



Bio-diversity/Habitat enhancement plan/mitigation

Site Location	Garage site, Hereward Rd, Spalding, PE11 1HF
Document reference	CE1842 1 st August 2021
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Executive Summary

Chase Ecology has produced this Bio-diversity enhancement/Mitigation plan to support the proposed development works and to enable a suitable level of net gain in the sites overall biodiversity.

Methodology	Case Ecology has assessed the current ecological value of the site to determine a suitable level of enhancement to known protected species and species at threat which would benefit from the introduction of both natural and artificial habitats.
Species considered	Bats, Nesting Birds & Hedgehog.
Requirements for enhancement	See section 3.0 Biodiversity/enhancement plan. A level of agreed enhancement for the above species has been agreed and will form part of the proposed development and be maintained as a permanent fixture.
Any additional information	It is agreed that the client will periodically assess all features yearly for any required maintenance. If the adopted feature suffers damage or deterioration a suitably qualified ecologist must be contacted for guidance. Bats are a UK protected species and for this reason no disturbance should be offered to the bat roost features without being carried out by a licenced bat worker.

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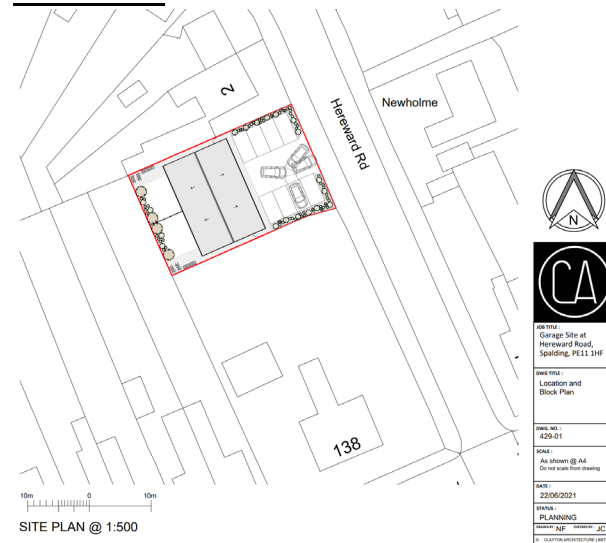
1.0 Introduction

This report will offer a suitable level of biodiversity enhancement to the site in which proposed development works to include a new dwelling will be applied.

Proposed residential development comprising a two storey block of flats, to provide four x two bedroom dwellings.

