



Ecological Enhancement Plan

Horbury, Wrights Green Lane, Little Hallingbury, CM22 7RL

Hereford Planning Service

Status	Issue	Name	Date
Draft	1	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	30-01-2024
Reviewed	1.1	Mel Reid BSc (Hons) MRes MRSB, Senior Consultant	07-02-2024
Final	2	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	07-02-2024

Arbtech Consultant's Contact Details:

Jade Lemm
Consultant Ecologist
Email: jadelemm@arbtech.co.uk
<https://arbtech.co.uk>

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Industry Guidelines and Standards

This report has been written with due consideration to:

- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

Contents

1.0 Introduction 5

2.0 Site Context and Survey Information..... 6

 2.1 Site Location and Landscape Context 6

 2.2 Ecological Information 6

3.0 Species-Specific Enhancements 7

 Appendix 1: Proposed Development Plan 11

 Appendix 2: Site Location Plan 12

 Appendix 3: Species-Specific Enhancements Plan..... 13

 Appendix 4: Species-Specific Enhancements Plan (shown on proposed elevations) 14

1.0 Introduction

Arbtech Consulting Limited was instructed by Hereford Planning Service to produce an Ecological Enhancement Plan for Horbury, Wrights Green Lane, Little Hallingbury, CM22 7RL (hereafter referred to as “the site”).

A planning application for demolition of the existing detached dwelling and garage. Then the erection of a replacement four-bedroom dwelling (hereafter referred to as “the proposed development”) was granted approval, with conditions, by Uttlesford District Council in November 2023 (UTT/23/2197/FUL). This plan has been produced to inform the discharge of Condition 8, which 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 context 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 2023 and s40 of the NERC Act 2006 (Priority habitats & species) in accordance with policy GEN7 of the Uttlesford Local Plan (2005).

A plan showing the proposed development is provided in Appendix 1.

The aim of this plan is to outline mitigation measures required to minimise impacts on biodiversity as well as to outline habitat creation and enhancement opportunities and long-term management which will ensure that a net gain in biodiversity is achieved and maintained on the site, in accordance with the National Planning Policy Framework (NPPF).

This plan has been informed by an Ecological Survey and Assessment for Horbury Little Hallingbury which was completed by Essex Mammal Surveys on September 2023 (Essex Mammal Surveys, 2023).

2.0 Site Context and Survey Information

2.1 Site Location and Landscape Context

The site is located at National Grid Reference TL 50799 17088 and has an area of approximately 0.1ha comprising a residential dwelling, a garage and associated garden space (including trees and hedgerows). It is surrounded by other residential dwellings in all other directions. The immediate landscape comprises the town of Wrights Green and the wider landscape consists agricultural fields. A site location plan is provided in Appendix 2.

2.2 Ecological Information


A report 'Ecological Survey and Assessment for Horbury Little Hallingbury' was completed by Essex Mammal Surveys on September 2023 (Essex Mammal Surveys, 2023). The results of the survey were that the habitats being removed and changed were of negligible potential for bats with no evidence. The site was identified as unsuitable for reptiles, newts and badgers as the garden is maintained and is a low-impact project that will not impact any designated sites.



3.0 Species-Specific Enhancements

The enhancements will include a range of site-specific, suitable and achievable gains. Best practice management regimes will be implemented to further increase the ecological interest of the site. These are detailed below and should be undertaken in year 1 post-development. It will be the responsibility of the site manager to ensure that these enhancements are implemented and monitored according to the information given in Table 1.

A map of all proposed ecological enhancement measures is given in Appendix 3 and Appendix 4.

Table 1: Species-Specific Enhancements

Works	Specification
<p>Bat Box</p>	<p>One bat box will be installed on the new residential dwelling.</p> <p>Bat box specification:</p> <ul style="list-style-type: none"> • The recommended bat box will be constructed of woodcrete/ woodstone. Boxes of this construction are designed to require no maintenance and have a lifespan of 25 years plus. • 1x Beaumaris Woodstone Bat Box (or a similar alternative brand) is recommended on the building, as shown in Figure 1. • The bat box should be positioned 3-5m above ground level facing in a south, southeast, or southwest aspect with a clear flight path to and from the entrance, away from artificial light. <div data-bbox="994 815 1496 1326" style="text-align: center;">  </div> <p style="text-align: center;">Figure 1: Beaumaris Bat Box (image credit https://www.nhbs.com/beaumaris-woodstone-bat-box)</p>

