

240 Nine Mile Ride, Finchampstead

Biodiversity Enhancement Plan (BEP)

(to address the requirements of Condition 15
of Application Ref: 232298)

July 2025

Quality Management	
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1 Introduction

1.1 Background and Proposals

1.1.1 Aspect Ecology has been commissioned by Elivia Homes Ltd to produce a Biodiversity Enhancement Plan (BEP) in respect of planning condition 15 of outline planning consent 211889 for proposed works at 240 Nine Mile Ride, Finchampstead (approximately centred at grid reference SU801648), shown within the red line on Plan 6087/BEP1, referred to in this report as 'the site'.

1.1.2 This report has been produced for the approval of reserved matters pursuant to outline planning consent 211889 for the erection of up to 26 dwellings. All matters reserved other than means of access from the existing highway on Nine Mile Ride and associated infrastructure, landscaping and demolition of two existing dwellings. Appearance, Landscaping, Layout and Scale to be considered.

1.2 Overview

1.2.1 The site is located south of the B3430 Nine Mile Ride, in the south of Wokingham. The main body of the site is set back from the road, beyond existing residential properties and associated curtilages (numbers 232 to 242 Nine Mile Ride), with 2 separate existing access drives leading into the site between the properties. Accordingly, the northern site boundary lies adjacent to Nine Mile and associated residential properties, with further residential development beyond. East and west of the site is further residential development, along with areas of woodland and grassland. The southern site boundary is marked by Wick Hill Lane (Restricted Byway) with further residential properties and open farmland beyond.

1.2.2 The site itself is formed by the existing residential properties at 238 and 240 Nine Mile Ride and their associated access and curtilages, along with an area of woodland. Accordingly, habitats present include the existing woodland, along with buildings, hardstanding, amenity grassland and planting and a number of individual trees.

1.3 Relevant Planning Condition

1.3.1 Planning Condition 15 which is addressed by this LEMP is set out below in *italics*. Reference to relevant parts of this document pertaining to the issues raised has been noted below (not in italics) as appropriate.

1.3.2 Condition 15 states:

"No development shall take place until a detailed scheme to maintain the ecological permeability of the site (especially with regards to reptiles, amphibians and hedgehogs) and to provide species enhancements through the provision of bat and bird boxes at a minimum ratio of one per dwelling shall be submitted to and approved in writing by the local planning authority. The enhancement measures specified within the scheme shall be implemented in accordance with a timetable agreed in writing with the local planning authority."

1.4 Purpose of the Report

1.4.1 This report aims to address the requirements of condition 15 of the planning permission by setting out the relevant ecological measures that will be provided. Where relevant information is specified in detail in other documents, these are cross-referenced rather than repeating their content.

- 1.4.2 Relevant ecological mitigation and enhancement measures are shown on Plan 6087/BEP1.
- 1.4.3 This approved BEP shall be adhered to and implemented in accordance with the approved details.

2 Ecological Permeability

2.1 Approach

- 2.1.1 Measures that provide habitat connectivity, with particular regard reptiles, amphibians and hedgehogs. The site is suitable to support hedgehog, and while surveys found no reptiles within the site, slow-worm has been recorded at an adjacent site. Permeability measures would therefore focus on the provision of garden fence cutouts that allow hedgehogs to readily move through the development, as well as provision of boundary vegetation that provides connectivity around the site perimeter and the wider landscape for wildlife. Hedgehog domes could also beneficially be included within the proposals.

2.2 Permeability Measures

Hedgehog

- 2.2.1 In accordance with the requirements of condition 15, cut-outs in garden fences will be created to maintain connectivity throughout the developed site for Hedgehog and other wildlife. This will ensure that wildlife such as Hedgehogs, reptiles and amphibians can move between areas of suitable foraging habitat within and outside residential gardens.
- 2.2.2 The locations of cutouts for hedgehogs through the site are shown on Plan 6087/BEP1. All cutouts will be of 13cm x 13cm size. Where passing through wooden fences, cutouts would be provided by raising fence panels in accordance with the design shown at Appendix 6087/LEMP1. Where passing through brick walls, a gap of the required size would be provided at ground level in accordance with the design shown at Appendix 6087/LEMP1. All hedgehog cutouts will be labelled with signage to indicate their function as a "hedgehog highway" for the benefit of informing residents.

Reptiles and Amphibians

- 2.2.3 Condition 15 requires the identification of permeability measures within the site in respect of reptiles and amphibians, however, the ecological appraisal undertaken for the scheme has concluded that the site is of negligible importance for reptiles and amphibians and did not recommend specific mitigation measures for these groups. On the basis of this, specific mitigation for reptiles and amphibians is not required, while connectivity throughout the site for these groups will be achieved by the same measures that are proposed for Hedgehog.

