

**Hall Farm Cottage
Chattisham
Ipswich
Suffolk
IP8 3PX**

**Biodiversity Enhancement Layout
DC/23/02731 Condition 4**

On behalf of:

**Rachael & Guy Hobbs
Hall Farm Cottage
Chattisham
Ipswich
Suffolk
IP8 3PX**

Prepared by:

Essex Mammal Surveys

December 2023

Summary

As part of a planning proposal (DC/23/02731) involving Hall Farm Cottage, Chattisham, Ipswich, Suffolk IP8 3PX, a site visit was conducted on 28th December 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 the time, the survey found no evidence of protected species 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 biodiversity, which the local planning authority has conditioned.

Condition 4 of the consent states: *'A Biodiversity Enhancement Layout for bespoke biodiversity enhancement shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:*

- a) detailed designs or product descriptions for bespoke biodiversity enhancements; and*
- b) locations, orientations and heights for bespoke biodiversity enhancements by appropriate maps and plans.*

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 the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species).'

Background

Consent has been granted for the **Erection of two storey infill extension and the installation of 2 no. dormers and external staircase**



Photo 1: Site of infill extension

Objectives

At present, no protected species have been recorded on the site. However, it is proposed that:

- 1: Two bird nesting boxes to be sited on trees or buildings at the site.
- 2: Two solitary bee hives to be erected at the site.
- 3: A Hedgehog nesting box to be sited along a vegetated boundary.

a) Detailed designs



Photo 3: 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. During cleaning, the boxes should be examined and replaced if damaged prior to the end of their expected lifespan. The boxes should be sited at least 2m from the ground and away from climbable objects.

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 4: 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 5: Igloo Hedgehog nesting box. It may be best to line a woven box to avoid any possible tangling of spines



Photo 6: 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.

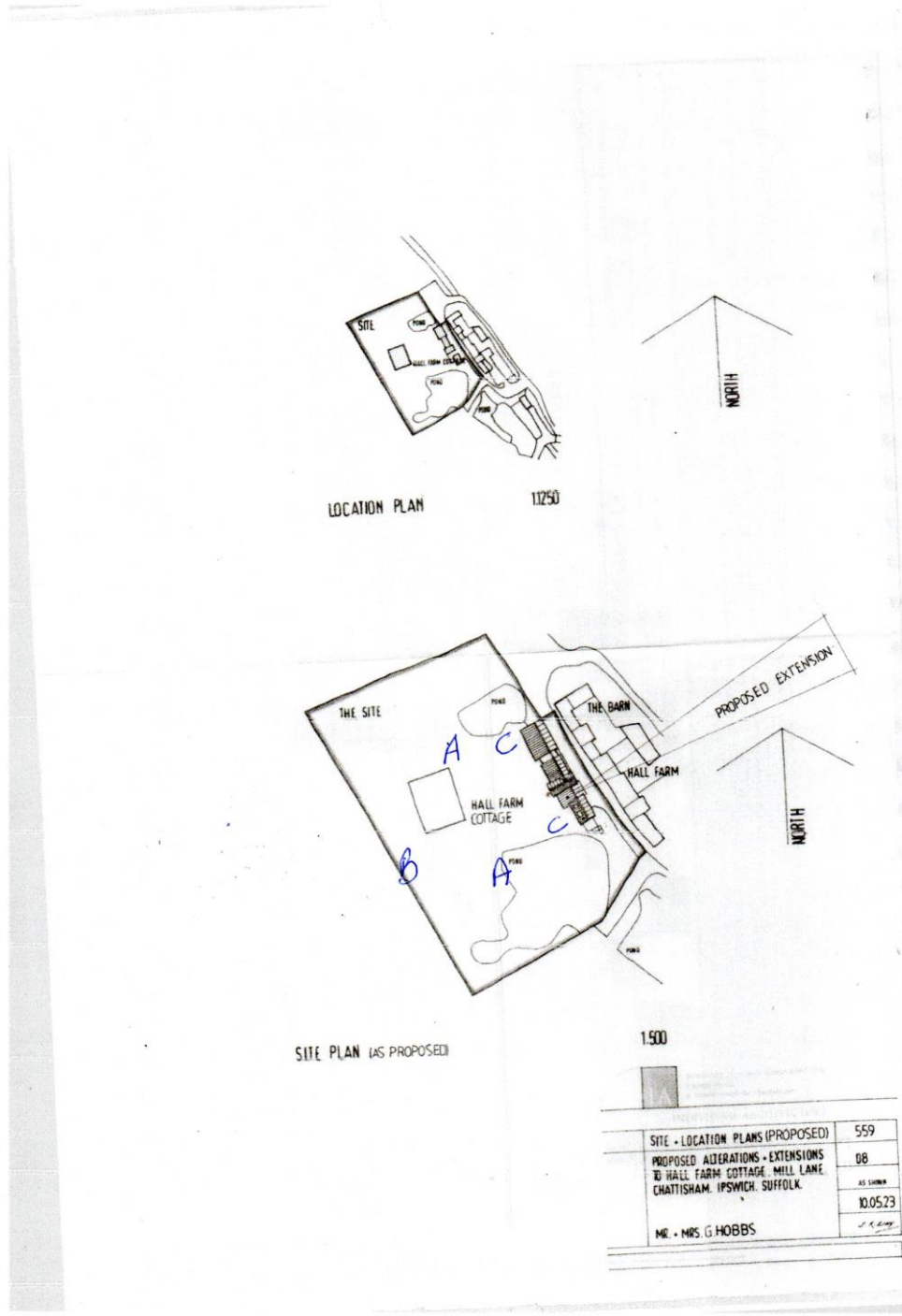
Siting: Site in a visible warm place around 1.5m off the ground and ideally oriented to face between south-east and south to catch some sun. It is helpful to have soil nearby, and food sources such as flowers, orchards and fruit.

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.

b) Location

See annotated site plan, Appendix 1.

Essex Mammal Surveys were requested to compile a Biodiversity Enhancement Layout to comply with a condition of the planning consent relating to Hall Farm Cottage, Chattisham. 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 5th December 2023. John Dobson has been elected a Fellow of the British Naturalists' Association and received the David Bellamy Award for natural history in 2015.



AA Bird nesting boxes
 B Hedgehog nesting box
 CC Solitary beehives

Appendix 1: Site Plan showing proposed location of enhancements