KJ Ecology Ltd

Biodiversity Management Plan
for
Marriott Farm, Black Hole Drove, West Pinchbeck

August 2025



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Document Control Sheet

Version	Report Information	Name	Date
1.0	Written	Kevin Johnson	30th August 2025
	Approved	Bill Meek	1st September 2025
	Issued	Kevin Johnson	1st September 2025

Contents

1 Introduction 1
1.1 Terms of Instruction 1
1.2 Site Location 1
1.3 Report Limitations 1
1.4 Background to KJ Ecology Ltd 1
2 Biodiversity Management Plan 2
2.1 Bat Roosts 2
2.2 Birds 2
2.3 Insect Houses 3
2.4 Hedgehogs 3
2.5 Lighting 3
2.6 Habitat Enhancement 4
2.6.1 Wildflower meadow 4
2.6.2 New Hedges 4
3 References 4

Appendices
Appendix 1: Map 6
Map 1: Location map for Marriott Farm, Black Hole Drove, West Pinchbeck ..7
Appendix 2: Figure 8
Figure 1: Location of wildlife features for Marriott Farm, Black Hole Drove, West Pinchbeck 9
Appendix 3: Examples 10
Bat Boxes 11
Bird Boxes 12
Barn Owl 12
House Sparrow terraces 12
Blue Tit style boxes 13
Swift nest boxes 13
Wren / Robin style boxes 14
Open style boxes for Blackbirds / Robins 15
Insect Houses 16
Hedgehog Houses 17

1 Introduction

1.1 Terms of Instruction

Chu Uzokwe of Capstone Care Homes Ltd has gained Planning Permission (H14-0088-24) to 'Change of use from domestic dwelling to children's residential home' but with conditions.

Condition 3 states that 'Prior to the commencement of the development hereby permitted beyond oversite, 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.

To comply with Condition 3 of planning permission H14-0088-24, Chu Uzokwe of Capstone Care Homes Ltd commissioned Kevin Johnson of KJ Ecology Ltd to write a Biodiversity Management Plan on the 3rd July 2025.

1.2 Site Location

The proposed development site is in a rural location and is West of the village of Northgate and North-west of the village of West Pinchbeck on Black Hole Drove at Grid Ref TF 1786 2526, as shown in Map 1 (Appendix 1).

1.3 Report Limitations

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1.4 Background to KJ Ecology Ltd

On the 3rd July 2025 KJ Ecology Ltd was appointed to write a Biodiversity Management Plan for Marriott Farm, Black Hole Drove, West Pinchbeck. KJ Ecology Ltd is an independent Ecological Consultancy run by Kevin Johnson BSc Pgd PGCE MCIEEM (Member of the Charted Institute of Ecology and Environmental Management)

and has several years of experience in environmental consultancy work. This work has ranged from working on the rail, roads, airports, house building projects, barn conversions and pipeline work. Kevin Johnson was initially an Ecology and Environmental Lecturer at various colleges and taught students how to carryout surveys and about the environment. Kevin Johnson then went on to work for a number of ecological consultancies such as Penny Anderson Associates, which is one of the original environmental consultancy companies and is well respected.

2 Biodiversity Management Plan

2.1 Bat Roosts

Summer bat roosts, especially maternity roosts, need between six and ten hours of sunlight a day to warm the roost, so a Southerly or Westerly aspect is required. Some bats require cooler temperatures (lone males) so need different aspects – more Northerly. Bats need clear unobstructed airspace in front of the roosting site and away from lights. According to BCT (Bat Conservation Trust) they need to be at least 4m above ground level and close to trees and hedges where bats feed. The bat boxes also need to be placed where bat droppings and urine stains will not be a nuisance to the residents of the dwelling.

Using this information, it is proposed to place two Woodcrete bat boxes up as shown in Figure 1, Appendix 2. Examples are shown in Appendix 3. These will be checked once a year to ensure that the boxes are in good condition.

