



Biodiversity Enhancement Strategy: including information to discharge Condition 11

Little Dodnash Farm, Bergholt Road, Bentley, Suffolk, IP9 2DQ –
Planning Ref: DC/20/04409



Mr W. Richmond, Little Dodnash Farm, Bergholt Road, Bentley, Ipswich, Suffolk IP9 2DQ

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20068 R2 v2

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20068 R2 v1	Draft for Client Review
20068 R2 v2	Final version for submission

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Report prepared by Dr J. Huckle for Huckle Ecology Ltd

Declaration: The information and advice which we have prepared and presented it true and has been developed in accordance with the Chartered Institute of Ecology and Environmental Management Code of Professional Conduct. We confirm that any opinions expressed are our own and my true and bona fide opinions.

Digital Signature:



Dr Jon Huckle CEnv MCIEEM MSc BSc (Hons)

1 Introduction

1.1 Terms of Reference

1.1.1 Huckle Ecology was commissioned to prepare ecological information required for the discharge of conditions attached to two planning permissions granted for two developments at Little Dodnash Farm, Bergholt Road, Bentley, Suffolk, IP9 2DQ. The two permissions are:

Planning Ref: DC/20/04409: Demolition and rebuild of agricultural barn to form 2no. holiday lets, erection of two storey storage building and associated works; and

Planning Ref: DC/21/01857: Erection of 1no two-storey storage building.

1.1.2 For the first consented development, there were two conditions relating to ecological matters:

11. ACTION REQUIRED: BIODIVERSITY ENHANCEMENT STRATEGY

Prior to first beneficiary use, a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved, in writing by the Local Planning Authority, following the details contained within the Ecological Assessment report (Huckle Ecology Ltd, November 2020). 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 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 and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats and species).

12. ACTION REQUIRED: ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment report (Huckle Ecology Ltd, November 2020) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

This may include the appointment of an appropriately competent person e.g. ecological clerk of works (ECoW) 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.

Reason - To conserve and enhance protected and priority species and allow the LPA to discharge its duties under the conservation of habitats and species regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

1.2 Aim of this report

1.2.1 This report provides the information required to discharge Condition 11 set out above, which requires to be discharged prior to first beneficiary use.

1.2.2 The report includes details of the Biodiversity Enhancement Strategy (BES), which specifies the ecological enhancement measures required to meet the requirements of Condition 11 of the first consented scheme as detailed above. It is intended that this Strategy is submitted to Babergh Council for approval to enable Condition 11 to be discharged 'Prior to first beneficiary use...'

2 Biodiversity Enhancement Strategy

2.1 Introduction

2.1.1 This section identifies the biodiversity enhancement measures required to comply with the recommendations of the Ecological Assessment Report (Huckle Ecology, November 2020) and subsequent Addendum (Huckle Ecology, June 2021) to enable the discharge of Condition 11 as detailed above.

2.1.2 For each Biodiversity Enhancement Measure, the following details are specified:

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

2.2 Installation of Bat Boxes

Purpose and Conservation objectives

2.2.1 As recommended in the Ecological Assessment Report (Huckle Ecology, November 2020), bat boxes will be erected to provide potential roosting habitat.

2.2.2 The specific conservation will be to provide an increase in the bat roosting opportunities within the Site. The report stated that the following would provide sufficient ecological enhancements:

Erection of 3x no. bat boxes (total of 3 boxes) to provide potential roosting habitat as integrated boxes within the constructed buildings or located in semi-mature trees retained to the west of the site. The bat boxes should be of standard woodcrete construction such as the 'Schwegler 2F' or equivalent to maximise the durability of the bat boxes while minimising maintenance requirements. It is recommended that at least three are installed, facing different directions to provide a greater diversity of roosting opportunities

Detailed Design of BES Feature

2.2.3 The bat boxes will include a combination of integral bat boxes, comprising a mixture of cavity-type and crevice type roost boxes, as well as tree-mounted bat boxes within trees retained to the west of the site. The bat boxes should be installed on the south, east or west side of buildings and trees to provide a combination of orientations and ideally with clear fly way leading to the bat box.