2.0 Proposed site plans/elevations

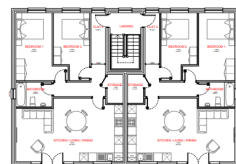
Block Plan



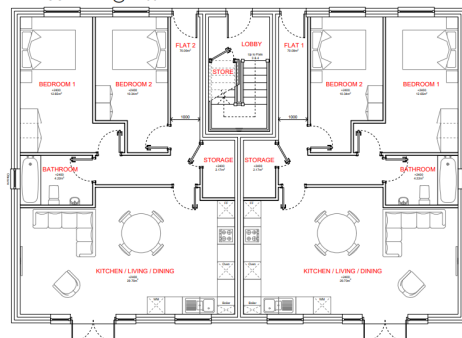
Proposed Plans



FRONT ELEVATION @ 1:100



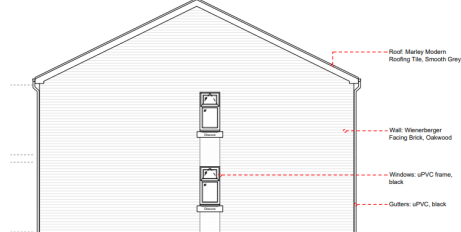
FIRST FLOOR PLAN @ 1:200



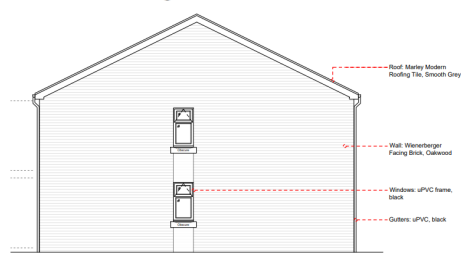
GROUND FLOOR PLAN @ 1:100



REAR ELEVATION @ 1:100



SOUTH ELEVATION @ 1:100



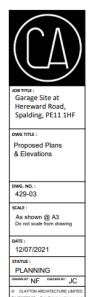
NORTH ELEVATION @ 1:100

GENERAL NOTES: All work should be carried out in accordance with current engineering standards. The Contractor should be familiar with the relevant codes of practice and Building Regulations. The Contractor should ensure that the relevant engineer is contacted at the relevant key stages. The contractor should check all dimensions and conditions prior to commencement of work. The Contractor should not accept the responsibility of anomalies or mistakes occurring during construction stage. A separate list of materials and components to be carried out on an separate basis as agreed with the client. Internal wall construction and wall thickness to be confirmed with the client prior to the start of work commencing on site. All materials and workmanship are to comply with the relevant and current building codes and standards. The manufacturer's recommendations are to be followed in respect of the installation and fitting of all products and any discrepancies between those mentioned in the specification and those shown on the specification or drawings should be reported back to Clayton Architecture Ltd, necessary to ensure that the correct materials and components be obtained prior to the commencement of the works, and complied with. Any deviation from the approved specification is undertaken at your own risk and may require further planning/building control approvals. All steelwork dimensions to be checked by general and specialist contractors prior to fabrication of steelwork.

CDM Regulations: All parties must abide by the Construction Design and Management Regulations 2015. It is the Client's responsibility to appoint a competent Principal Designer on all projects involving multiple contractors. Projects are notifiable to the Health & Safety Executive if the building works will involve more than 500 man hours or be longer than 30 days in duration with 20+ site personnel. Domestic Clients responsibilities are usually transferred to the sole contractor, or Principal Contractor where there are multiple contractors.

Party Wall Act: The owner has a duty to serve a party structure notice to any adjoining owner if works are to be carried out to a party wall, structure, or line of junction; or if works involve excavations lower than the foundations of a neighbouring building within 3m, or excavations cut through a 45° line from the foundations of a neighbouring building within 6m, a party wall agreement/tward should be formalised before the commencement of the works.

Please note these drawings are only to be used for the STATUS noted and are not to be distributed for any other purpose without prior consent from Clivdon Architecture Ltd.



3.0 Biodiversity/enhancement plan

It is agreed that the below enhancement plan will be implemented as part of the proposed development works and will be maintained by the client for a period no less than 10 years.

The enhancement must remain as a permanent fixture where disturbance must be avoided where possible.

If the agreed features are to be in any way modified or changes, a suitably qualified ecologist must be contacted prior to any disturbance.

