Derek Finnie Associates®
CONSULTANT ECOLOGISTS

Squirrels

Biodiversity Enhancement Strategy

July 2024

CIEEM
REGISTERED
PRACTICE 2024-2025

T: 0118 989 10 86
E: info@derekfinnie.com
W: www.derekfinnie.com

20 Soames Place, Mulberry Grove
Wokingham, Berkshire RG40 5AT

Derek Finnie Associates Ltd. Registered in England and Wales Company No. 08152615

COMMISSIONED BY
Legal & General (Strategic Land North Horsham) Ltd,
The Dorking Business Park,
Station Road,
Dorking
RH4 1HJ

Squirrels

Biodiversity Enhancement Strategy

July 2024

Report Ref: DFA24064

Derek Finnie Associates Ltd
20 Soames Place
Wokingham
Berkshire
RG40 5AT

info@derekfinnie.com

© Derek Finnie Associates Ltd 2024

CONTENTS

1 INTRODUCTION 1
1.1 Background 1
2 METHOD STATEMENT 2
2.1 Conservation Objectives 2
2.2 Detailed Designs 2
2.3 Timetable For Implementation 3
2.4 Persons Responsible 3
2.5 Proposed Lighting 3
2.6 Initial Aftercare and Long-Term Maintenance 3
3 SUMMARY 4

FIGURES

Figure 1. Biodiversity Enhancements 5

1 INTRODUCTION

1.1 Background

1.1.1 Derek Finnie Associates was commissioned by L&G to provide ecological advice in relation to a development on an area of land known as Squirrels, Old Holbrook, Horsham, here in referred to as the 'Site'. The Site benefits from planning permission for the demolition of the existing bungalow and erection of a replacement three bedroom bungalow with basement (Planning Ref: DC/21/2440). The permission was granted subject to certain conditions.

1.1.2 Condition 4 of the planning permission states:

Condition 4
No development shall take place until a Biodiversity Enhancement Strategy for protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement
Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
e) persons responsible for implementing the enhancement measures;
f) details of all lighting proposed;
g) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

1.1.3 The following report, therefore, has been prepared to inform Condition 4 with the aim of discharging the Condition across the Site. Each of the aims highlighted in the Condition are discussed in turn in Section 2 of this report. The enhancements presented are based on those identified within the submitted Preliminary Ecological Appraisal produced by Arbrtech (February 2022).

2 METHOD STATEMENT

2.1 Conservation Objectives

2.1.1 The conservation objectives of the scheme consist of enhancements to provide a proportionate increase in the biodiversity value of the Site, given the confines of this small site. It is proposed this will be achieved by the following means:

- Native tree, hedgerow and shrub planting.
- Creation of wildflower grassland;
- Creation of wildlife refugia that can be exploited by amphibians, reptiles and invertebrates; and
- Installation of suitable bat and bird boxes as well as a hedgehog house.

2.1.2 The initial submission suggested that improvements to the existing pond could also be incorporated into the biodiversity enhancements. However, as this feature is outside the redline boundary, it is not possible to undertake any works to this waterbody.

2.2 Detailed Designs

2.2.1 Native trees will be planted in the locations shown on Figure 1, with field maple *Acer campestre* being the preferred species. This will be supplemented with new native scrub planted towards the southeast of the garden, utilising the species in Table 1.

Table 1. Scrub planting mix

Species		Proportion
Common name	Scientific name	
Hawthorn	*Crataegus monogyna*	50%
Hazel	*Corylus avellana*	30%
Holly	*Ilex aquilinum*	5%
Blackthorn	*Prunus spinosa*	10%
Dog rose	*Rosa canina*	5%

2.2.2 A new native hedge will also be planted along the western boundary of the garden as shown on Figure 1. This will comprise the species listed in Table 2 which will be planted at 0.5m centres in a double row.

Table 2. Hedgerow planting mix.

Species		Proportion
Common name	Scientific name	
Hawthorn	*Crataegus Monogyna*	30%
Hazel	*Corylus avellana*	20%
Blackthorn	*Prunus Spinosa*	20%
Spindle	*Euonymus Europaeus*	10%
Field maple	*Acer Campestre*	10%
Dog rose	*Rosa canina*	10%

2.2.3 An area of wildflower meadow, utilising a species rich seed mixture such as Emorsgate EM4, or similar will be sown in the south of the garden, over the existing species poor grassland which will be subject to serval 'cut and takes' prior to being oversewn. Once established, the area will be managed as a tradition hay meadow.

2.2.4 In addition to the habitat creation, the following ecologic enhancements will also be installed with the new dwelling and garden:

- Bat boxes: 1 x Schwegler 1FF & 1 x Schwegler 2FN;
- Bird boxes – 2 x Schwegler 1b & 1 x Schwegler 2H;
- Hedgehog home x 1; and
- Hibernacula x 2.

2.2.5 Indicative locations of each enhancement is shown on Figure 1, with the exact location being decided by the Ecological Clerk of Works in line with the manufacturers' specification. If Schwegler boxes are not available, an alternative of a similar standard will be used.

2.3 Timetable For Implementation

2.3.1 Then habitat creation elements of the work will be undertaken on the completion of the main demolition and construction works. Undertaking any landscape or habitat creation works prior to these risks damaging the habitats during the final stages of construction.

2.3.2 The bird boxes and bat boxes will be installed on completion of the construction of the dwelling.

2.4 Persons Responsible

2.4.1 An Ecological Clerk of Works will be retained by the developers to oversee the ecological works within the Site.

2.5 Proposed Lighting

2.5.1 Currently there is no new external lighting proposed within the scheme. If this were to change, the lighting would be on PIR sensors and conform to the principles set out in the Institute of Lighting Professionals/BCT Guidance Note 08/23.

2.6 Initial Aftercare and Long-Term Maintenance

2.6.1 Initial aftercare of the habitat creation and additional feature will be the responsibility of the landscape contractors who undertook the initial work. This will then pass onto the home owner.

3 SUMMARY

3.1.1 The implementation of the Biodiversity Enhancement Strategy presented in this document will ensure the scheme provides the appropriate amount of ecological enhancements given the restricted nature of the Site.



Legend

- New native tree
- New native hedge
- New native scrub
- Wildflower meadow

Bat boxes

- Schwegler 1FF
- Schwegler 2FN

Bird boxes

- Schwegler 1B
- Schwegler 2H

Other

- Hedgehog Home
- Hibernacula

Drawing Number:

Figure 1

Title:

Biodiversity Enhancements

Date:

July 2024

Project:

The Squirrels

Client:

L & G

Derek Finnie Associates®
CONSULTANT ECOLOGISTS

20 Soames Place
Wokingham
Berks RG40 5AT

info@derekfinnie.com