
**6 Johnson Drive
Finchampstead**

Report for:
Mr K Brant
6 Johnson Drive
Finchampstead
Wokingham
RG40 3NW

INTRODUCTION

Overview

AA Environmental Limited (AAe) has been commissioned by Mr Brant to produce a Biodiversity Enhancement Plan (BEP) for the above site. This BEP has been produced using the Nature Conservancy Council document¹ as a guide, with the intention to enhance the value of the site by creating a range of new habitats/opportunities for wildlife. The Plan also details the sympathetic management of these features to maximise their ecological value in the long term. In addition, this report will provide the information to assist with discharging Condition 11 attached to planning (Wokingham Borough Council application ref: 232595) which states:

No operations shall commence on site in connection with development hereby approved (including any vegetation clearance, tree felling, tree pruning, soil moving, temporary access construction and or widening or any other operation involving use of vehicles or construction machinery until details of biodiversity enhancements shall be submitted to and approved in writing by the council. The enhancement measures shall include either least 1 Habitat 001 bat box or an Istock Enclosed Bat Box 'B' (or equivalent as recommended by the project ecologist) and integral bird box/s, bricks or terraces or House sparrow box. Close boarded fences or gravel boards must be raised off the ground 150-200mm, or hedgehog gaps installed at 10m intervals. The biodiversity enhancements shall thereafter be implemented and thereafter maintained as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraphs 180 and 186 of the NPPF. Relevant policy: Core Strategy policies CP3 and CP7, and Managing Development Delivery TB23.

An Annotated Site Plan (Figure 1) showing the various enhancement measures has been attached for reference.

Site Description and Proposals

The site is located off Johnson Drive in Finchampstead, centred at National Grid Reference: SU 805650 and covers approximately 0.11 of a hectare. The site comprised the existing garden area and access drive. The site was bordered by a continuation of the garden area to the east, a construction site to the north, residential dwelling and associated garden area to the south, and access road to the west.

The consented scheme is for the erection of 1 no. detached five bedroom dwelling with associated parking.

EVALUATION AND OBJECTIVES

The key enhancement measure will be the introduction of new wildlife friendly planting, which will provide a range of habitats for local wildlife. Additional measures will be to install a series of wildlife boxes at suitable locations on the site in order to enhance roosting/nesting/sheltering opportunities.

¹ Nature Conservancy Council 1988 (reprinted 1991). Site management plans for nature conservation, a working guide.

PRESCRIPTIONS

Overview

The key enhancement measure will be to introduce new wildlife-friendly planting within the site. Once established this will provide a range of habitats for local species and act as wildlife corridors, increasing connectivity between the site and neighbouring habitats. Additional measures will be to install a series of wildlife boxes at suitable locations on the site in order to enhance roosting, nesting and sheltering opportunities for a range of species and a series of gaps will be provided in the boundary fences to provide access for hedgehogs.

Bat Boxes

In order to provide roosting opportunities for bats, a bat tube (Ibstock Enclosed Bat Box B, or equivalent) will be installed onto the new build. The box will be positioned in accordance with best practice and installed prior to occupation. Indicative location is shown on Figure 1 and a guidance document is attached at Appendix A. Although, bat boxes do not require regular cleaning, periodic maintenance checks should be carried out and in the event the box becomes damaged then it should be replaced as necessary (**Note: any works/checks to bat boxes might require a licensed bat worker**).

Bird Boxes

In order to enhance nesting opportunities for birds, a sparrow terrace (Schwegler Sparrow Terrace, or equivalent) will be installed onto the new build. There are no specific maintenance requirements for sparrow terraces, however inspection and cleaning can be carried out where appropriate, which should be timed during the winter months. The sparrow terrace will be positioned in accordance with best practice and installed prior to occupation. Indicative location is shown on Figure 1 and a guidance document is attached at Appendix A.

Hedgehog Gaps

In order to allow free movement of hedgehogs and other wildlife, enhancing connectivity with adjacent habitats, four hedgehog gaps will be installed at the boundaries of the new private garden and boundary fences of the site. The hedgehog gaps will be regularly checked and kept free from obstructions. Indicative locations are shown on Figure 1.

New Planting

As part of the overall landscape treatment of the site, planting will be carried out. Such planting will include a variety of native and ornamental species of value to wildlife. In particular, flowering plants will be of benefit to invertebrate species and shrubs and trees may provide nesting opportunities for birds once they become established. Further details are included within the Landscape and Ecological Management Plan (LEMP) produced to assist with discharging Condition 17 attached to planning.

