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BE10846 COWLINGE HOUSE, NEWMARKET

BIODIVERSITY ENHANCEMENT STRATEGY

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SEPTEMBER 2023

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EXECUTIVE SUMMARY

Wardell Armstrong was commissioned by Joshua Whitehead to produce an Biodiversity Enhancement Strategy (BES) to help discharge Condition 9 of the Appeal Decision APP/F3545/W/22/3301806 for a dwelling and cartlodge development on a site at the rear of Cowlinge House, Cowlinge, Newmarket, Suffolk, CB8 9QA grid reference TL715548.

This BES includes biodiversity enhancement measures planned for the site to address the condition, as well as details of the ongoing management required to ensure effectiveness of biodiversity enhancements. Condition 9 of the Appeal Decision APP/F3545/W/22/3301806 was as follows:

Prior to the first occupation of the dwelling hereby permitted, 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.

Feedback from the Local Planning Authority on receiving a Biodiversity Enhancement Plan was that more information was required on proposed numbers and locations of key plants on site, plus proposed locations of bird and bat boxes.

The biodiversity enhancements on site will consist of bat, bird and bee boxes. Full details of these measures are outlined within this report.

If this Biodiversity Enhancement Strategy is followed, it should be possible for the proposed development to ensure continuing provision of ecological features and ensure the long-term maintenance of these features on the site.

1 INTRODUCTION

1.1 Background

1.1.1 Wardell Armstrong was commissioned by Joshua Whitehead to produce a biodiversity Enhancement Strategy (BES) to British Standard BS42020 to help discharge Condition 9 of the Appeal Decision APP/F3545/W/22/3301806 for a dwelling and cartlodge development on a site at the rear of Cowlinge House, Cowlinge, Newmarket, Suffolk, CB8 9QA grid reference TL715548.

1.1.2 It was understood the proposed development is for a dwelling and cartlodge. Condition 9 of the Appeal Decision APP/F3545/W/22/3301806 states:

1.1.3 Prior to the first occupation of the dwelling hereby permitted, 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.

1.1.4 This strategy outlines all ecological enhancement measures for the site to meet the above condition, as well as all measures necessary for the maintenance of the ecological features on the developed site.

1.1.5 The site owner will be responsible for implementing the enhancement measures on the site during the construction works. The management and maintenance of the enhancement features will be the responsibility of the future site owners.

2 ECOLOGICAL METHOD STATEMENT

2.1 Purpose and Conservation Objectives

2.1.1 The purpose of this BES is to ensure that the proposed development provides ecological enhancements suitable for species which may occur in the local area.

2.1.2 The conservation objective is to provide increased potential for wildlife to shelter on site, through provision of wildlife boxes and habitat features which may be suitable for many small animals, particularly small mammals, reptiles and amphibians.

2.1.3 The species targeted were chosen based upon:

conservation status;

likely occurrence in the local area;

suitability of habitats on and immediately surrounding the site.

2.2 Enhancement Features

Bat Boxes

2.2.1 Two external bat boxes will be installed to consist of Schwegler 1FE Bat Box (fitted with optional back plate) or 2FE Bat Box (or other types approved in writing by an ecologist if these are unavailable). External boxes are recommended to be used as the proposed exterior building material of the dwelling is not suitable for integrated boxes. Each bat box or tube should be positioned at a height of more than 4m above ground level, away from external lighting, and where there is a clear path of flight to the boxes. The three bat boxes should each face a different aspect, preferably with one facing north, one facing southeast and the other facing southwest. This allows the bats to choose the box which provides the most suitable conditions each day. See Appendix 1 for locations.

2.2.2 Bat droppings in the UK are not known to transmit disease.

2.2.3 As bat roosts are protected by law, should any internal checks of the bat box be required, for example in the event the box is damaged and requires replacement, but it cannot be confirmed from ground level that no bats are present in the box, this will only be carried out by a suitably licensed ecologist.

