

Biodiversity Enhancement Plan

07/2023/00383/OUT

Client: Almond Estates

**Land to the rear of Chez Soi, Smithy
Lane, Much Hoole, Preston,
Lancashire PR4 4QJ
(F201/3-1)**

FIELDODOLOGY WORKS



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REPORT CONTROL SHEET

Project Name: Land to the rear of Chez Soi, Smithy Lane, Much Hoole, Preston,
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Legislative and Planning Policy Context

Legislative Framework

Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:

- The Wildlife and Countryside Act 1981 (as amended);
- The Badger Protection Act 1992;
- The Conservation of Habitats and Species Regulations 2010;
- The Countryside Rights of Way Act 2000;
- The Natural Environment and Rural Communities (NERC) Act 2006; and
- The Hedgerow Regulations 1997

Where relevant, the ecological assessment takes account of the legislative protection afforded to specific habitats and species where applicable.

Planning Policy

National Planning Policy Framework – Conserving and Enhancing the Natural Environment

The National Planning Policy Framework (NPPF), published by the government in March 2012 (and replaces Planning Policy Statement 9 (PPS9)) outlines the Government's commitment to the conservation of wildlife and natural features. Policies set out in NPPF are taken into account by regional planning bodies in the preparation of regional spatial strategies, and by local planning authorities in the preparation of local development documents. They may also be material to decisions on individual planning applications. The NPPF states that the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils; • recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Local planning authorities should set criteria-based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider. To minimise impacts on biodiversity and geodiversity, planning policies should:

- plan for biodiversity at a landscape-scale across local authority boundaries;
- identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;
- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;
- aim to prevent harm to geological conservation interests; and where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;
- development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- opportunities to incorporate biodiversity in and around developments should be encouraged;
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- the following wildlife sites should be given the same protection as European sites:
 - potential Special Protection Areas and possible Special Areas of Conservation;
 - listed or proposed Ramsar sites; and
 - sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

The Natural Environment and Rural Communities Act 2006

Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 places a duty on the Secretary of State to publish, review and revise lists of living organisms and types of habitats in England that are of principal importance for the purpose of conserving English biodiversity. It also requires the Secretary of State to take, and promote the taking of, steps to further the conservation of the listed organisms and habitats. The current list of species and habitats is largely the same as those listed with the UK Biodiversity Action Plan and includes all reptile species, the hedgehog and a number of bat and bird species.

Background to activity/development

This Biodiversity Enhancement Plan (BEP) has been prepared by Julie Wickington at the request of TS Archdesign Ltd on behalf of their client Almond Estates Planning consent has been obtained from South Ribble Borough Council for the erection of three detached dwellings associated car parking and landscaping (Planning Ref: 07/2023/00383/OUT). Condition 15 of the consent states that:

15. A scheme for the Biodiversity Enhancement Measures shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the local planning authority) and shall be retained thereafter.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

Fieldology Works Ltd was commissioned in January 2026 to prepare the BEP to satisfy this condition.

Site description

The site of the proposed development is composed of a large lawned area to the rear of a bungalow known as 'Chez Soi'. The lawn is maintained as short amenity grassland and has typically low species diversity. Occasional small stands of ornamental shrubs occur and there are also several small boundary trees. The site is accessible via a self-contained track that runs along the southern side of the house.

The land containing the large lawned area from now on is referred to as the "Site", at OS grid reference: SD 4706 2269. Several smaller semi-mature ash and willow species, along with a juvenile ash a stand of ornamental dogwood and a small fruit tree are also present along the southern boundary and where possible all of these were surveyed.

Proposed Works

Planning consent has been obtained from South Ribble Borough Council for the erection of three detached with associated car parking and (Planning Ref: 07/2023/00383/OUT).