2.2 Birds

According to the RSPB the following needs to be considered when siting a nest box:

- Boxes for Tits, Sparrows or Starlings (*Sturnus vulgaris*) should be fixed two to four metres up a tree or a wall;
- Unless there are trees or buildings which shade the box during the day, face the box between North and East, thus avoiding strong sunlight and the wettest winds;
- Make sure that the birds have a clear flight path to the nest without any clutter directly in front of the entrance. Tilt the box forward slightly so that any driving rain will hit the roof and bounce clear;
- House Sparrows (*Passer domesticus*) and Starlings will readily use nest boxes placed high up under the eaves. Since these birds nest in loose colonies, two or three can be sited spaced out on the same side of the house. Keep these away from areas where House Martins (*Delichon urbicum*) normally nest;
- Two boxes close together may be occupied by the same species if they are at the edge of adjoining territories and there is plenty of natural food. While this readily happens in the countryside, it is rare in gardens, where you normally can only expect one nesting pair of any one species. The exceptions to this are House and Tree

Sparrows (*Passer montanus*) and House Martins, which are colonial nesters. By putting up different boxes, several species can be attracted.

Using this information and to fulfil the criteria of Condition 3, two Sparrow terraces, a Blue Tit (Cyanistes caeruleus) style box and two pairs of Swift (Apus apus) style nests will be placed around the site as shown in Figure 1, Appendix 2. Examples are shown in Appendix 3.

Condition 3 also requires a Barn Owl (*Tyto alba*) box, but the current buildings are not suitable. For this reason, two tree mounted Barn Owl boxes will be placed along the Southern and Western boundary as per Figure 1, Appendix 2.

The bird boxes will be monitored in the Winter period when old nests will be cleaned out and any damaged boxes replaced.

2.3 Insect Houses

A couple of insect houses (bug hotels) should be placed around the site. Some insects such as solitary bees like a warm dry position, so their hotels should be South facing and at least a metre up with no vegetation obscuring it. Other insects prefer cool damp places so a more shaded place should be found. Using this information the insect houses will be placed around the wildlife area as shown in Figure 1, Appendix 2, with the examples shown in Appendix 3.

2.4 Hedgehogs

A couple of Hedgehog (*Erinaceus europaeus*) houses should be placed around the perimeter of the site as shown in Figure 1, Appendix 2, with the examples shown in Appendix 3. Any fencing needs to have 13 x 13cm gaps in at ground level to allow the free movement of hedgehogs.

2.5 Lighting

Using BCT guidelines on bats and lighting, it is suggested that all lights are downward facing and only highlight the desired area (not the trees or nest/roosting sites). The lights should be;

a) Of narrow spectrum so as to lower the range of species affected by the lighting
b) Use light sources that emit minimal ultra-violet light;
c) Lights should peak higher than 550nm;
d) Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue short wave length content they should be of a warm / neutral colour temperature <2,700 kelvin;
e) Switch lights off in some areas when not required.

2.6 Habitat Enhancement

2.6.1 Wildflower meadow

The wildflower area will need any current vegetation mowing and clearing off-site. The area will then be disced, power-harrowed to create a fine till and the new seeds will be directly drilled in at 3gm^2 in the Springtime (April/ May). The soil is Loamy and clayey soils of coastal flats with naturally high groundwater, so the wildflower mix should be for this soil type such as Loam & Alluvial Soils Wildflower Seed BS4P or Heavy Clay soils Wildflower Seed BS5P from Boston Seeds. The plants will be allowed to establish in the first year. A quadrat survey involving 3 random quadrats will be undertaken in the late Summer to establish the success rate of the sowing and to ensure that the species rate is at least 8 per m^2. If need be, an oversowing will take place in the following Spring. The grassland will require cutting in late August/early September time with the vegetation being moved off site. If possible a second cut in November time on the wildflower area is required to reduce the vigour of the grasses.