	<p>Recommended Management:</p> <p>The proposed bat box is designed to require no management or maintenance. Furthermore, preventing physical disturbance of bat boxes will increase the chances of occupation by roosting bats. However, it is recommended that the bat box is inspected annually for the first five years outside of the typical active season for bats (May to September inclusive) following installation. The bat box must be replaced if they are damaged, removed, or have fallen from its recommended location.</p>
<p>Bird Boxes</p>	<p>Two bird boxes are recommended to be installed on site, one upon mature trees on along the western site boundary and the other onto the north-eastern façade of the new dwelling.</p> <p>Bird box specification:</p> <ul style="list-style-type: none"> • The recommended bird boxes will be constructed of woodcrete/ woodstone. Boxes of this construction are designed to require no maintenance and a lifespan of 25 years plus. • 1 x Woodstone Nest Boxes (or a similar alternative brand) with 28mm entrance holes are proposed on a tree, as shown in Figure 2. • 1x Vivara Pro Woodstone House Sparrow Nest Box (or a similar alternative brand) is proposed on the building, as shown in Figure 3. • Woodstone Nest Boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div data-bbox="412 683 792 1129" style="text-align: center;">  <p>A green, house-shaped bird nest box with a white front panel and a circular entrance hole. It is mounted on a tree trunk.</p> </div> <div data-bbox="1296 810 1648 1107" style="text-align: center;">  <p>A grey, rectangular bird nest box with a white front panel and two oval-shaped entrance holes. It is shown against a white background.</p> </div> </div> <p>Figure 2: Woodstone Nest Box (image credit arkwildlife.co.uk)</p> <p>Figure 3: Vivara Pro Woodstone House Sparrow Nest Box (image credit https://www.nhbs.com/search?q=sparrow&qtview=195281)</p> <p>Recommended Management:</p> <p>The proposed bird boxes are designed to require no management or maintenance. Furthermore, preventing physical disturbance of bird boxes will increase the chances of occupation by nesting birds. However, it is recommended that the bird boxes are inspected annually for the first five years outside of the typical nesting bird season (March to September inclusive) following installation. Bird boxes must be replaced if they are damaged, removed, or have fallen from their recommended location.</p>

<p>Solitary bee hives</p>	<p>Two solitary bee hives or hotels will be installed on the southern site boundary nearby food sources such as grassland and flowers (Figure 4). Solitary bee hotels suitable for the site (or a similar alternative brand) can be found here: https://www.nhbs.com/solitary-bee-hotel)</p> <div data-bbox="1086 271 1400 917" data-label="Image"> </div> <p>Figure 4: Solitary bee hotel (image credit https://mediacdn.nhbs.com/jackets/jackets_resizer_xlarge/25/251687.jpg https://www.nhbs.com/hedgehog-house)</p>
<p>Hedgehog Enhancements</p>	<p>Hedgehog connectivity (if boundary fences are introduced) It is noted that no fencing is proposed currently for the site, whereby the existing hedgerows will be retained which is permeable to hedgehogs. However, if boundary fences are introduced then two hedgehog connectivity holes will be fitted (measuring a minimum of 13cm x 13cm) to ensure hedgehogs can travel freely between the site and adjacent residential gardens. Guidance on the construction of suitable hedgehog holes in fencing can be found here: https://www.wildlifetrusts.org/actions/how-create-hedgehog-hole</p> <p>Provision of Hedgehog Refugia A hedgehog house will be installed along the hedgerow on the northern or western site boundary (Figure 5). A hedgehog house suitable for the site (or a similar alternative brand) can be found here: https://www.nhbs.com/hedgehog-house</p>



Figure 5: Hedgehog house (image credit <https://www.nhbs.com/hedgehog-house>)