Mitigation and Compensation Measures

Referring to the Preliminary Ecological Appraisal (Pennine Ecology dated February 2023). The biodiversity enhancements are as follows:

- 3.2.1 Vegetation/Habitats: consider a mix of native and non-native species to compensate for the small loss of habitat and species on the site.
- 3.2.3 Bats: The future site can be enhanced by the provision of bat boxes, and integral soffit/Habitat boxes are recommended to be installed in the fabric of the buildings, the detail of which can be dealt with under reserved matters.
- 3.2.4 Breeding Birds: To generate an uplift in biodiversity as required by the NPPF, it is recommended that integral nest boxes are incorporated into the design of the new buildings, the specification of which can be dealt with under reserved matters.

Proposed locations for biodiversity enhancements

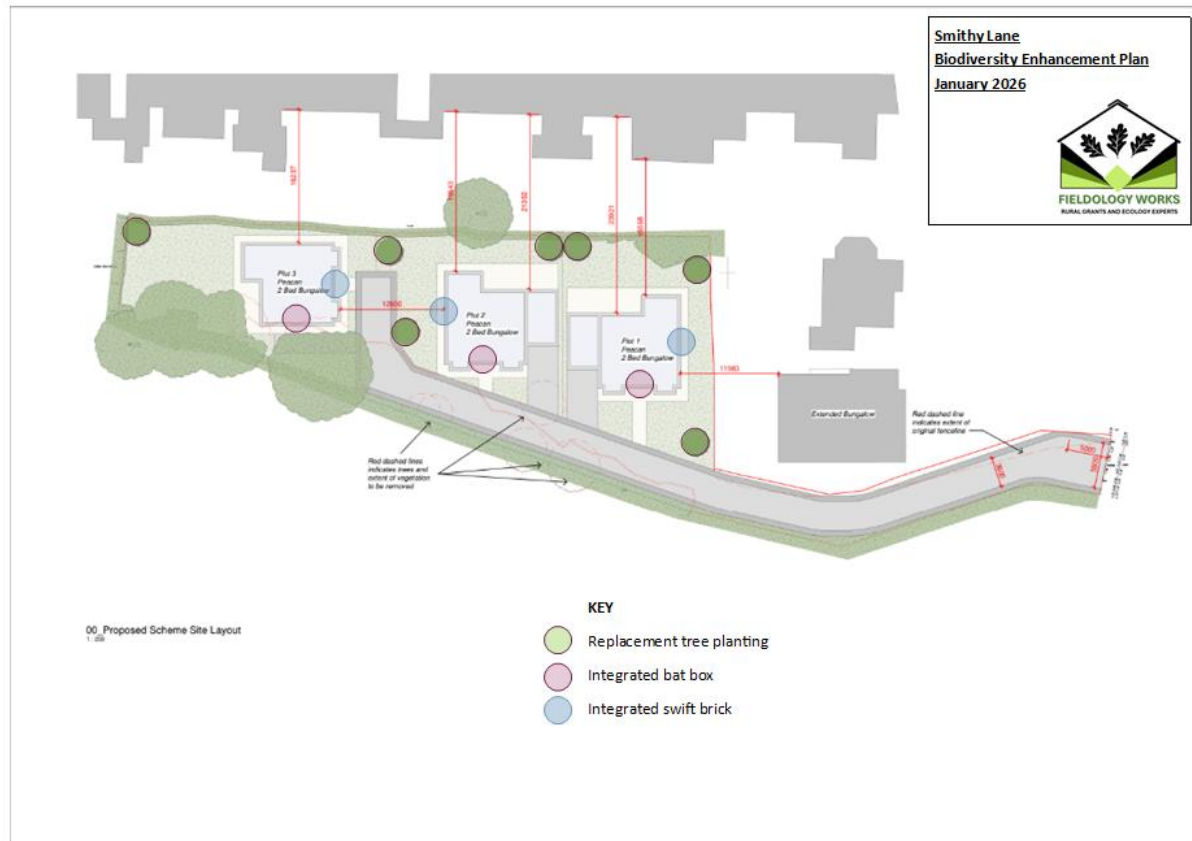


Figure 1: Location of biodiversity enhancement measures.