Bird Boxes

2.2.4 Two types of bird boxes are to be installed, increasing the potential of the site to support a wider range of species of nesting birds, in particular by providing nesting opportunities for species which do not currently have suitable nesting habitat on site.

The following boxes are recommended, see the Appendix 1 for locations:

1 x 1SP Schwegler Sparrow Terrace (Blue), which can be designed to match the specification of any build by using a custom brick facing. These are specifically designed for the Section 41 species house sparrow *Passer domesticus*, best located under eaves, not south facing;

1 x Schwegler 1MR Avianex Nestbox (Red), suitable for smaller garden birds. The box will be installed at a height of at least 2m, not south facing and not in direct sunlight to avoid nestlings overheating and dying.

- 2.2.5 Alternative boxes could be used but these must be confirmed for suitability by an ecologist in writing.

Bee Box/Insect Nesting Aid

- 2.2.6 One Schwegler Clay and Reed Insect Nests (or other types approved in writing by an ecologist if these are unavailable) to benefit native bees are to be installed firmly (not allowed to swing) in sheltered and sunny positions on a tree or fence (above 2m). These nests are designed to attract only harmless insects, including solitary bees which are harmless to humans and pets, and are useful pollinators. See the Appendix 1 for locations.

Habitat Piles

- 2.2.7 The addition of at least one small habitat piles will provide potential habitat for invertebrate species. Habitat piles should consist of logs and wood, piled to a height of approximately 30cm, each covering an area of at least 0.5m². Alternatively, logs could be placed upright to create a more aesthetic feature. See Appendix 1 for locations.
- 2.2.8 If practical, habitat piles would provide hibernation sites for a variety of wildlife, including great crested newts, reptiles and hedgehogs. They should be located in sunny areas and consist of piles of logs approximately 1m x 2m in size, to a height of 1m, with a longer side facing south. Allowing log piles to naturally decay and break down would also create potential habitat for invertebrates, and in turn, food for birds and bats.

2.3 Management Plan

- 2.3.1 Table 1 below provides a summary of enhancements as well as management prescriptions that will be undertaken on site, with planned timescales and any subsequent requirements:

Table 1: Summary and Timings of Ecological Enhancements and Management Procedures for Land to rear of Cowlinge House

Month	Years	Task	Notes
Enhancement			
Any	1	Installation of bat boxes	To be installed following manufacturer's instructions, during construction of the buildings. Locations as in Figure 1.
Any	1	Installation of bird boxes	To be installed following manufacturer's instructions during construction. Locations as in Figure 1.
Any	1	Installation of bee and insect boxes.	To be installed following manufacturer's instructions during construction. Location as in Figure 1.
Any	1	Creation of habitat piles	Construct habitat piles using materials from site clearance where possible. Locations as in Figure 1.
Habitat Management			
April September	2-5	Check habitat piles are still present annually.	Add tree prunings or logs to piles as necessary to maintain initial size.
Any	2-5	Check that hedgehog holes are still accessible	Enable access if blocked.
October to February	2-5	Check non-integrated bird and bee/insect boxes.	Replace lost or damaged boxes.

3 CONCLUSION

3.1.1 If this Biodiversity Enhancement Strategy is followed, appropriate enhancement measures for a variety of wildlife will have been provided on the site and the future management should maintain the features into the future.

