

BIODIVERSITY NET GAIN AND MANAGEMENT PLAN



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Job No. 114
Client: Scenic Homes Ltd.
Date: October 2025
Location: Land at 110 & 112 Barrier Bank, Cowbit, PE12 6AQ
Reference/Description: Residential development

Condition 12 of Outline Planning approval H01-0517-22 granted 28th October 2022

When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating (including screening of bin collection points), inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

The host planning approval, H01-0517-22, was granted prior to the national changes in planning legislation relating to Biodiversity Net Gain in respect of small developments. However, a note was added to the condition instructing that proposals for this small development should include a BNG matrix which would require a full ecology survey, this requirement was akin to those relating to major projects at the time, there are many examples of approved schemes similar to this site that did not have such an imposition. The following information relates to the proposals found on proposed site layout drawings P01 & P02, these details are commensurate with information approved within other similar schemes of the time.

NB: In accordance with the planning condition, all proposed habitat and landscaping identified as being supportive of biodiversity enhancement will be protected by a legal covenant to the home owners which will require them to maintain those elements for at least the first 5 years,

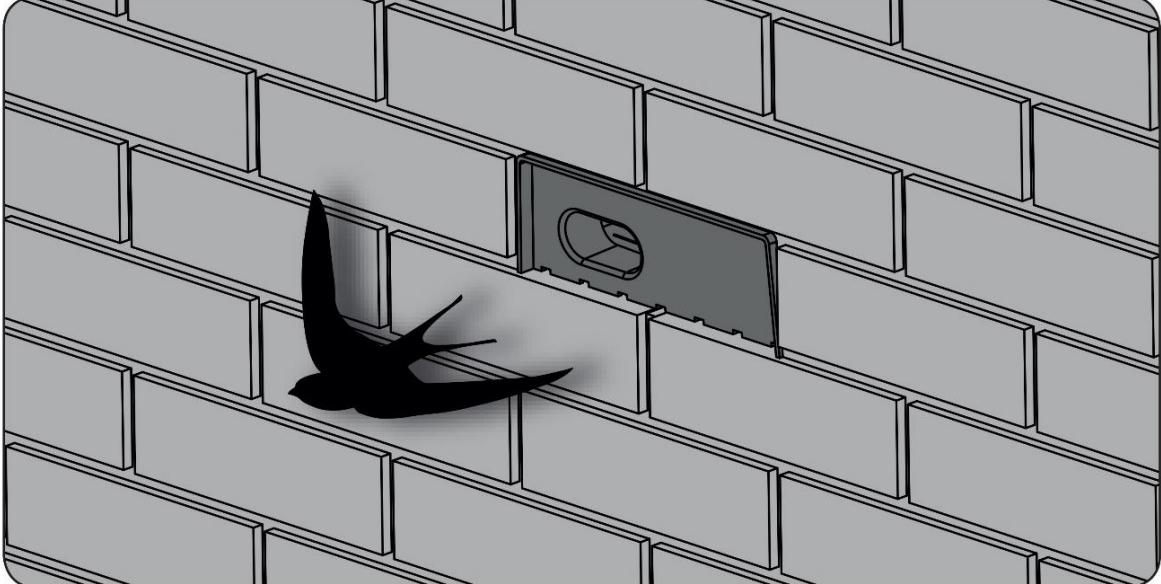
Biodiversity benefits and enhancement

Many bird species that were once common in the UK are now experiencing a decline in numbers, partly due to the loss of nesting habitats. The proposals include habitats and planting which support species that can thrive and nest successfully near human habitation.

Bat populations are also in decline in the UK as a result of roost destruction. Roost boxes will be provided, with careful consideration of placement so that homeowners do not find they cause issue and therefore give rise to roosts being disturbed.