Birds

It is recommended that nest boxes are to be built into each dwelling. **These are to be installed as part of the building work** to mitigate for potential loss of any unidentified nesting opportunities not found during the survey, and after the development. Three swift nesting bricks for passerine (wood/garden) species (Manthorpe – Swift Nesting Brick – e.g. Antique Red) will be installed on the east-facing sides of each property at the top third of the gable end.

The bird boxes described above includes provision for other crack and crevice dwelling birds.

Installation

- Install the Swift bricks in areas out of constant sunlight and not directly above windows.
- Minimum height from the ground should be 5m and the should not be obstructed by trees.



The Manthorpe Swift Brick has been developed in conjunction with major house builders and conservation experts to provide a safe, spacious and habitable area to allow swifts to nest within the well-built construction of modern houses.

- Takes the place of a single brick the coloured face blends into the surrounding masonry
- Neat and simple to install, can be fitted quickly during the bricklaying
- Integral nest concave provides ideal starting point for nest building

- 29 x 65 mm opening leading into a recessed entry tunnel
- 413cm² of floor area gives the maximum habitable living space within the wall construction and,
- A built-in cavity tray detail within the roof of the brick protects against water ingress.

Maintenance

- Minimal Intervention: Swift nests are small and rarely need cleaning, as they don't produce waste that fouls the chamber.
- Annual Check: Ensure the entrance hole is clear of debris, spiderwebs, or non-target nesting materials (like wasps/sparrows) before they return in late spring.
- Structural Integrity: If using a model with a removable cover, inspect it annually as part of the building maintenance.
- Avoid Chemical Treatment: Do not apply paint, wood preservatives, or pesticides to the entrance or interior, as these can be toxic to birds.
- Environmental Factors: Install in shaded or north/east-facing walls to prevent overheating.

Under the terms of the Wildlife and Countryside Act 1981, if abandoned or unsuccessful eggs are found in the box, they can only legally be removed from September to January inclusive, and they must be destroyed – it is illegal to keep them. Only remove eggs during this window and if you are absolutely sure they have been abandoned.

Bats

Installation of 3 integrated bat boxes. **These will be installed as part of the building works**, and these are placed as close to the eaves, or a gable apex as possible. The boxes should be at least 4 metres off the ground, and positioned away from windows or doors, and any climbing plants, to keep the inhabitants of the boxes safe from predators, and disturbance. Also, it is recommended that these measures are implemented to maximise the opportunities for wildlife at the site and obtain a nett gain in biodiversity.

BAT BOXES

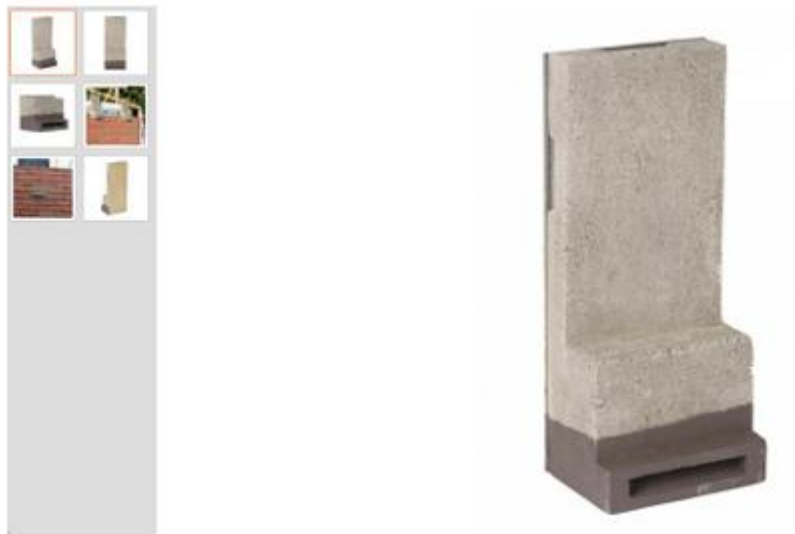
Vivara Pro Build-in Woodstone Bat Box – 3 number and these are placed as close to the eaves, or a gable apex as possible. Vivara Pro Build-in WoodStone® Bat Box | NHBS Practical Conservation Equipment

Suitable for small bats such as the Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Daubenton`s Bat (*Myotis daubentonii*) and Common Long eared bat (*Plecotus auritus*). The Vivara Pro Build-in WoodStone® Bat Box has been specifically designed to fit into the cavity of house walls. It features a slim sized entrance hole which can sit flush in a course of bricks to provide a discreet entry way for bats.