3 Faunal Enhancements

- 3.1.1 A range of new faunal enhancements will be provided within the site as described below and shown on Plan 6087/BEP1. Residents will be provided with an educational brochure describing these features and explaining their biodiversity benefits.

Bats

- 3.1.2 In accordance with the scheme's ecological appraisal, to provide an increased bat roosting resource following development, 32 new bat boxes will be provided.
- 3.1.3 Bat boxes will be integrated on retained trees and within the new build as high as possible and located in sheltered wind-free areas that are exposed to the sun for part of the day, facing a south-east, south or south-westerly direction, particularly those overlooking retained woodland areas. Integrated bat boxes and roost features will be incorporated into the new build. A total of 32 bat boxes will be provided. Locations of bat boxes are shown on Plan 6087/BEP1, with specific designs at Appendix 6087/2.

- 26 No. Bat Brick Houses (or similar) will be provided;
- 6 No. Schwegler 1FD Bat Boxes.

Birds

- 3.1.4 In accordance with the scheme's ecological appraisal, 32 new bird nesting boxes will be provided within the site.
- 3.1.5 Bird boxes will be of a variety of types to support a range of bird species. These will be positioned as high up as possible, facing a north, north-easterly or north-westerly direction, in sheltered wind-free areas that exposed to the sun for part of the day. Locations of types of bird boxes are shown on Plan 6087/LEMP1 and specific designs at Appendix 6087/3.
- 3.1.6 Bird boxes provided will be a mixture of types as follows:
- 13 No. Schwegler No.17 Triple Cavity Swift Box (or similar);
 - 13 No. Bird Brick House (or similar);
 - 6 No. Schwegler No.1B Bird Box (or similar).

Invertebrates

- 3.1.7 In accordance with the recommendations of the Ecological Appraisal, habitat piles would be provided to provide habitats for invertebrates and other wildlife. Habitat piles would follow the recommendations in the Ecological Appraisal to retain dead wood habitats for the benefit of Stag Beetle. 6 No. Habitat Piles would be created in retained habitats within the site. Specifications for habitat piles are shown at Appendix 6087/LEMP4.
- 3.1.8 32 bee bricks will be provided within new buildings at locations shown on Plan 6087/LEMP1. These features will increase the provision of habitats for non-swarming solitary bees and other invertebrates. Bee bricks will be preferentially positioned within south-facing walls at low positions but at least 1m above ground level. Bricks designs of the design shown at Appendix 6087/LEMP5 would be positioned to

minimise risk of obstruction by vegetation and to maximise proximity to nectar and pollen sources.

4 Summary and Conclusions

- 4.1.1 This document presents a Biodiversity Enhancement Plan (BEP) for development of land at 240 Nine Mile Ride, Finchampstead. This report has been produced for the approval of reserved matters pursuant to outline planning consent 211889 for the erection of up to 26 dwellings. All matters reserved other than means of access from the existing highway on Nine Mile Ride and associated infrastructure, landscaping and demolition of two existing dwellings. Appearance, Landscaping, Layout and Scale to be considered.
- 4.1.2 This BEP sets out the measures that will be implemented at the site alongside the proposed development in relation to ecological permeability and faunal enhancements, in accordance with the ecological appraisal for the development and the requirements of Condition 15.
- 4.1.3 The measures within this BEP shall be carried out as approved and accordingly, satisfy the requirements of Condition 15 of the planning permission.

Appendix 6087/1:

Hedgehog Fence Cutout Designs

Hedgehog cut-outs



Cut outs will be located at the base of garden fences to enable Hedgehogs to move freely between gardens. Gaps will be 13cm high and 13cm wide.



Alternatively, specifically designed gravel boards are available from a variety of suppliers.



Appendix 6087/2:

Bat Box Designs

Bat Boxes

Bat Brick House

The Bat Brick House is a cleverly designed bat box with a removable brick front, that provides a permanent roosting site suitable for most British bat species, as an integral part of the fabric of a building.

