

BIODIVERSITY NET GAIN AND MANAGEMENT PLAN



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Job No. 115
Client: Scenic Homes Ltd.
Date: July 2025

Location: Land To South Of 199 Cradge Bank Spalding Lincolnshire
Reference/Description: Residential development comprising 7 dwellings

Condition 16 of Planning approval H16-0279-24

Prior to above ground work being undertaken 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 30 years unless an alternative time period is agreed.

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.

The host planning approval, H16-0279-24, was granted prior to the national changes in planning legislation relating to Biodiversity Net Gain in respect of small developments. The following information relates to the proposals found on drawing S02 - Proposed Site Layout.

NB: All proposed habitat and landscaping identified as being supportive of biodiversity enhancement will be protected by a legal covenant to the home owners which requires them to maintain those elements for the anticipated lifetime of the dwelling.

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.

Trees and hedging are proposed, with Wild Cherry (*Prunus Avium*) included. The blossoms of the Cherry provide an important early source of nectar and pollen for bees and other pollinators.

The 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.

Please refer to the accompanying proposed site layout drawing 099 S02, this indicates the location of the following habitats for Bats and Swifts as well as the trees and hedgerows.

Bats



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

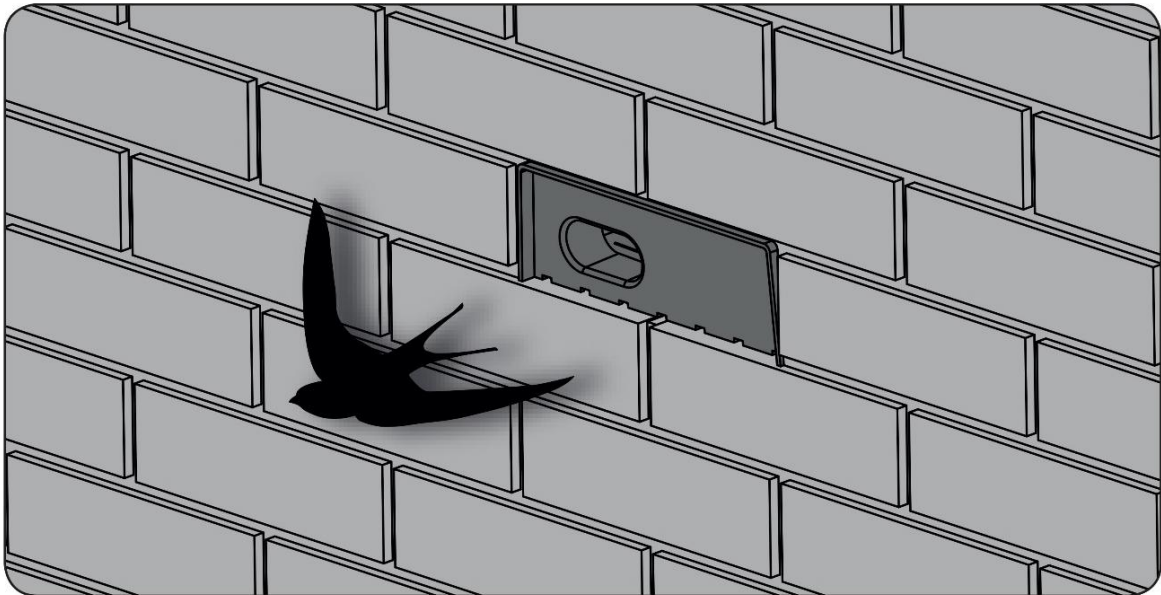
A discrete home for bats, the 215 x 215 or 215 x 290 size creates several roosting zones inside the box.

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.