It is manufactured from hard-wearing woodstone® and plywood with removable side panels so that several boxes can be placed side by side. Position the box at least 4m above ground level away from artificial light sources. Woodstone® is a mixture of sawdust from certified sustainable wood sources and concrete, and it is designed to last for years. It is breathable so there will be no problems with condensation and maintains a consistent temperature inside, providing excellent insulation for roosting bats.

These boxes are to be erected as recommended by the Bat Conservation Trust guidelines which state that:

- Ideally, erect the boxes facing so they face in different directions, to provide a range of temperature conditions. For example, boxes facing from south-east to south-west allow the sun to fall on each box for part of the day. During very hot days a south-facing box may overheat, but the other boxes should have some shade during the day.
- Bat boxes should be located close to a linear vegetation feature such as a tree line or hedgerow or to lines of buildings. Some bat species use these features for navigation between their roosting site and feeding ground and to avoid flying in open and exposed areas.
- Boxes should be erected at a height of approximately 4m above ground level.



Maintenance

- Self-Cleaning Design: The box has a specialized sloping bottom that prevents droppings from accumulating inside, minimizing the need for manual cleaning.
- Annual Inspection: It is recommended to check the box annually during winter to ensure the entrance is clear and the unit is secure.
- Cleaning: If necessary, a long-handled brush can be used to remove cobwebs or debris, but this should only be done when the box is empty, typically during the winter months.
- Long-Lasting Material: The WoodStone® material (a mix of wood fibers and concrete) is breathable, preventing condensation and insulating the bats.

Key Considerations

- Temperature: Manage vegetation to allow sunlight for warmth, but avoid overheating; light colours reflect heat, dark colours absorb it.
- Documentation: Report usage or issues to local bat group

Tree Planting

Sections of trees and shrubs on the southern boundary are proposed for removal and referring to Map 1: Extended Phase 1 Habitat Plan there is 1 {scattered} tree proposed for removal.

Replacement tree(s) are to be planted at a ratio of 3:1 Figure 1 illustrates 7 No trees will be replanted as part of the development. In doing so this planting will enhance the site's value for wildlife. It is recommended that the trees used for re planting are British native trees as far as is possible. These trees are more likely to attract insects and are therefore beneficial to foraging bats and other wildlife. Suitable species include: Hawthorn, Rowan, Wild Cherry, Guelder Rose and Crab Apple. These have been chosen for their attractive blossom and fruits. Oak, Ash and Willow species are recommended away from buildings and drains. **These will be planted in the first growing season after completion of the building works**

A specification for the replacement tree planting is shown in Figure 4 and the trees are to be spaced in the garden at least 2.5m apart.

Trees to be planted are to be bare root-balled and range in these sizes: under 45 cms and 45 – 60 cms. For tree planting within soft landscaped areas a pit of 1m x 1m x 0.5m (minimum 0.5m depth or equivalent to root ball depth) shall be excavated. Pits must be completely dug out with the soil broken up. Excavated topsoil should be mixed with a minimum of 50 litres of compost per pit before being backfilled, see figure 2 for an example tree pit arrangement for soft landscape.