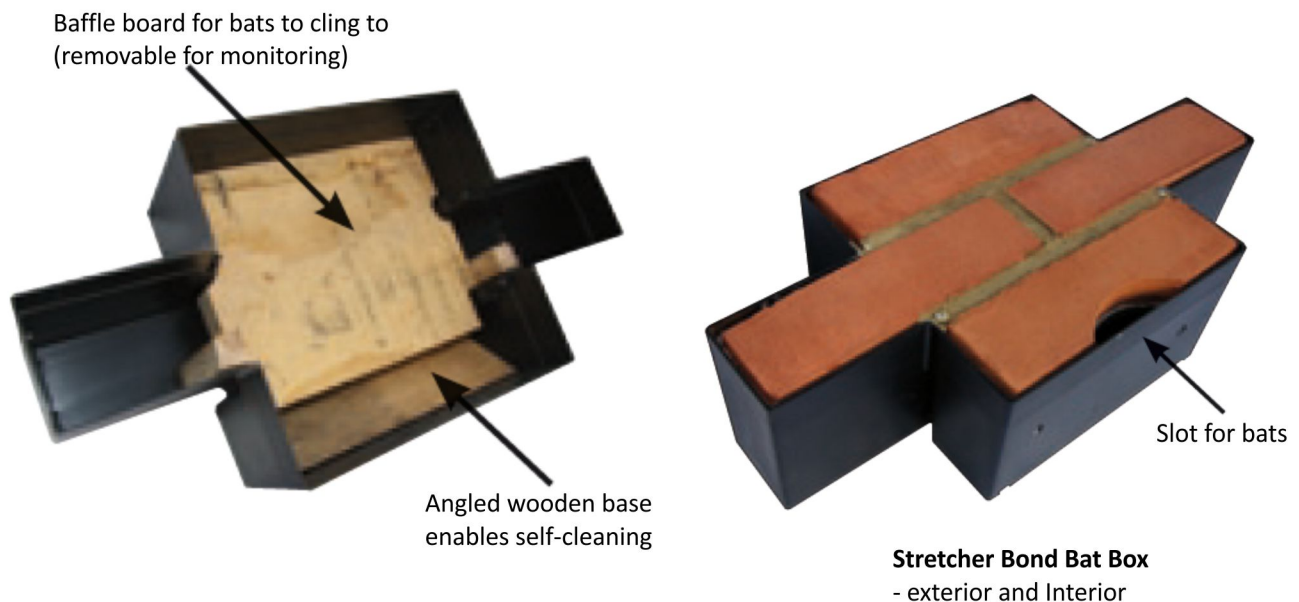
The brick bond of the host wall depends on the type of box, i.e. Stretcher Bond (SB) or Quarter Bond (QB).

The main housing of the box is made out of 100% recycled plastic. The front plate is bonded with slivers of bricks

matching the host wall, one of which will have a slot cut into it for access of bats. The box contains a removable Baffle board for bats to cling to, and an angled wooden base which enables self-cleaning.

Four stainless steel screws hold the removable brick-faced front plate to the box, meaning that the box blends in seamlessly with the host wall.

Available in SB to fit half bond brick work, and QB to fit english bond, old english and flemish bond. Both box types are designed for 3 inch or 75mm courses only.



Bat Boxes

Schwegler bat boxes are made from 'woodcrete' and have the highest rates of occupation of all types of box.

The 75% wood sawdust, clay and concrete mixture is ideal, being durable whilst allowing natural respiration and temperature stability. These boxes are rot and predator proof and extremely long lasting.

Boxes can be hung from a branch near the tree trunk or fixed using 'tree-friendly' aluminum nails.



1FD Bat Box

A larger than standard bat box, with two additional roughened wooden panels inside to be used by the bats as perches.

Woodcrete construction, 16cm diameter, height 36cm.

Appendix 6087/3:

Bird Box Designs

Bird Boxes

Schwegler bird boxes have the highest rates of occupation of all types of box. They are designed to mimic natural nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting. Boxes are made from 'Woodcrete'. This 75% wood sawdust, clay and concrete mixture is breathable and very durable making these bird boxes extremely long lasting.

Schwegler No 17 Triple Cavity Swift Box

This box is constructed from plant-fibre based material. It can accommodate 3 pairs of swifts assisting the rapid formation of colonies. It should be sited 6-7m above the ground, near the roof of a building, ensuring unobstructed access for birds.

Dimensions: 150H x 900W x 150D mm. Weight 7kg



Bird Boxes

Bird Brick House

The Bird Brick House is a cleverly designed bird box with a removable brick front, that provides a permanent nesting site for hole-nesting birds, as an interegral part of the fabric of a building.



The brick bond of the host wall depends on the type of box, i.e. Stretcher Bond (SB) or Quarter Bond (QB).