2.6.2 New Hedges

A species-rich native hedgerow will be planted along the Southern boundary. The hedge will be Hawthorn (*Crataegus monogyna*) dominant with Blackthorn (*Prunus spinosa*), Guelder Rose (*Viburnum opulus*), Spindle (*Euonymus europaeus*), Elder (*Sambucus nigra*), Holly (*Ilex aquifolium*), Hazel (*Corylus avellana*), Dogrose (*Rosa canina agg*) and Field Maple (*Acer campestre*). The native hedge plants should be bought from local suppliers such as British Hardwood Tree Nursery. The bare roots need planting in the Winter period (December to February) when they are dormant. The hedge will require regular watering in the first year until they become established. The hedges will be inspected every Summer and if there is more than 10% dead in the hedge, then the plants will be replaced on a like for like basis. The hedge will be allowed to grow to 1.5m high and wide. When they reach these dimensions they will be cut in February time to allow the birds to eat the berries.

3 References

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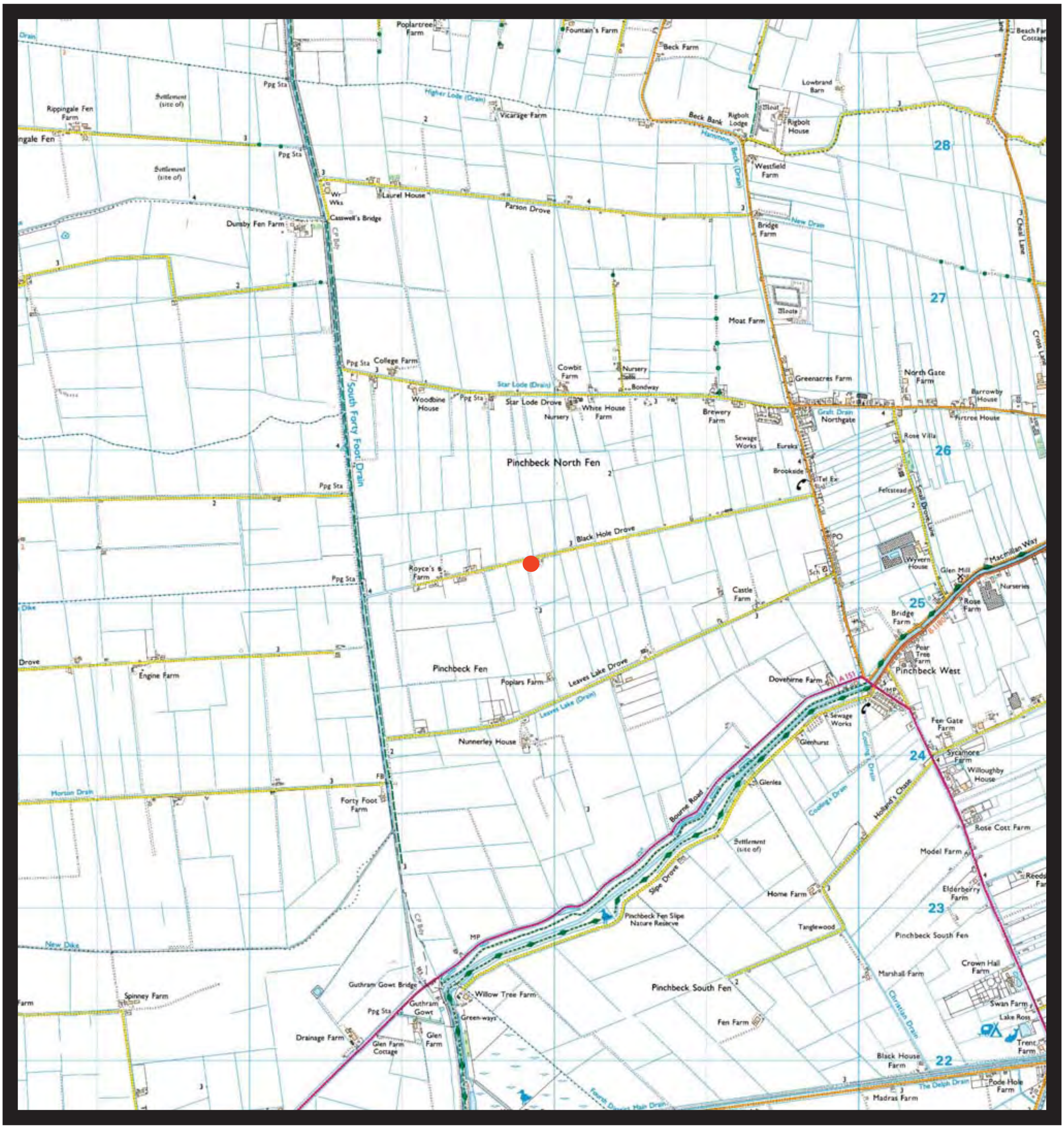
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Appendix 1