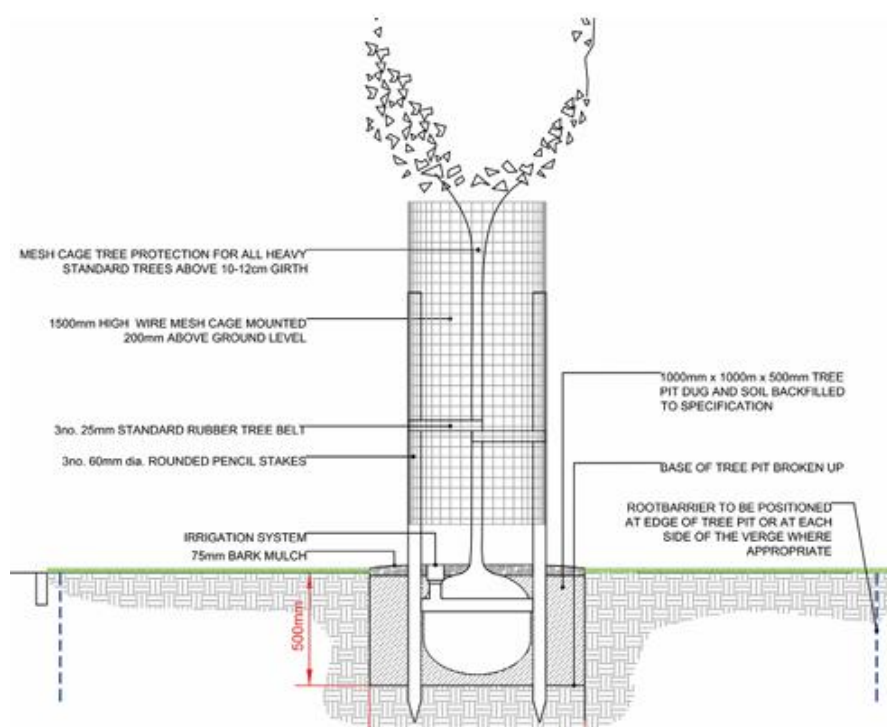


Figure 4: Diagrammatic section showing tree planting in soft landscaped area.

Maintenance

- Watering - water initially and then through the first summer if needed to allow suitable establishment.
- Years 1 - 3, maintain a layer of mulch of approximately 4cm thick to help the trees establish.
- Year 2 - 3, remove the tree guards so growth is not restricted and when the trees are of a suitable size.
- Pruning is kept to a minimum and only done if needed to reduce the impact on access. This will be under 10% of the total tree.
- Years 20 onwards, veteranisation is considered if needed.



TERMS OF BUSINESS

This fee proposal has been produced in good faith and in line with the specified details to Provide a fair reflection of our required involvement based upon our judgment and experience.

However, due to the nature of ecological survey work, this involvement may evolve should we encounter issues at the appraisal stage, if there is a significant departure from the original brief, or should unforeseen issues arise. Should this occur, we will notify you as soon as possible and prior to the addition of any further charges.

This cost estimate will remain valid for three months following the date of its production, after which we reserve the right to amend the document to reflect current market conditions. Our fee proposal includes various ecological assessment services aimed at ensuring compliance in your development project. The specific services are detailed within the fee estimate, and adjustments are noted where applicable.

The assessment works will be invoiced after the assessment/report has been produced when paid, the final report will be released to the client. Any additional services or disbursements required beyond the scope of this fee proposal will be reported to and agreed with the client, based on an hourly charge-out rate of £__ /hour plus VAT and disbursements.

By accepting this fee proposal, the client confirms: The correct ownership details for the site, including details of any adjoining land in the applicant's ownership, have been supplied.

That with respect to the Local Planning Authority/Council for the site, the applicant is not one of the following: a member of staff, an elected member, related to a member of staff, or related to an elected member.



The general term of business for Fieldology Works Ltd apply to this fee proposal. A copy of these terms is attached to this fee proposal and can also be found using the following link: [Fieldology Works Ltd Terms and Conditions](#). Fieldology Works ([google.com](#)) By accepting this fee proposal, you also accept the general terms of business for Fieldology Works Ltd.

Should you have any questions or require further clarification regarding this fee proposal, please do not hesitate to contact us

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