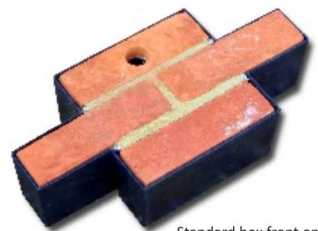
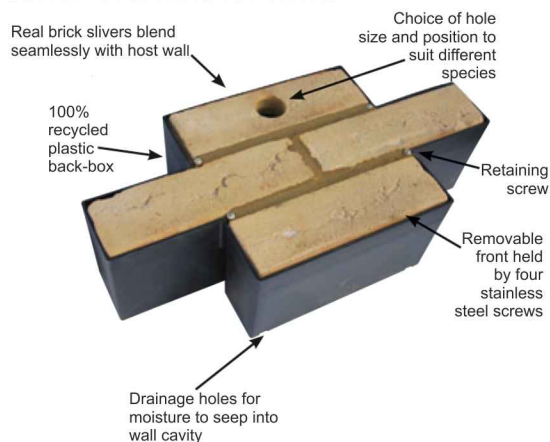
The main housing of the box is made out of 100% recycled plastic. The front plate is bonded with slivers of bricks matching the host wall, one of which will have a bird access hole cut into it (size depending on target bird species).

Four stainless steel screws hold the removable brick-faced front plate to the box, meaning that the box blends in seamlessly with the host wall whilst enabling easy cleaning and monitoring of the box.

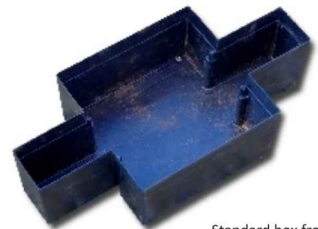
Available in SB to fit half bond brick work, and QB to fit english bond, old english and flemish bond. Both box types are designed for 3 inch or 75mm courses only.

Available in 5 entrance hole sizes:

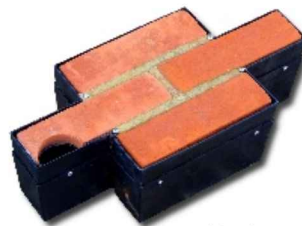
- 25mm for blue, coal and marsh tits
- 28mm for great tits, tree sparrows and pied flycatchers
- 32mm for house sparrows and nuthatches
- 50mm for starlings
- 50mm oval hole for swifts



Standard box front on



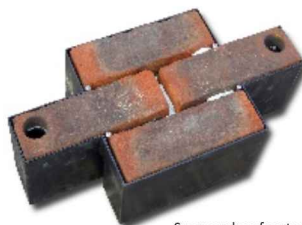
Standard box front off



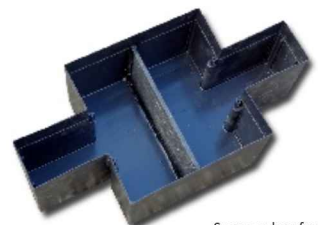
Swift box front on



Swift box front off



Sparrow box front on



Sparrow box front off

Bird Boxes

Schwegler bird boxes have the highest rates of occupation of all types of box. They are designed to mimic natural nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting. Boxes are made from 'Woodcrete'. This 75% wood sawdust, clay and concrete mixture is breathable and very durable making these bird boxes extremely long lasting.



1B Bird Box

This is the most popular box for garden birds and appeals to a wide range of species, particularly tits, sparrows and nuthatch. The box can be hung from a branch or nailed to the trunk of a tree with a 'tree-friendly' aluminium nail.

Available in four colours and three entrance hole sizes. 26mm for small tits, 32mm for sparrows and oval for redstarts.

2GR Nest Box

Because of the special design of the large nesting area and front panel, this box is especially well protected against predators. Suitable for a wide range of birds including Sparrows, Flycatchers, tits and Redstart. Includes a recess in the roof for roosting bats.

Available with three 27mm holes for small tits or with a single oval entrance hole.

Nesting area 14cm x 19cm.