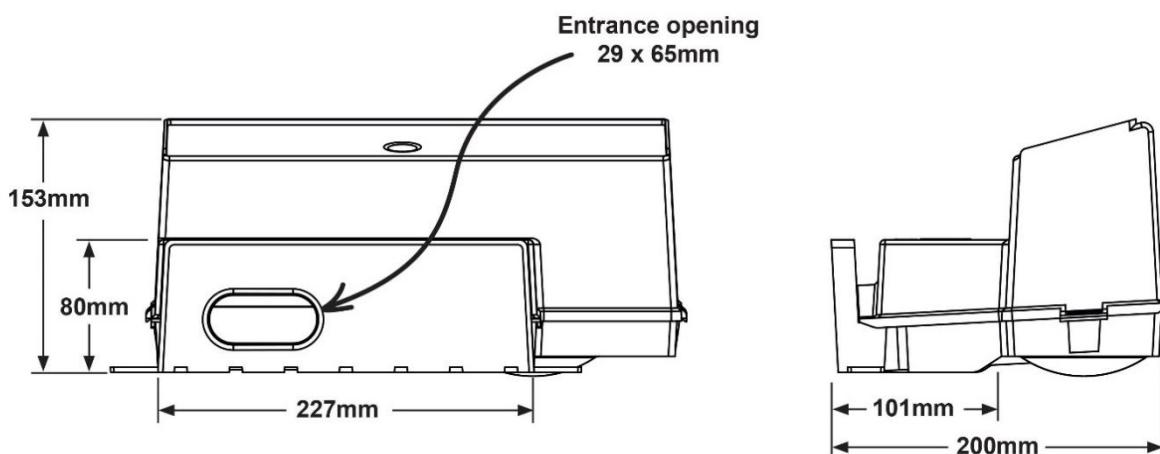
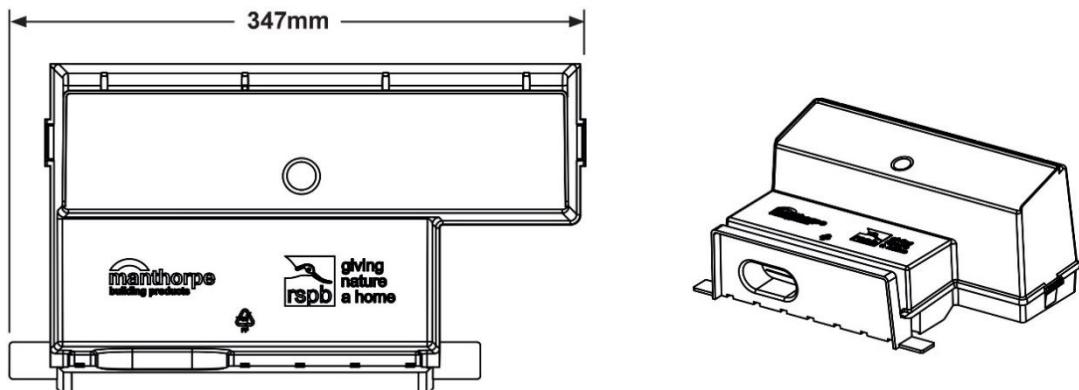
Please cross refer to the accompanying proposed site layout drawings 114 P01 & P02.
Swifts

Swifts are a colonial breeding species, built in nests will be placed in a pair approximately 1 metre apart.

manthorpe building products		Product Information Sheet														
Swift Nest Brick		CODE GSWB														
Description		<table border="1"> <tr> <td>Weight</td><td>0.71kg</td></tr> <tr> <td>Box Qty</td><td>2 (1.48kg per box)</td></tr> <tr> <td>Materials - Base</td><td>PVC</td></tr> <tr> <td>Top</td><td>Polypropylene</td></tr> <tr> <td>Colours</td><td>Terracotta, Slate Grey, Antique Red, Buff, White & Black</td></tr> <tr> <td>Manufacturing</td><td>Injection Moulded</td></tr> </table>			Weight	0.71kg	Box Qty	2 (1.48kg per box)	Materials - Base	PVC	Top	Polypropylene	Colours	Terracotta, Slate Grey, Antique Red, Buff, White & Black	Manufacturing	Injection Moulded
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<p>As modern building practices have greatly improved the quality of new homes in the UK, some have actually suffered from the advances in building regulation. Bird species such as swifts have occupied the cracks and crevices in our buildings for thousands of years, but the improved standard and style of modern construction has put their survival in our towns and cities at risk.</p> <p>These popular birds come to the UK for three months during the summer to raise their young and can be seen on warm evenings giving spectacular displays. They eat large quantities of insect pests and spiders. They prefer nesting in small groups but the population has been dwindling for many years as suitable nest sites have become scarcer.</p> <p>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.</p>		<p>Features</p> <ul style="list-style-type: none"> Takes the place of a single brick the coloured face blends in to 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. The birds have access via a 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. A built in cavity tray detail within the roof of the brick protects against water ingress. 														
																
