



# Ecological Mitigation, Enhancement and Management Plan

Dolls Cottage, The Row, Henham, Bishop's Stortford, Essex CM22 6AT

Mrs Kathleen Day

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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)

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## 1.0 Introduction

Arbtech Consulting Limited was instructed by Mrs Kathleen Day to produce an Ecological Mitigation, Enhancement and Management Plan for Dolls Cottage, The Row, Henham, Bishop's Stortford, Essex CM22 6AT (hereafter referred to as “the site”). A planning application for the erection of a detached garden room (hereafter referred to as “the proposed development”) was granted approval, with conditions, by Uttlesford District Council in 14/12/2023 (UDC, 2023). This plan has been produced to inform the discharge of Condition 6, which states:

*Prior to any works above slab level, a Biodiversity Enhancement Strategy for bespoke biodiversity enhancements shall be prepared by a suitably qualified ecologist and shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

*a) Purpose and conservation objectives for the proposed enhancement measures;*

*b) detailed designs or product descriptions to achieve stated objectives;*

*c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);*

*d) persons responsible for implementing the enhancement measures; and e) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details 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).*

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).

No previous ecological surveys have been undertaken.

## 2.0 Site Context and Survey Information

### *2.1 Site Location and Landscape Context*

The site is located at National Grid Reference TL 5428 7243 and has an area of approximately 0.1ha comprising a single dwelling and a garden area containing scattered trees and shrubs to the rear. It is surrounded by other residential plots, which extend in all directions. Situated in the rural village of Henham, Elsenham and Stansted are found to the south. The wider landscape comprises a mixture of arable land and intensively managed grassland A site location plan is provided in Appendix 2.


### *2.2 Ecological Information*


No prior ecological surveys have been undertaken at the site.

A Great Crested Newt method statement has been written and accepted by Uttlesford District Council.

### 3.0 Provision of New Landscaping and Species-Specific Enhancements

Table 2: Provision of New Landscaping and Species-Specific Enhancements

Works	Specification
<b>Persons Responsible</b>	The Biodiversity Champion will be responsible for the provision of the new landscaping and species-specific enhancements. The occupier of the proposed development (i.e. the landowner or managing agent) will be responsible for the management of these features post development.
<b>Management Term</b>	The management prescriptions outlined within this table must be implemented over a period of at least 30 years.
<b>Site Visit and Report</b>	The ECoW will make a final site check and sign off once the landscaping and installation-specific enhancements are complete.
<b>Bat Boxes</b>	<p>A single bat box is recommended to be installed into the fabric of the new building.</p> <p><b>Bat boxes specification:</b></p> <ul style="list-style-type: none"> <li>The recommended bat boxes will be constructed of woodcrete/ woodstone. Boxes of this construction are designed to require no maintenance and have a lifespan of 25 years plus.</li> <li>1x Beaumaris Bat Box (or similar alternative brand) is recommended on the building, as shown in <b>Figure 8</b>.</li> <li>Bat boxes 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.</li> </ul> <div data-bbox="926 743 1409 1214" style="text-align: center;">  </div> <p style="text-align: center;"><b>Figure 1:</b> Beaumaris Bat Box (image credit <a href="https://www.nhbs.com/beaumaris-woodstone-bat-box">https://www.nhbs.com/beaumaris-woodstone-bat-box</a>)</p> <p><b>Recommended Management:</b></p> <p>The proposed bat boxes are 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 boxes are inspected annually for the first five years outside of the typical</p>

	active season for bats (May to September inclusive) following installation. Bat boxes must be replaced if they are damaged, removed, or have fallen from their recommended location.
<b>Bird Boxes</b>	<p>A single bird box is also recommended to be installed into the fabric of the new building.</p> <p><b><i>Bird box specification:</i></b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 1x Vivara Pro Seville 28mm WoodStone Next Box (or a similar alternative brand) is proposed on the building, as shown in <b>Figure 2</b>.</li> <li>• The best height for your nest box is between 1.5-3m high, and it should be sited higher if your area has a particularly high cat population.</li> </ul>  <p><b>Figure 2:</b> Vivara Pro Seville 28mm WoodStone Nest Box (image credit <a href="https://www.nhbs.com/woodstone-swift-nest-box">https://www.nhbs.com/woodstone-swift-nest-box</a>)</p> <p><b><i>Recommended Management:</i></b></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>
<b>Insect Box</b>	An insect box will be installed on one of the retained trees in the rear garden area ( <b>Figure 3</b> ). An insect box suitable for the site (or a similar alternative brand) can be found here: <a href="https://www.nhbs.com/national-trust-apex-insect-house">https://www.nhbs.com/national-trust-apex-insect-house</a>