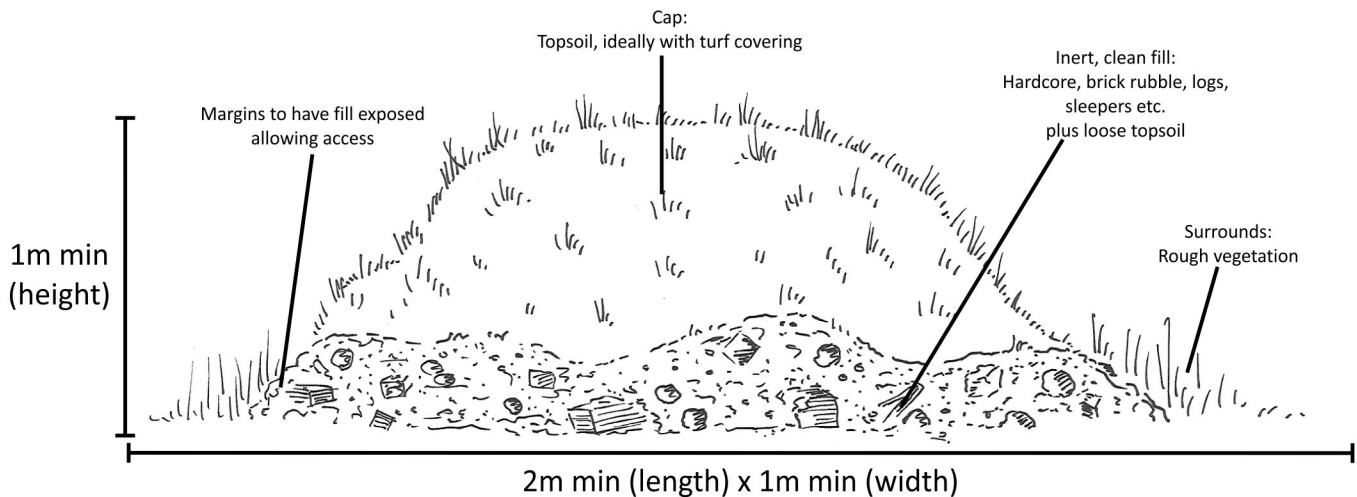


Appendix 6087/4:

Habitat Piles

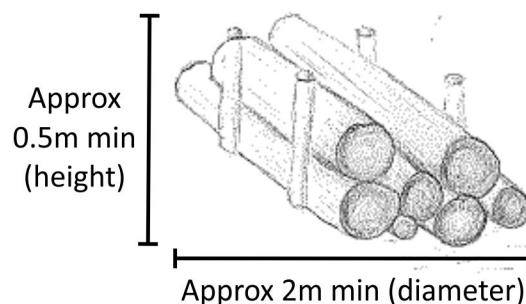
Reptile Hibernacula and Refugia

Reptile Hibernaculum



The design mimics artificial and natural conditions in which reptiles have frequently been found over-wintering. Dimensions should not be below 2m length x 1m width x 1m height. The above illustrated design would be suitable for locating on an impermeable substrate. On free-draining substrates, the design is largely similar but the bulk of the fill is sited in an excavated depression in the ground. Hibernacula should ideally be positioned in suitable terrestrial habitat for reptiles.

Reptile Refuge (Log Pile)



Refugia are designed to provide sheltering opportunities for reptiles. Dimensions should measure a minimum of approximately 2m in diameter x 0.5m height. Refugia can be created from wood or brash piles, and should ideally be positioned across a site in areas of suitable terrestrial habitat.

The wood pile illustrated above is created by sinking 4 posts approximately 8-10cm in diameter, at least 20cm into the ground. Logs with bark, of any diameter, should be cut into consistent lengths of 2m and then tightly and nearly stacked into the space between the uprights. The log piles should not be made too high, or the timber may dry out.

Appendix 6087/5:

Invertebrate Brick Designs

Bee Brick

Bee Brick

The bee brick has been designed to create a safe, all year round, nesting site for solitary bees, who face massive decline due to loss of habitat. The bee Brick can be built into a wall or structure but can also be placed as a standalone feature in your garden.

Solitary Bees are non-aggressive, child and pet friendly. They are a vital part of our biodiversity.

Dimensions:

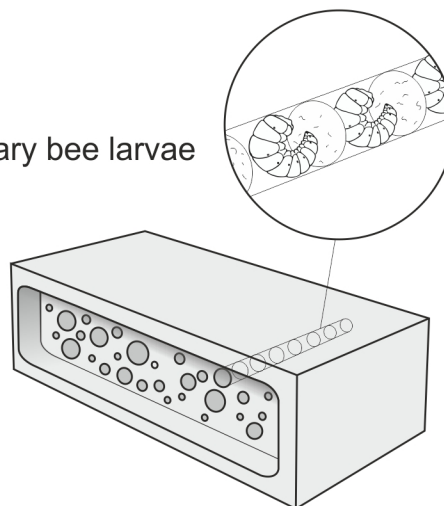
Small block - 6.5cm x 7cm x 10.5cm

Large block - 10.5cm x 10.5cm x 10.5cm

Brick - 21.5cm x 10.5cm x 6.5cm



Solitary bee larvae



ecology • landscape planning • arboriculture



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