Appendix 1: Proposed Development Plan

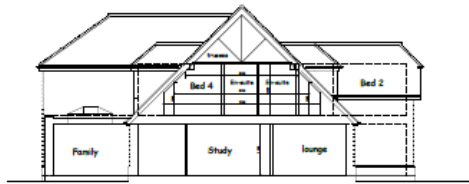


Side Elevation
Elevations 1:100 Scale

horbury
Front Elevation

Flank Elevation

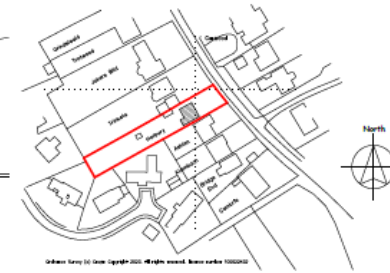
Rear Elevation



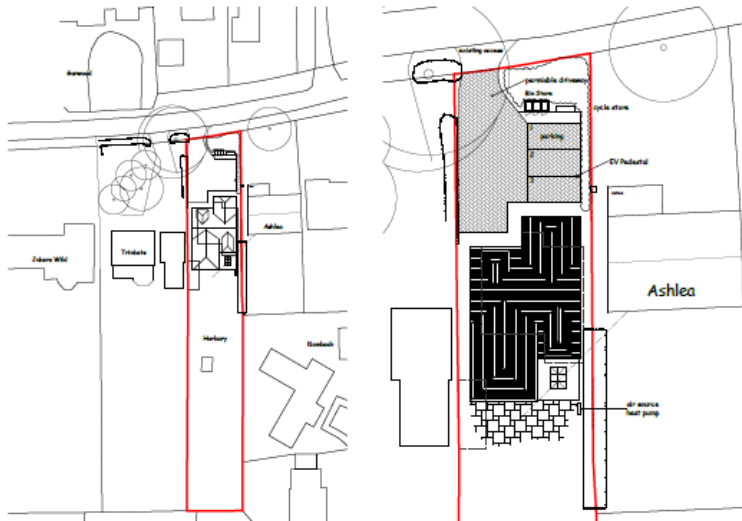
Section



Street Elevation 1:200 Scale



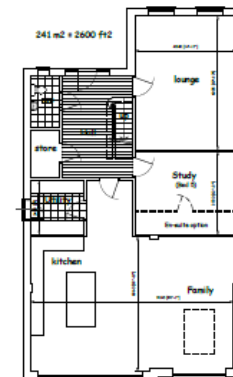
Location Plan 1:1250 Scale



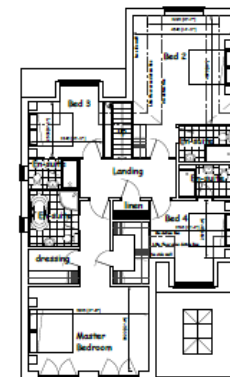
Block Plan 1:500 Scale

Site Plan 1:200 Scale

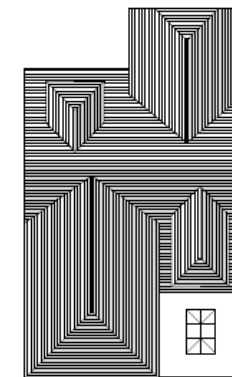
Layouts 1:100 Scale



Ground Floor Plan



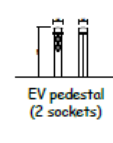
First Floor Plan



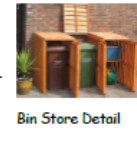
Roof Plan



Cycle Store Detail



EV pedestal (2 sockets)



Bin Store Detail



3 x 240L Wheelie bins

materials are to be horizontal weather boarding to the walls
UPVC windows and doors
black rainwater goods on exposed roof eaves

note:
any discrepancies should be reported immediately
all dimensions should be checked on site prior to commencement of work
all drawings based on Ordnance Survey information provided by product systems plc. (www.promap.co.uk) product does not guarantee that all past or current uses or features will be identified in the product
the product does not give details about the actual state or condition of the site nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the site for any particular purpose, or relied upon for determining suitability or value, or used as a substitute for any physical investigation or inspection.
drawings to be read in accordance with the drawing extension note (part 1) calculation, the building must be built as designed meeting the criteria set for air permeability.
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note when printing off pdfs it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet also that the scale bars on the plan measure correctly.

hps Hertford Planning Service
Westgate House, 67-61 Castle Street, Hertford, Herts SG14 1AH
Tel: 01832 552178
Email: contact@herfordplanning.co.uk
www.herfordplanning.co.uk