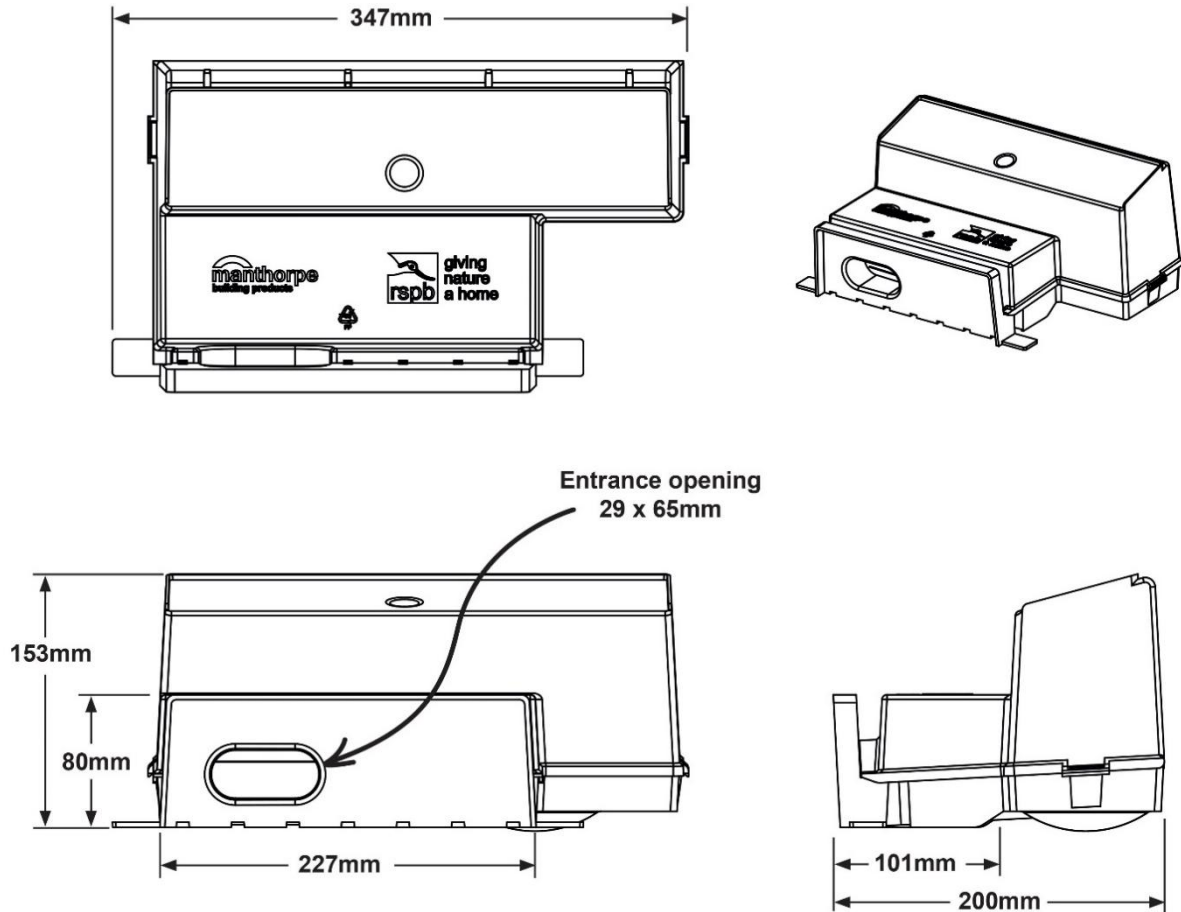
Swifts

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 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. 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. 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.		Weight Box Qty Materials - Base Top Colours Manufacturing 0.71kg 2 (1.48kg per box) PVC Polypropylene Terracotta, Slate Grey, Antique Red, Buff, White & Black Injection Moulded Features • 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 BRITAIN 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 1 of 2

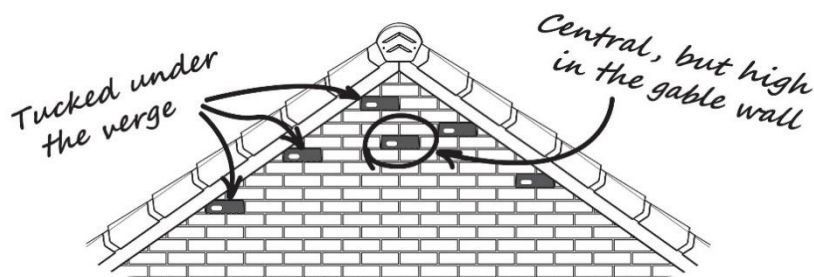
Swift Nest Brick

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



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