MANTHORPE BUILDING PRODUCTS LTD MANTHORPE HOUSE BRITTAIN DRIVE CODNOR GATE BUSINESS PARK RIPLEY DERBYSHIRE DE5 3ND	TEL: 01773 303 000 FAX: 01773 303 300 EMAIL: mbp.care@manthorpebp.co.uk WEB: www.manthorpebp.co.uk	DRN B.H. Date 20.06.19	DRG No MBP 8317	Issue B 1 of 2												

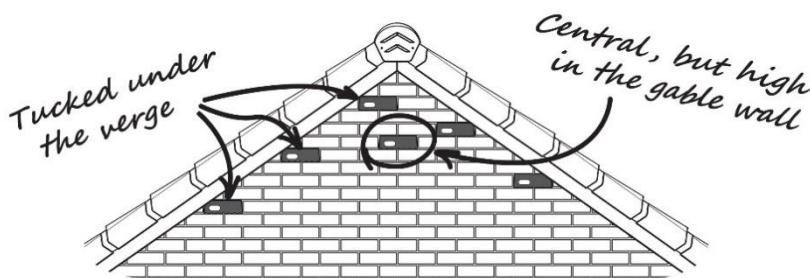
Swift Nest Brick

CODE GSWB



Placement Overview

The Swift Brick should be located high within the gable wall of the property, ideally at 5 metres high and above and over the level of the insulation zone. Where possible, install in locations that are unlikely to receive large amounts of direct sunlight during the hottest times of the day, ideal places include below the overhang of the verge and barge board.



Developed in partnership with



MANTHORPE BUILDING PRODUCTS LTD MANTHORPE HOUSE BRITTAINE DRIVE CODNOR GATE BUSINESS PARK RIPLEY DERBYSHIRE DE5 3ND	TEL: 01773 303 000 FAX: 01773 303 300 EMAIL: mbp.care@manthorpebp.co.uk WEB: www.manthorpebp.co.uk	DRN B.H. Date 20.06.19 The company maintains a policy of continuous development of its product range and reserves the right to amend the specification without notice.	DRG No MBP 8317	Issue B 2 of 2
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Ibstock Type B, built in bat box

or

Ibstock Type C, built in bat box

Integrated permanent habitat. Designed specifically for the pipistrelle bat.

Brick slips for type B design would be sourced from site to match development. Type C design in smooth red

A discrete home for bats, the 215 x 215 or 215 x 290 size creates several roosting zones inside the box.

Maintenance free with entrance at the base.

Advice from the Bat Conservation Trust states: Boxes should be put as high as possible, ideally at least 4m above ground level, to try and avoid predation from cats on the ground or nearby structures. On buildings, boxes should be placed as close to the eaves as possible and have a sunny aspect.

The following hedgerows are also proposed:

Yew, these hedges are good for wildlife because they provide dense, year-round shelter for birds and small mammals, as well as a food source from their red berries, which are eaten by many bird species. The leaves are also a food source for the caterpillars of the satin beauty moth.

Laurel hedgerow, both dwarf and full height varieties, these have white spring flowers which attract bees and butterflies, while the berries are a favourite with foraging birds. The leaf litter encourages insects and foraging by hedgehogs.

Hornbeam, this is excellent for wildlife because it provides year-round shelter and food for a variety of birds, insects, and small mammals. Its dense, semi-evergreen foliage offers protection, while its seeds are a good food source in the autumn and winter.

Mixed native hedgerow (inc. Hawthorn & Blackthorn) has white spring flowers which attract bees and butterflies, while the berries are a favourite with foraging birds. Leaf litter encourages insects and foraging by hedgehogs, whilst the future established hedge will provide nesting opportunities for small birds.