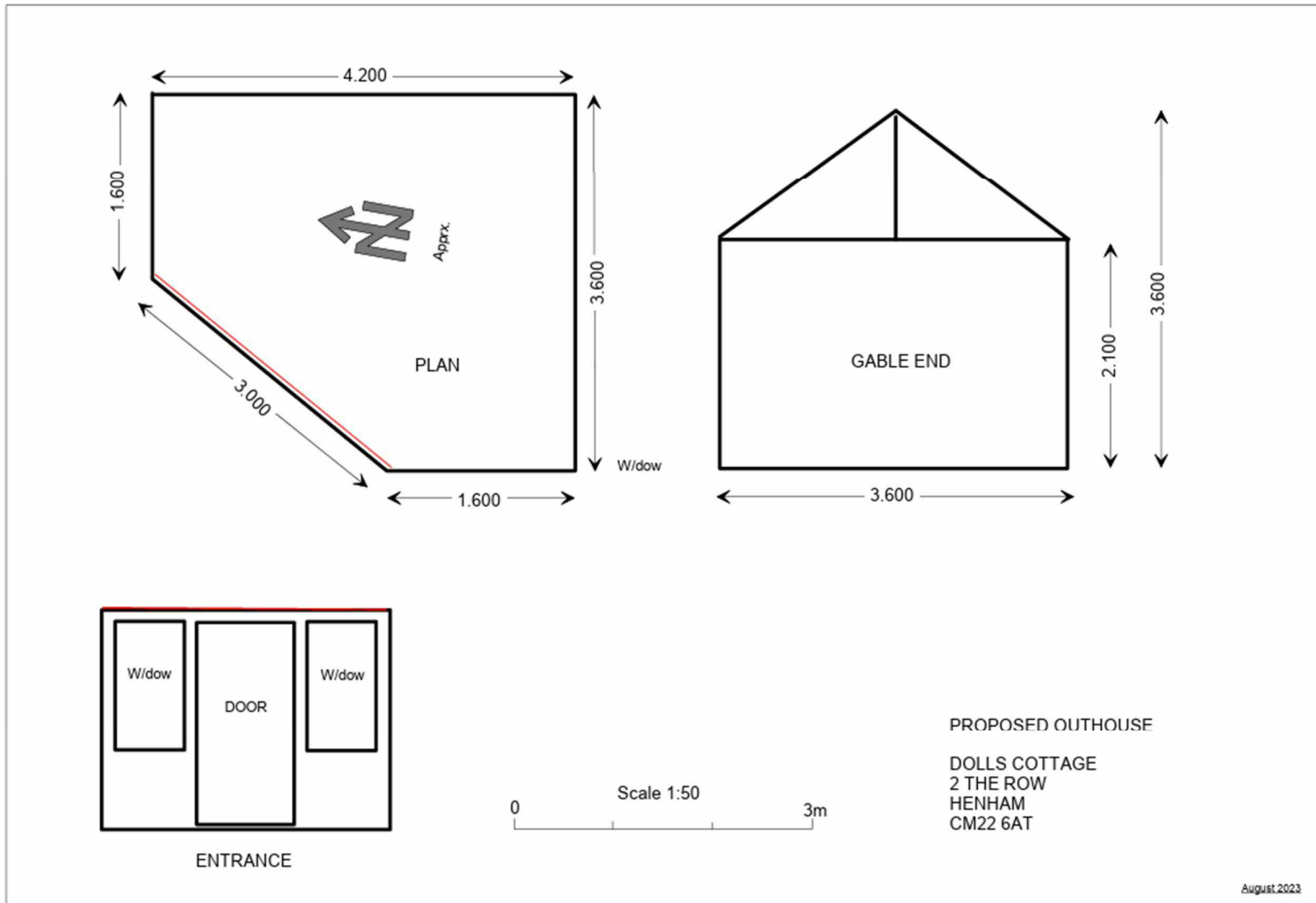


**Figure 3:** Insect box (image credit <https://www.nhbs.com/national-trust-apex-insect-house>)

**Hedgehog House**

Hedgehog highways will be installed under the new fencing along the boundary fencing. The gaps in the fencing will fit the specifications of 13cmx13cm, which will be large enough for hedgehogs to use and too small for all nearby pets. Hedgehog highway signs will be purchased and used to ensure that the gaps remain open and clear.

Appendix 1: Proposed Development Plan



Appendix 2: New Landscaping and Species-Specific Enhancements Plan

