

**Pond Mead
High Street
Widdington
Essex
CB11 3SB**

**Biodiversity Enhancement Layout
UTT/23/1569/FUL Condition 9**

On behalf of:

**Alun Design Consultancy
Neville House
Station Road
Wendens Ambo
Saffron Walden
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CB11 4LB**

Prepared by:

Essex Mammal Surveys

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Summary

As part of a planning proposal involving a former residential property at Pond Mead, High Street, Widdington, Essex CB11 3SB a, site visit was conducted on 27th September 2023 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 that 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 protected species, a requirement which the Local Planning Authority has also conditioned.

Condition 9 of the consent states *'Prior to any works above slab level, 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 for bespoke biodiversity enhancements by appropriate plans. Thereafter, the enhancement measures shall be implemented in accordance with the approved details.*

REASON: To conserve and enhance protected and priority species and habitats and allow the local planning authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities (NERC) Act 2006 (priority habitats & species) as updated by the Environment Act 2021, s17 of the Crime and Disorder Act 1998, in accordance with the adopted Uttlesford Local Plan Policies GEN7, ENV8, and the National Planning Policy Framework (2023).'

Background

Consent has been granted for the **Proposed subdivision of dwellinghouse to create 2 no. dwellinghouses. Proposed conversion works, demolition of conservatory, erection of single storey extension, and layout changes, including separate accesses for both plots, separate parking areas and ancillary driveways. at Pond Mead High Street Widdington Saffron Walden Essex CB11 3SB**

Objectives

The survey found no evidence of protected species at the site. However, it is proposed that:

- 2:** Two bird nesting boxes to be sited on trees or buildings.
- 3:** Two solitary bee hives to be erected at the site.
- 4:** A hedgehog nesting box to be sited along northern boundary.



Photo 1: North-western elevation. The proposal is to refurbish the building to create two residential dwellings

a) Detailed designs



Photo 2: 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. If, during cleaning, a box is found to be damaged and its expected lifespan reduced, it should be replaced. Boxes should be placed around 2m off the ground.

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 3: 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 4: Igloo Hedgehog nesting box. It may be best to line a woven box to avoid any possible tangling of spines



Photo 5: 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 ideally oriented to face between southeast and south and to catch some sun. It is helpful to have soil nearby, and food sources such as flowers, orchards and fruit. The hive should be around 1.5m off the ground.

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 Pond Mead, Widdington. 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