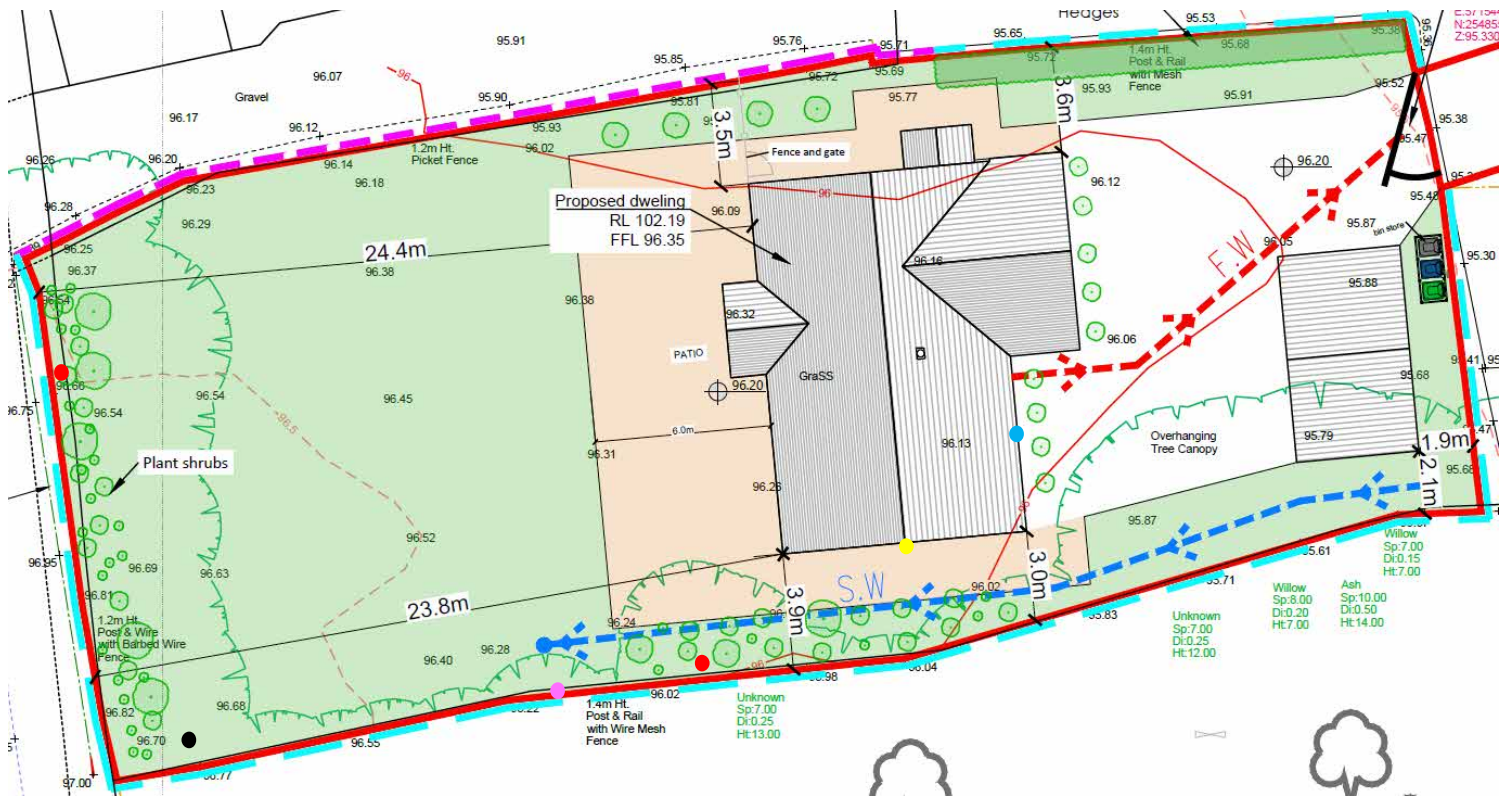
4 REFERENCES

The Planning Inspectorate (2023) Appeal Decision. Appeal Reference: APP/F3545/W/22/3301806

APPENDICES

5 APPENDIX

5.1 Appendix 1: Figure 1: Locations for Enhancements on Land at the rear of Cowlinge House, Cowlinge, Newmarket



Key

- Bat Box Location
- Nest Box Location
- Sparrow Terrace Location
- Insect Box Location
- Habitat Pile Location

Background image taken from "Landscape Plan" produced by Potton, Drawing No. 23010_SP B

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