Map

Map 1: Location map for Marriott Farm, Black Hole Drove, West Pinchbeck.





0 0.5 1km

Legend

● Location of site

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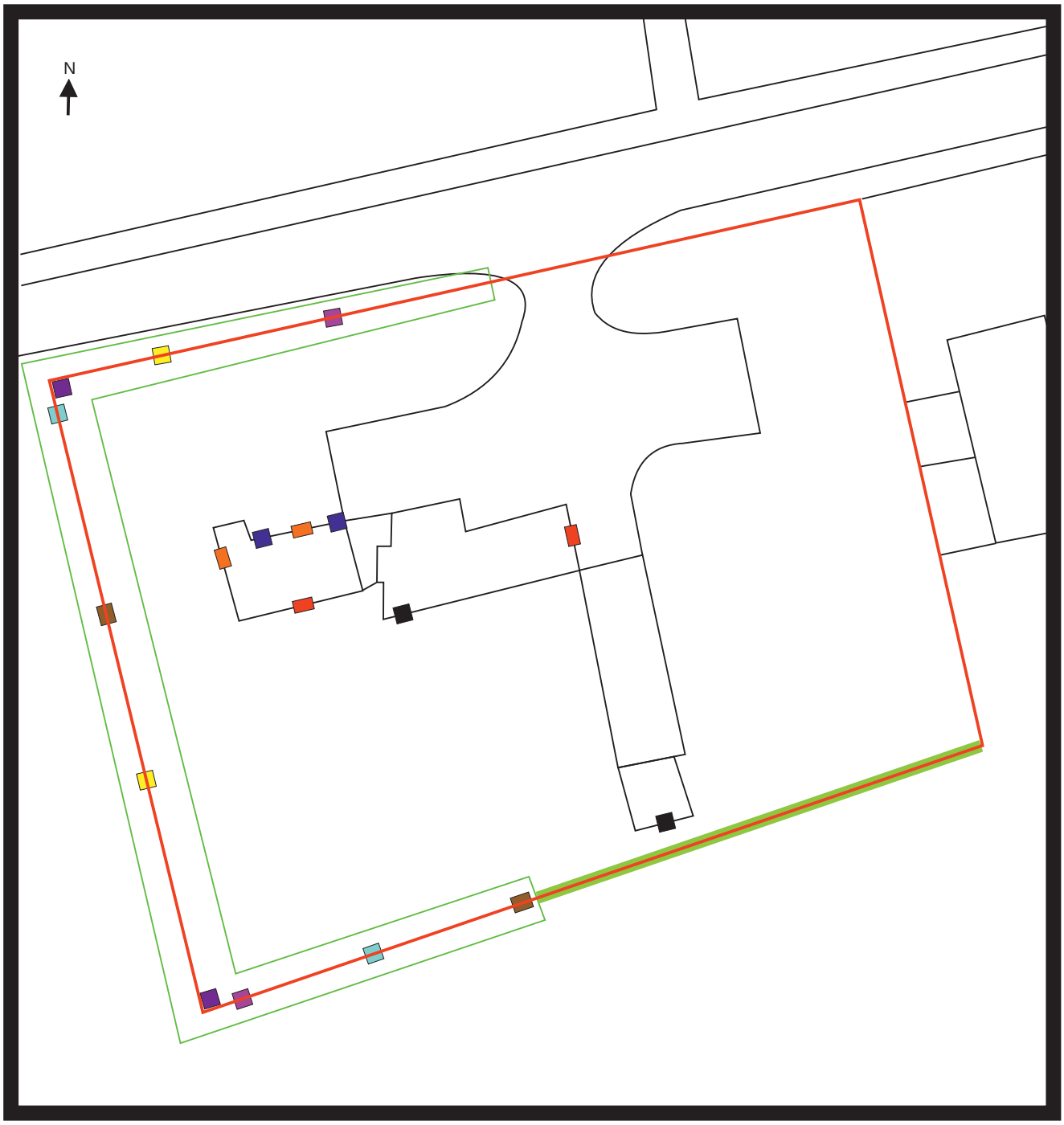
Site Plan 1:40,000