Boundary Treatment

Where possible, existing boundary vegetation will be retained and protected, with any new boundary treatment designed to promote permeability of the site to minimise fragmentation, allowing free movement of wildlife throughout the site. These measures will aim to strengthen habitat connectivity and provide additional foraging habitat, cover and nesting opportunities for local wildlife. As previously detailed, strategically placed gaps will be provided within the close-boarded fences, to permit the free movement of hedgehogs.

RESPONSIBILITIES

The owner (Mr Brant) will be responsible for the implementation of the measures as set out in this BEP and for the ongoing management/maintenance checks, although contractors may be appointed for certain tasks as necessary. In the event that the plot is sold then a copy of this BEP will be provided to the new homeowner so that they are aware of their responsibilities.

Author:

Nicholas Braybrook
BSc (Hons) MSc
Senior Ecologist
E nick.braybrook@aae-ltd.co.uk

Office:

AA Environmental Ltd
Units 4-8
Cholswell Court
Shippon
Abingdon
Oxon OX13 6HX

Company No. 8474322

E info@aae-ltd.co.uk

T 01235 536042

F 01235 523849

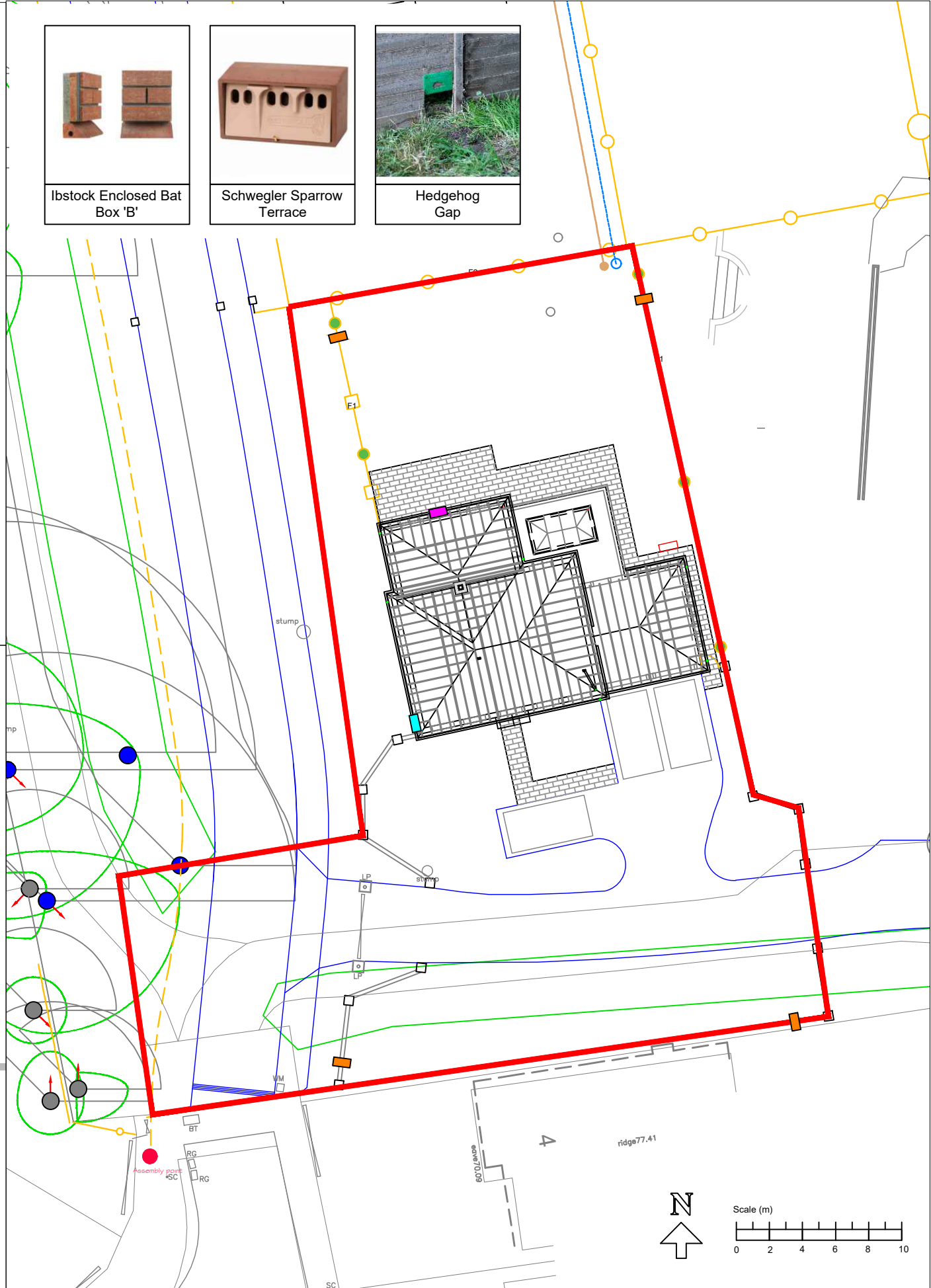
Figure 1
Annotated Site Plan



SIDE ELEVATION (WEST)



REAR ELEVATION (NORTH)



KEY

- Site Boundary*
- Bat Tube*
- Sparrow Terrace*
- Hedgehog Gap*

* Indicative Location

Notes

- Bat Tube**
x1 Ibstock's Enclosed Bat Box B (or equivalent)
- Bird Box**
x1 Schwegler Sparrow Terraces (or equivalent)
- Hedgehog Gap**
x4 Hedgehog Gaps

Rev.	Details		Drawn	Date
			Chkd.	
Project				
263070				
6 Johnson Drive				
Finchampstead				
Title				
Annotated Site Plan				
 AA Environmental Ltd Units 4-8 Cholswell Court Shippon Abingdon Oxon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk				
Scale	Date	16.07.26	Dr. No.	Rev.
As shown	Drawn	NAB	Chkd.	
		ARB	Figure 1	

Appendix A
Bird and Bat Box Guidance Document

BIRD AND BAT BOX/TUBE GUIDANCE DOCUMENT

Overview

The boxes/tubes used should be made of woodcrete material¹ (or equivalent) wherever possible and be positioned in accordance with good practice. All of the boxes can be obtained from the following suppliers:

Jacobi Jayne www.jacobijayne.co.uk

Wildcare www.wildcare.co.uk

NHBS www.nhbs.com

Bird Box Installation Guidance

The requirements for nest boxes vary between species. However there are some general rules to follow:

