

Ecological Permeability Plan at Park Lane, Charvil

Our ref: 8960 Park Lane, Charvil

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This technical note provides details of the strategy for ecological permeability for the development at Park Lane, Charvil. The site obtained outline planning permission on appeal for the construction of 75 dwellings (Application Reference: 232704) from Wokingham Borough Council. The outline permission includes condition 42 which states:

Prior to commencement a strategy for ecological permeability (especially with regard to reptiles and hedgehogs) and enhancements to the site for birds, bats, amphibians, reptiles, and invertebrates shall be provided to the local authority for its approval. This strategy shall be prepared by a suitably qualified ecologist and appropriate to the local ecological context. Once approved the strategy shall be implemented in full unless otherwise agreed by the local authority in writing.

Pro Vision were commissioned to provide the details to discharge this condition. This technical note outlines the measures included in the development to provide ecological permeability and details for the enhancement measures. Locations are shown in **Appendix A**. Bellway Homes is a signatory to the Future Homes Hub 'Homes for Nature' Pledge. This requires that the equivalent of one swift nesting feature and one hedgehog highway per plot is provided on every site. The measures included within the development design therefore align with this commitment and provide the necessary measures to discharge condition 42.

Ecological Permeability

Hedgehogs – All garden plots will include gaps within the fencing to provide hedgehog highways through the site and ensure hedgehogs can utilise garden spaces. These gaps will be 130mm by 130mm with a 'Timloc' hedgehog highway frame and where possible located towards the rear of gardens where vegetation can shelter the access points. For the plots along the north eastern edge these gaps will link in with the scrub boundary.

Reptiles – The scheme retains boundary vegetation which includes the enhancement of habitats to provide wildflower meadows and areas of scrub. Prior to construction all reptiles within the development area will be moved to an off-site receptor site in accordance with the approved Reptile Mitigation Strategy (Pro Vision 2026) but it is anticipated some populations will be retained within the ecological buffers. These buffers connect to the surrounding areas and will ensure reptiles can utilise the newly created wildflower meadows on the site and connect to wider habitats. Two hibernacula will also be constructed within the wildflower meadows to provide refuge areas. The hibernacula will be created by building a pile with logs or rubble, and woody material. This will then be capped with either an area of turf and soil which will be allowed to self-seed with local plant species. The hibernacula will be a minimum of two metres wide and 0.5 metres high.

Enhancement Measures

The development includes the following enhancement measures -

Swift bricks – Integrated swift bricks will be installed within the new homes, with the total number of boxes equalling the number of dwellings on the site. Manthorpe 'Dual swift brick's will be installed in groups of 3 on the gable ends of buildings as high as possible below the soffit level and away from windows.

Bat features – Ten bat boxes will be placed on trees around the boundaries of the site, these will be located 3.5 – 5 metres high on trees on different elevations to provide a range of conditions through the year. The boxes will comprise woodcrete boxes and will be placed in the dark corridors around the site. Integrated bat bricks will be installed within the new buildings with a total of 25 boxes fitted. These will comprise lbstock bat bricks (or similar design) and be placed on southern elevations or facing green corridors. The boxes will be placed as high as possible on the walls and away from any windows.

Log Piles – two log piles will be created within the wildflower meadows to provide additional habitat for invertebrates on the site.

Habitats – the development incorporates areas of wildflower grassland which will provide additional foraging resources for local invertebrate population and amphibians. Extensive areas of scrub have also been incorporated to maintain connectivity around the boundaries which will provide additional nesting areas for local bird populations and provide foraging opportunities. These areas strengthen the green corridors around the boundaries of the site enhancing the area for populations of bats.

Appendix A – Ecological Permeability Plan

Legend

Red Line Boundary

Enhancement measures

Integrated Bat box

Group of 3 swift boxes

Bat box on a tree

Hibernaculum

Log Pile

Hedgehog gap

Habitats Enhancements

Retained woodland

Scrub

Wildflower grassland

New woodland planting



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The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.



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