

BIODIVERSITY MANAGEMENT PLAN

Project: New Light Industrial Units (3no.)

Ref: 8484H

At: Land Off Bervor Close, Wardentree Lane, Spalding

Date: July 2024

Client: Harlaxton Estates Limited

Rev. -

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1.0 INTRODUCTION

- 1.1 This Biodiversity Management Plan has been prepared to discharge condition no.6 of planning permission app. no. H14-1135-23, for the erection of 3no. light industrial units at land off Bervor Close, Wardentree Lane, Pinchbeck, Spalding.
- 1.2 The site is currently an unused area of hardstanding / carpark, with limited opportunities for biodiversity enhancement.
- 1.3 This Biodiversity Management Plan should be read in conjunction with the Biodiversity Net Gain Plan 8484H-PP-03, which identifies all existing & proposed ecological features on site.

2.0 REPORT OBJECTIVES

- 2.1 This report has been prepared to provide the local authority with information sufficient to discharge condition no. 6 of planning permission, application no. H14-1135-23.

6 Prior to the commencement of the development hereby permitted beyond oversight, a Biodiversity Net Gain Plan to demonstrate a net gain in biodiversity on-site shall be submitted to, and approved in writing by, the Local Planning Authority. This shall be supported by a Biodiversity Management Plan setting out how the biodiversity enhancements will be managed and monitored for the lifetime of the development.

Note: Development can incorporate a number of simple, low-cost measures to deliver biodiversity benefits and enhance priority habitats and species, such as, the use of bat and barn owl roost boxes and integrating nesting opportunities into buildings. The use of swift bricks on new developments would help minimise the decline in swifts, a priority species.

Reason: To ensure that the development is able to deliver a net gain in biodiversity. This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in the National Planning Policy Framework, December 2023.

3.0 PROPOSALS

- 3.1 Due to the nature and scope of the approved scheme, the opportunities for biodiversity enhancement are very limited but include:

- Provision of additional soft landscaping to the gravelled area at the northern end of the site adjacent the main access from Bervor Road.
- Introduction of new swift nesting boxes to the western elevation of the new building.

4.0 SOFT LANDSCAPING

- 4.1 The approved drawing 8484H-PP-02B sets out the soft landscaping proposal, which would see an increase of over 500% in the area of soft landscaping on site.
- 4.2 The proposal includes the introduction of 2 new trees of species native to the UK.

5.0 BIRD NESTING BOXES

- 5.1 The proposal includes for the introduction of 3no. 'Impeckable' swift boxes to the eastern elevation of the new building, 1no. to each unit.
- 5.2 Each installation accommodates 4 no. swift nesting boxes. The location of each installation is shown on drawing no. 8484H-PP-03.



Fig.01 Impeckable Swift Box (4 chamber nest box – colour to match the cladding)

6.0 MAINTENANCE AND RECORDING

- 6.1 The swift boxes do not require cleaning but should be check annually to ensure fixings are secure.
- 6.2 New soft landscaping will be monitored and watered as necessary until established. Thinning out of the planting may be needed in future years, if the bed becomes too crowded.
- 6.3 Due to the limited scope of the proposal, no ongoing recording is proposed.