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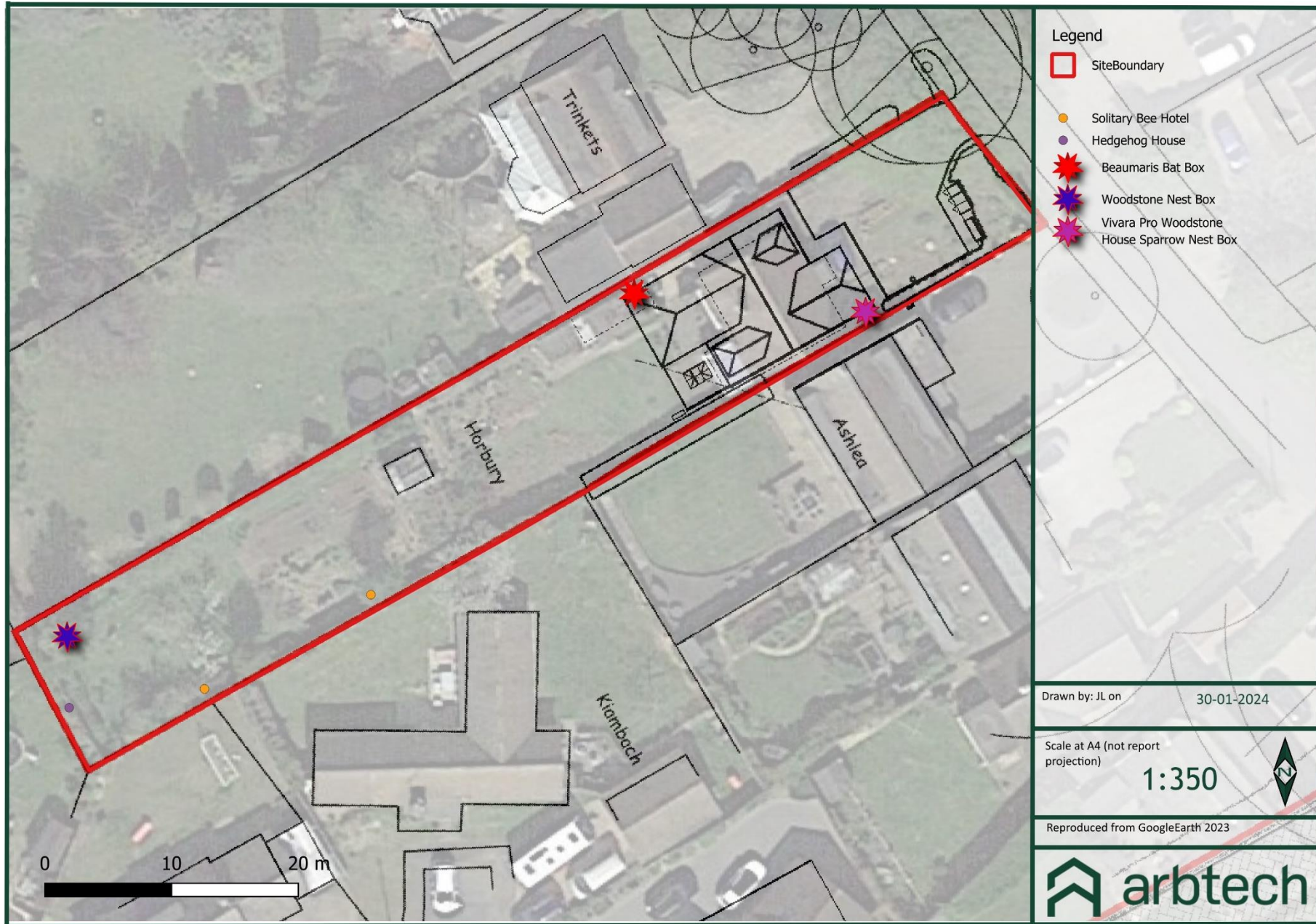
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Project: Horbury Little Hallingbury CM22 7RL
Drawing: Proposal

Date: 31/08/2023
Scale: 1:100
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Appendix 2: Site Location Plan



Appendix 3: Species-Specific Enhancements Plan



Appendix 4: Species-Specific Enhancements Plan (shown on proposed elevations)