Bats

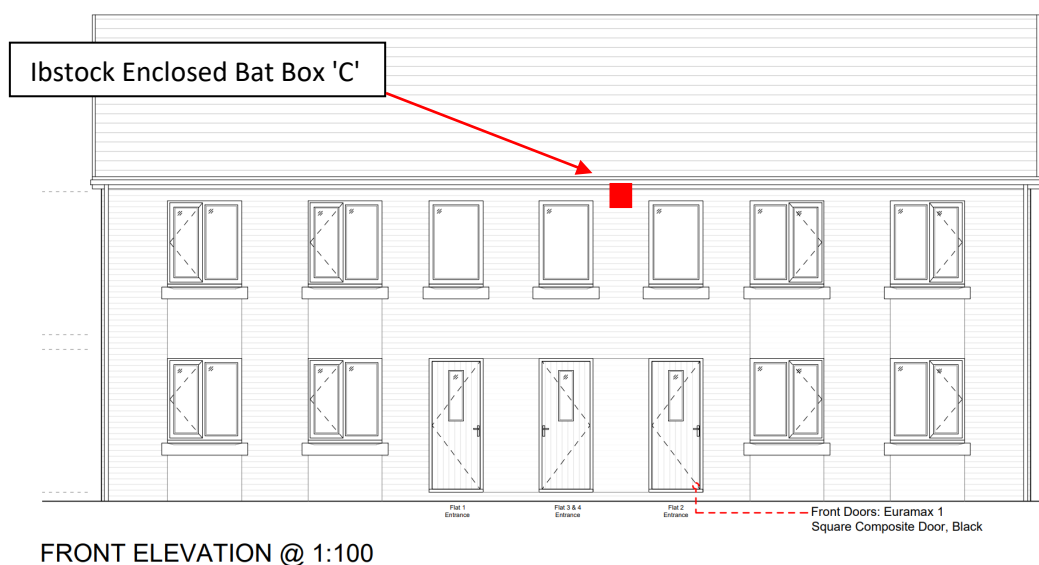
It is agreed that two Ibstock Enclosed Bat Box 'C' will be integrated within the new brickworks to offer additional daytime roosting features for crevice dwelling bats which known records for said species have been recorded locally.

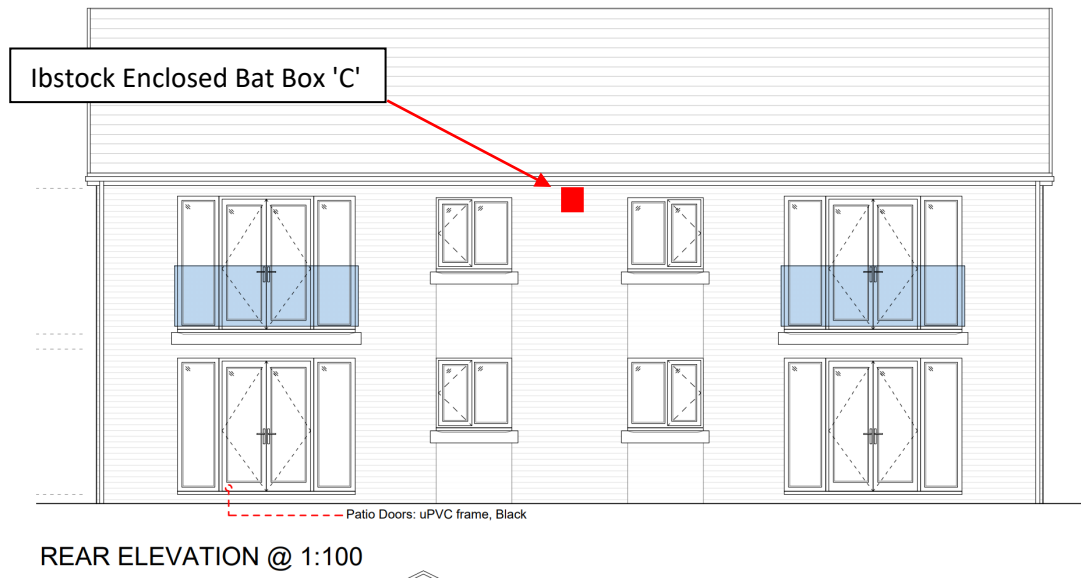
1 roost within the front East facing elevation, 1 roost within the roost West facing elevation. This will offer opportunities for roosting at different stages of the season.

The inside of the box is designed to create several roosting zones which are ideal for crevice dwelling bats such as the pipistrelle. The bottom entrance means that no maintenance is required as droppings will simply fall out the bottom.

This Ibstock Bat Box C is available in two sizes and three colours. Choose from smooth red, smooth blue or smooth cream brick. The box has an attractive bat motive on the front and is both durable and fully frost resistant.

Dimensions: Small Box - 215 x 215mm, Large Box - 215 x 290mm.