2.2.4 The boxes should be constructed from pre-cast woodcrete or concrete to provide durability and to avoid the need for maintenance and aftercare. A range of bat boxes are appropriate including the following models, or equivalent as recommended by a professional ecologist.

Schwegler 1FD

Schwegler 1FF

Schwegler 1FR

Schwegler 1WQ

Schwegler 2F

Schwegler 2FN

'Bat Block' Integrated bat box

Improved Cavity Bat Box

Ibstock Enclosed Bat Box 'C'

HabiBat bat boxes (various custom faces available to fit with proposed building facades)

2.2.5 Examples of suitable boxes are provided below.



Locations of the BES measure

2.2.6 As noted above, the bat box locations would optimally be located within the walls of buildings on the south facing walls, with west and east facing walls an alternative. The boxes should be located at a minimum height of 4m and above on gable walls or close to the eaves of the roof. Tree-mounted boxes would be erected at a height of approx. 4m in mature trees within the curtilage of Little Dodnash Farm.

Responsible Persons

2.2.7 The installation of the bat boxes will be the responsibility of the applicant/developer. Advice on the successful installation and location of the nest boxes will be provided by the Project Ecologist, who will provide confirmation that the BES measure has been implemented in an appropriate manner.

2.2.8 Following the completion and occupation of the buildings, the responsibility for the bat boxes will be retained by the owner of Little Dodnash Farm.

Details of Aftercare and maintenance

2.2.9 Integrated bat boxes are manufactured from woodcrete, a concrete and wood fibre mix, which are designed not to rot or deteriorate and do not require maintenance of annual cleaning.

2.3 Installation of bird nest boxes

Purpose and Conservation objectives

2.3.1 As recommended in the Ecological Assessment Report (Huckle Ecology, November 2020), bird nest boxes will be erected to provide potential nesting habitat.

2.3.2 The specific conservation will be to provide an increase in the bird nesting opportunities within the Site. The report stated that the following would provide sufficient ecological enhancements:

a total of at 3x no. bird nesting boxes be installed in semi-mature or mature trees in appropriate locations to the west of the Site. The nest boxes should be sheltered from wind, rain and strong sunlight and approx. 3-5 m above ground level.

Detailed Design of BES Feature

2.3.3 The nest boxes should be erected on mature trees, for example in the copse located to the west of the Site.

2.3.4 The bird nest boxes should be constructed of Woodstone or woodcrete for durability and be suitable for use by small passerine birds, including blue tits, great tits, with holes varying between 25mm and 28mm in diameter, open fronted suitable for species such as robin spotted flycatcher or pied wagtail.

2.3.5 Examples of suitable boxes are provided below.

Photo 5 Examples of Woodcrete Nest Boxes – Schwegler nest boxes ([Bird Boxes | NHBS Practical Conservation Equipment](#))



Locations of the BES measure

- 2.3.6 As noted above, the nest box locations would optimally be erected attached to trees to the west of the Site, at locations to be confirmed by the Project Ecologist.
- 2.3.7 Details of indicative locations of the bird nest boxes include the following:

3x bird boxes, 2x with small entrance holes (26-28mm) and one with an open front to be erected at a height of 3-4m in mature trees located within the curtilage of Little Dodnash Farm. .

Responsible Persons

- 2.3.8 The installation of the bat boxes will be the responsibility of the applicant/developer. Advice on the successful installation and location of the nest boxes will be provided by the Project Ecologist, who will provide confirmation that the BES measure has been implemented in an appropriate manner.
- 2.3.9 Following the completion and occupation of the buildings, the responsibility for the bat boxes will be retained by the owner of Little Dodnash Farm.

Details of Aftercare and maintenance

- 2.3.10 Integrated bat boxes are manufactured from woodcrete, a concrete and wood fibre mix, which are designed not to rot or deteriorate and do not require maintenance of annual cleaning.