- Boxes should be located in a sheltered position out of strong sunlight, wind and rain. Generally this means that the box should be positioned somewhere between the north east and south east side of a structure.
- For extra shelter, smaller boxes should be positioned at a slight forward angle.
- Large open boxes should be angled upwards when mounted to allow the nest to rest naturally at the back of the box.
- Boxes should be positioned out of the reach of predators where possible (e.g. cats).
- A density of around 10 bird boxes per hectare is acceptable.
- Position boxes away from bird tables and other feeding areas where possible.

Bat Box/tube Installation Guidance

- Boxes should be located in a sheltered position, out of strong wind, but exposed to sunlight for part of the day to provide solar warming.
- When installed on trees, where possible boxes should be put up in groups of two or three, facing in different directions to allow bats access to a range of temperature conditions. Furthermore, it is recommended that, to avoid competition for bat boxes, bird boxes should also be installed on the same trees².
- It should be ensured that the entrance hole to the box is kept clear, so that bats can access it freely.
- Ideally bat boxes should be positioned near linear vegetation (e.g. a hedgerow).
- When installing boxes on trees, the ideal position is at around 5 metres or more.
- On buildings, boxes should be positioned high up by the eaves to avoid bats being predated by cats and other predators.
- Boxes should be installed out of the direct line of artificial lighting, both current and to be installed.

References

1. Du Feu, C. (1993). *Nestboxes BTO Guide No. 23*. BTO, Thetford.
2. The Bat Conservation Trust (2003). *Bat Boxes - Your Questions Answered*.
3. Meddings, A., Taylor, S., Batty, L., Green, R., Knowles, M., Latham, D. (2011). Managing competition between birds and bats for roost boxes in small woodlands, north-east England. *Conservation Evidence*, 8, pg. 74-80.

¹ Woodcrete is a blend of cement and sawdust. This material is found to be as successful as wooden bat boxes/tubes with greater durability and longevity. Schwegler bat boxes/tubes are constructed from this material.

² Research carried out by Meddings *et al.* (2011) suggests that installing bird and bat boxes on the same tree will reduce the likelihood of birds nesting in bat boxes and thus preventing a reduction in roosting opportunities for bats.