Ibstock Enclosed Bat Box 'C'



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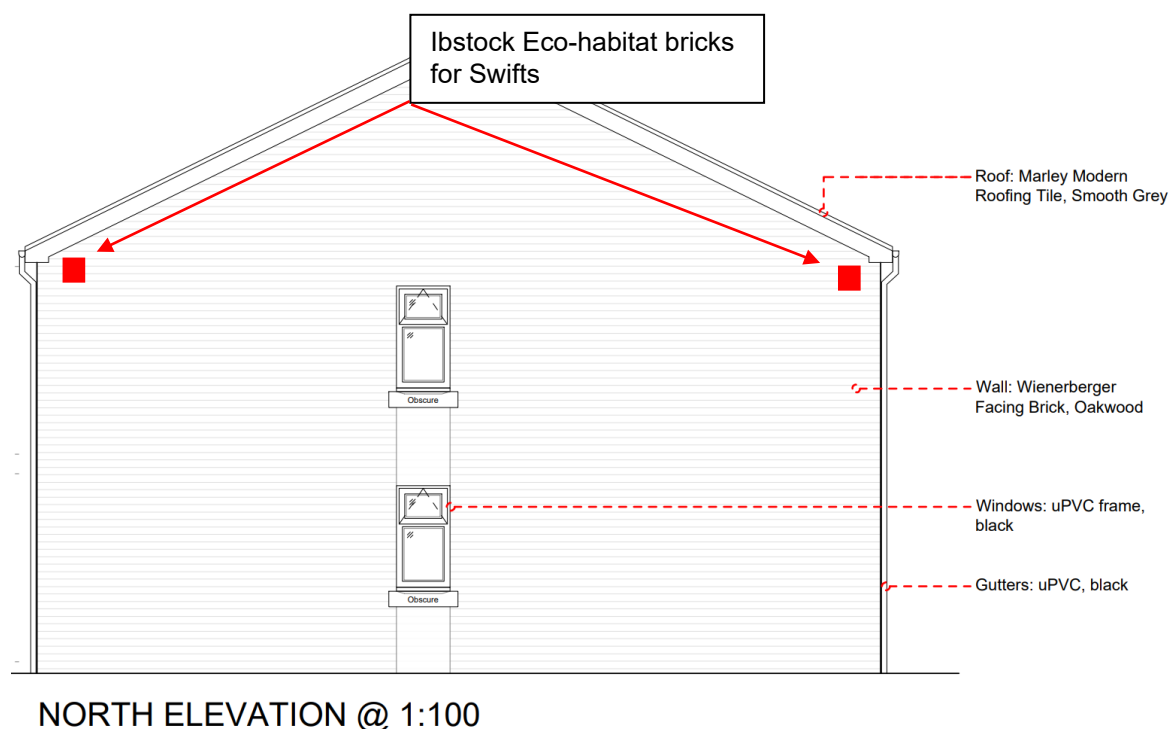
Nesting Birds

It has been agreed that two Ibstock Eco-habitat bricks for Swifts will be incorporated within the brickworks to the North facing elevation of the property to offer a suitable nesting feature for a species of bird which has suffered a decline in habitat.

The Eco-habitat for Swifts is designed to be incorporated into the brickwork of a new build or renovation. It will provide a suitable nesting site for a pair of swifts whilst being a discrete addition to your building. It should be sited high up in an external wall, as close to the eaves as possible.

Available in smooth red, smooth blue, smooth cream(buff) brick.

- * Height: 140mm
- * Width: 326mm
- * Depth: 140mm
- * Weight: 4.5kg
- * Material: Brick



Hedgehogs

It is agreed that any new fencing to the site will offer suitable gaps of 14cm x 14cm to allow for species commuting between environments.

Due to a loss in natural habitats and a lack of re-introduced habitats the species has suffered a huge decline in numbers and it is encouraged that all development should take this into account to allow commuting and feeding.