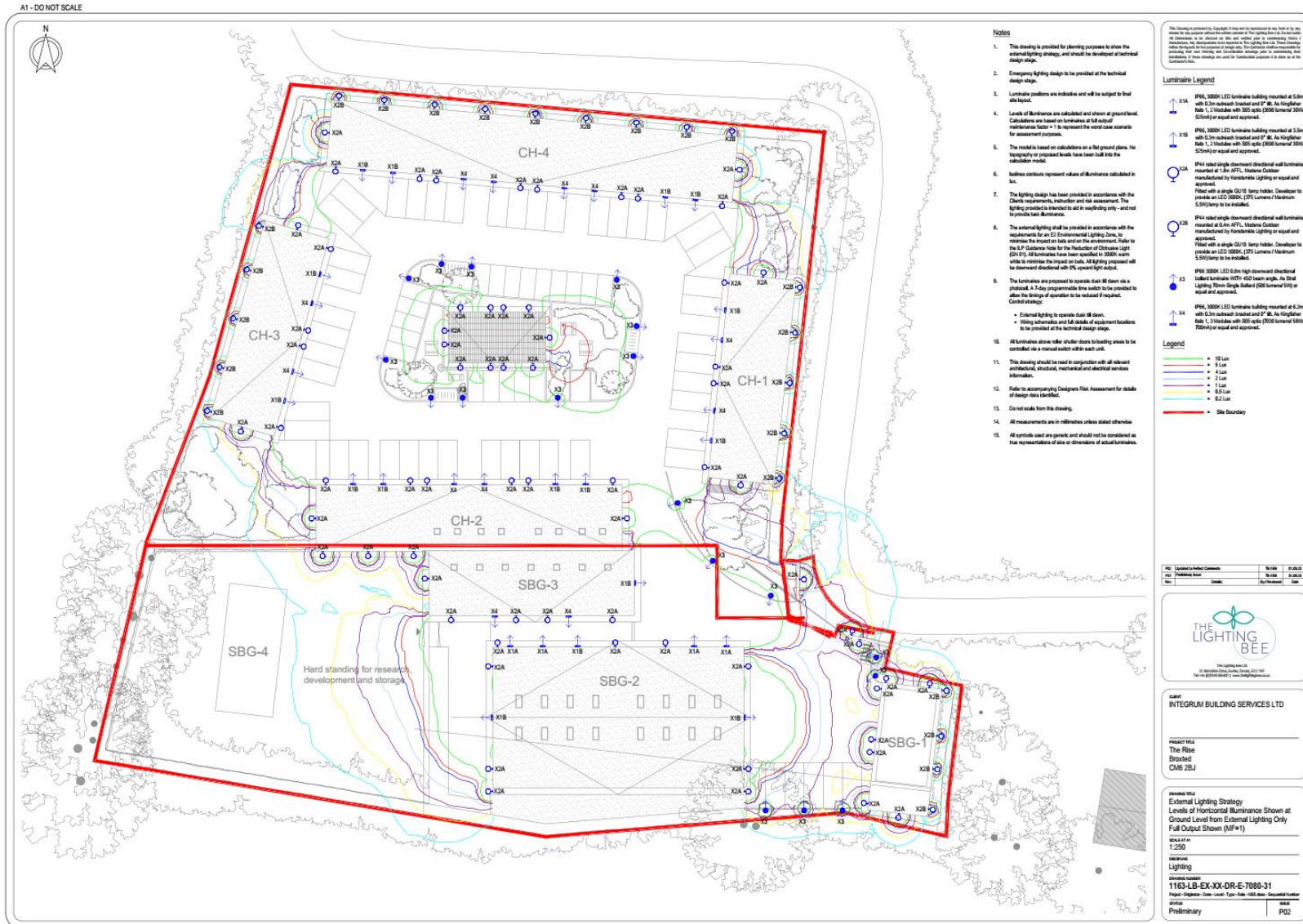
Ecological Enhancements & Mitigation – Figure 1b



Key

-  Sparrow Terrace
-  Woodstone Swift Nest Boxes
-  Bat box features
-  Native scrub
-  Sedum roof
-  Hedgehog Hibernacula

Appendix 2: Lighting plan



Appendix 3: Landscaping Plans