KJ Ecology Ltd
Drawn by : KJ
Date : 30/08/2025

Appendix 2

Figure

Figure 1: Location of wildlife features for Marriott Farm, Black Hole Drove, West Pinchbeck.



Not to scale

Legend

- Swift boxes
- Bat bricks
- House Sparrow terrace
- Wren style boxes
- Blackbird style boxes
- Blue Tit box
- Insect house
- Hedgehog house
- Barn Owl box
- Flowering lawn
- Tree area
- New hedge

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Drawn by : KJ
Date : 30/08/2025



Appendix 3

Examples

Bat Boxes













Bird Boxes

Barn Owl





House Sparrow terraces









Blue Tit style boxes





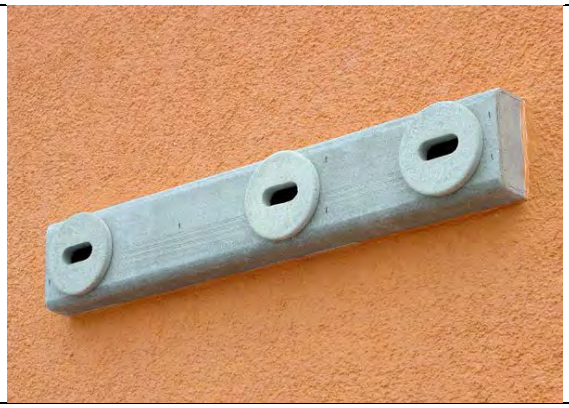




Swift nest boxes







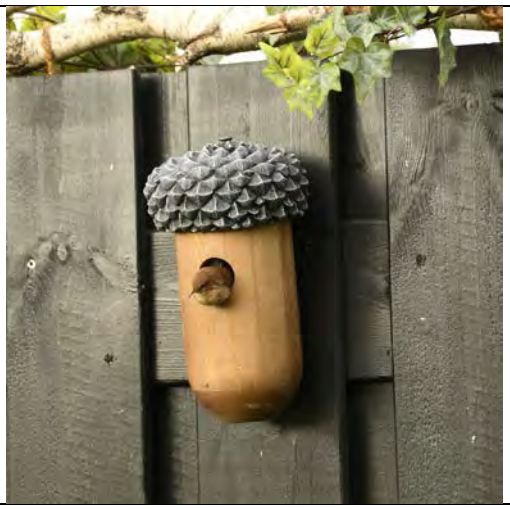


Wren/ Robin style boxes









Open style boxes for Blackbirds/ Robins









Insect Houses













Hedgehog Houses











