



L I Z A R D

Landscape Design and Ecology

BIODIVERSITY ENHANCEMENT REPORT

Sweepers, Saucelands Lane, Shipley

On behalf of: Mr C. Broadhead and Ms A. Lovgren

Client:	Mr C. Broadhead and Ms A. Lovgren			
Project:	Sweepers, Saucelands Lane, Shipley			
Reference:	LLD3546-ECO-REP-003-00-EDS			
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Validity:

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.



LIZARD

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1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology (LLDE) has been commissioned by Mr C. Broadhead and Ms A. Lovgren to provide an enhancement plan and report for Sweepers, Saucelands Lane, Shipley.

1.2 This report has been produced to allow the discharge of condition 7 which states:

Pre-Commencement (Slab Level) Condition: No new-build development above ground floor slab level shall take place until a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal (Lizard Landscape Design and Ecology, July 2025) has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

*a) detailed designs or product descriptions for biodiversity enhancements; and
b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

1.3 This report has been produced based on the following data and surveys:

- Preliminary Ecological Appraisal (LLDE, 2025)
- Bat surveys (LLDE, 2025)
- Proposed Elevations (Folkes Architect, 2025)

1.4 This report has been based on data from these previous surveys and reports and should be read in conjunction with the above.

Roles and Responsibilities

1.5 The main contractor will be responsible for installation of enhancement measures and rectification of any defects identified within 12 months of implementation. After this 12-month period all management as detailed within this report will be undertaken by the homeowner.

2.0 SITE CONTEXT

Site Description

- 2.1 The site area covers c. 600m² and comprises of driveway, paved pathway and garden including hedgerow and 1no. tree. The buildings onsite include 1no. bungalow (B01) and 1no. toolshed (B02). B01 is a combination of an original building and 3no. extensions. The directly adjacent habitat is private gardens and further residential developments.

Surrounding Landscape

- 2.2 The surrounding landscape is rural with small patches of human development. To the east is Knepp Estate, where there is a large amount of high-quality undisturbed habitat. Including woodland, streams, ponds, rough grassland and scrub. Within the wider environment to the north, west and south the habitats predominately include arable fields and small woodland parcels.

Development Proposals

- 2.3 Demolition of existing dwelling and erection of a double storey dwelling.

3.0 BASELINE ECOLOGICAL CONDITIONS

- 3.1 The site consists of existing buildings and hardstanding, individual trees, modified grassland lawn, and hedgerow. The greatest ecological interest at the site is associated with the native tree and hedgerow, which shall be retained and protected in line with standard tree protection measures (BSI, 2012) wherever practicable. All trees on site were assessed to have no potential roost features.
- 3.2 The dwelling on site consists of brick and ender with a tiled roof. This building was found to support 2no. day roosts of common pipistrelle during surveys completed in the summer of 2025.

4.0 COMPENSATION AND ENHANCEMENT MEASURES

- 4.1 The site is a small residential plot and as such enhancements are proportional to the scale of the development, and in accordance with the wording of the condition and approved ecology report. The following features are proposed as compensation and enhancement measures.

Bat Boxes

- 4.2 A total of 2no. greenwoods Ecohabitat small crevice boxes (or equal and approved), shall be installed on a nearby existing tree prior to the supervised soft strip of the roof that is associated with the bat mitigation licence for this project. These bat boxes will be used to translocate any bats that are discovered during the supervised soft strip and provide long-term compensation. Bat boxes shall be installed by or under the supervision of a suitably qualified ecologist and shall be sited above 3.0m in height.
- 4.3 1no. Unitura integrated bat tube and 1no. Manthorpe ridge roost shall be installed to the southern aspect of the new dwelling. The integrated box shall be installed at the top of the gable end, with a small entrance hole cut into the timber cladding.

Bird Boxes

- 4.4 2no. S-Bricks as supplied by Action for Swifts shall be installed to the top of the northern gable to ensure a minimum drop of 5m beneath.

Implementation Schedule

- 4.5 The construction works are scheduled to begin from September 2026. Bat boxes to trees shall be installed in August / September prior to any demolition works taking place. Integrated features shall be installed as soon as practicable within the construction programme.

5.0 MANAGEMENT PRESCRIPTIONS

5.1 Bat Boxes

Maintenance

- 5.1.1 The bat boxes specified above do not require any cleaning. A visual inspection should be carried out annually to ensure the boxes remain in good condition and securely affixed to the trees, and that access points of integrated boxes remain open.

5.2 Bird Boxes

Maintenance

- 5.2.1 No maintenance necessary. A visual inspection should be carried out annually to ensure the boxes remain in good condition and entrance holes remain open.

Figure No. 01 – Ecological Enhancement Plan

