



## **3 Bathurst Walk, Iver**



### Biodiversity Enhancement Scheme

Mr Harjinder Jaggi

March 2022

## Document Control

Document:	Biodiversity Enhancement Scheme
Project:	3 Bathurst Walk, Iver
Client:	Mr Harjinder Jaggi
Job number:	0359.B
Date of issue:	March 2022
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## 1.0 Introduction

### 1.1 Background

Aven Ecology Ltd was commissioned in October 2020 by Mr Harjinder Jaggi to carry out a Preliminary Ecological Appraisal (PEA) and Bat Assessment at 3 Bathurst Walk in Iver, South Buckinghamshire (hereafter referred to as 'the Site'). The purpose of the survey was to inform a planning application and to determine the potential impacts of the proposals on protected sites, habitats and species, with particular focus on bats. The findings of the inspection survey, together with recommendations for further survey and outline mitigation, were reported in October 2020<sup>1</sup>. Following these recommendations, Aven Ecology Ltd was subsequently commissioned in May 2021 to carry out a Bat Survey at the Site. The findings of the bat survey, together with recommendations outline mitigation, were reported in May 2021<sup>2</sup>.

An initial planning application for the proposals was submitted in July 2020, and subsequently withdrawn pending amendment to the design. It is understood that in the course of this process, the requirement for ecological survey information was requested by the Local Planning Authority, Buckinghamshire Council: Chiltern and South Bucks. Areas.

A new planning application for the proposals submitted in February 2021 (Planning Ref: PL/21/0472/FA); conditional consent was granted in July 2021, with Condition 9 relating to ecology/biodiversity:

*"Prior to any above ground construction works commencing on site, an ecological/biodiversity enhancement scheme shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved scheme and details."*

Aven Ecology Ltd was therefore subsequently commissioned in August 2021 to produce a Biodiversity Enhancement Scheme document to discharge Planning Condition 9. This document should be read in conjunction with the original PEA Report and Bat Survey Report produced by Aven Ecology in October 2020 and May 2021 respectively, which set out precautionary working methods for the avoidance of negative impacts during site clearance/demolition and construction.

### 1.2 Development Proposals

The proposed development plans include the demolition of the existing residential building and two of the rear outbuildings, and the erection of a new detached two-storey dwelling on the Site<sup>3</sup>. It is understood that the northernmost part of the Site (including an existing outbuilding) will be retained.

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<sup>1</sup> 3 Bathurst Walk PEA and Bat Inspection Report, Aven Ecology, October 2020

<sup>2</sup> 3 Bathurst Walk Bat Survey Report, Aven Ecology, May 2021

<sup>3</sup> Design and Access Statement and Additional Planning Application Information, Hawkins Eades, 2020

## 2.0 Biodiversity Enhancement Scheme

### 2.1 Summary

Outline recommendations for biodiversity enhancements were set out in the October 2020 PEA. These recommended targeting species/species groups likely to thrive at this location in the future, including:

- Common nesting birds;
- Common/widespread bat species; and
- Hedgehogs

Inclusion of the following additional features would contribute to the above aims, as well as representing biodiversity enhancements in their own right:

- Native/wildlife-friendly plant species (particularly boundary shrub planting); and
- Habitat features for invertebrates.

Figure 1 includes a marked-up proposals plan and a plan of the rear elevation showing indicative locations for the various biodiversity enhancement proposals. Examples of typical commercially available enhancement features and indicative wildlife-friendly plant species are presented in Tables 1-4; given that the proposals are for a self-built domestic property, some of these enhancement features may also be self-constructed/installed by the developer.

### 2.2 Nesting Birds

External bird nesting boxes could be incorporated into the new dwelling, as well as on retained trees. Nesting boxes likely to be of value at this location would include those designed for use by swifts, starlings and house sparrows. Inclusion within any new landscaped/planted areas of non-cultivar native flowering and berry-producing species appropriate to the area would provide greater foraging opportunities for a range of invertebrate species, increasing the prey available for birds.

### 2.3 Bats

External bat roosting boxes could be incorporated into the new dwelling, and ecologically sensitive lighting and landscaping would encourage their use. Inclusion within any new landscaped/planted areas of non-cultivar native flowering species appropriate to the area would provide greater foraging opportunities for a range of invertebrate species, increasing the prey available for bats.

### 2.4 Hedgehogs

Consideration was given to the inclusion of hedgehog passes (as well as a hedgehog box) within the boundaries between the adjacent rear gardens; however, as the boundaries will be brick walls, then no hedgehog passes (or box) will be included in the scheme.

### 2.5 Native Species/Wildlife-Friendly Planting

A native species/wildlife-friendly landscaping scheme should include:

- Native (non-cultivar) plant species with functioning nectaries to provide a food source for invertebrates and birds;
  - A shrub mix that produces berries (ideally with a range of flowering/fruited periods so as to provide foraging opportunities throughout the year, and particularly during the winter);
  - Shrubs that offer structural diversity in order to provide cover/shelter opportunities for wildlife.
- Non-native plant species, particularly those known to be invasive, should be avoided. An indicative planting list is provided in Table 4. Management recommendations for the landscaped areas are set out in Appendix 1. Implementation of these recommendations should be undertaken by suitably qualified landscape contractors.

## 2.6 Invertebrates

In addition to a native species/wildlife-friendly planting scheme, invertebrate diversity would be helped by the inclusion of 'Insect/Bug Hotels/Bricks'. Bug hotels are a feature particularly suitable for self-construction<sup>4</sup>, as they often use materials that arise from site clearance/construction activities, and which may otherwise require disposal offsite (discarded roof tiles; clay planting pots; wooden pallets; brash/logs).

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<sup>4</sup> For construction methods see:  
<https://www.rspb.org.uk/get-involved/activities/nature-on-your-doorstep/garden-activities/build-a-bug-hotel/>  
<https://www.woodlandtrust.org.uk/blog/2019/09/how-to-build-a-bug-hotel/>

### 3.0 Conclusion

It is considered that the implementation of the above outline Biodiversity Enhancement Scheme would represent a positive long-term enhancement to biodiversity at the level of the Site and appropriate to the scale and nature of the proposals. It is anticipated that the Biodiversity Enhancement Scheme set out above will be submitted to the Local Planning Authority for approval (and discharge of Planning Condition 9) and be incorporated into the final design of the proposals for implementation during construction.

### 4.0 References

Aven Ecology Ltd (2020) 3 Bathurst Walk, Iver PEA & Bat Inspection.  
Aven Ecology Ltd (2021) 3 Bathurst Walk, Bat Survey.

### 5.0 Appendices

Figure 1: Indicative biodiversity enhancement features

Table 1: Specifications of typical commercially available bird nesting bricks/boxes

Table 2: Specifications of typical commercially available bat boxes and ridge tiles

Table 3: Indicative native species/wildlife-friendly planting list for domestic gardens

Table 4: Specifications of typical commercially available invertebrate hotels

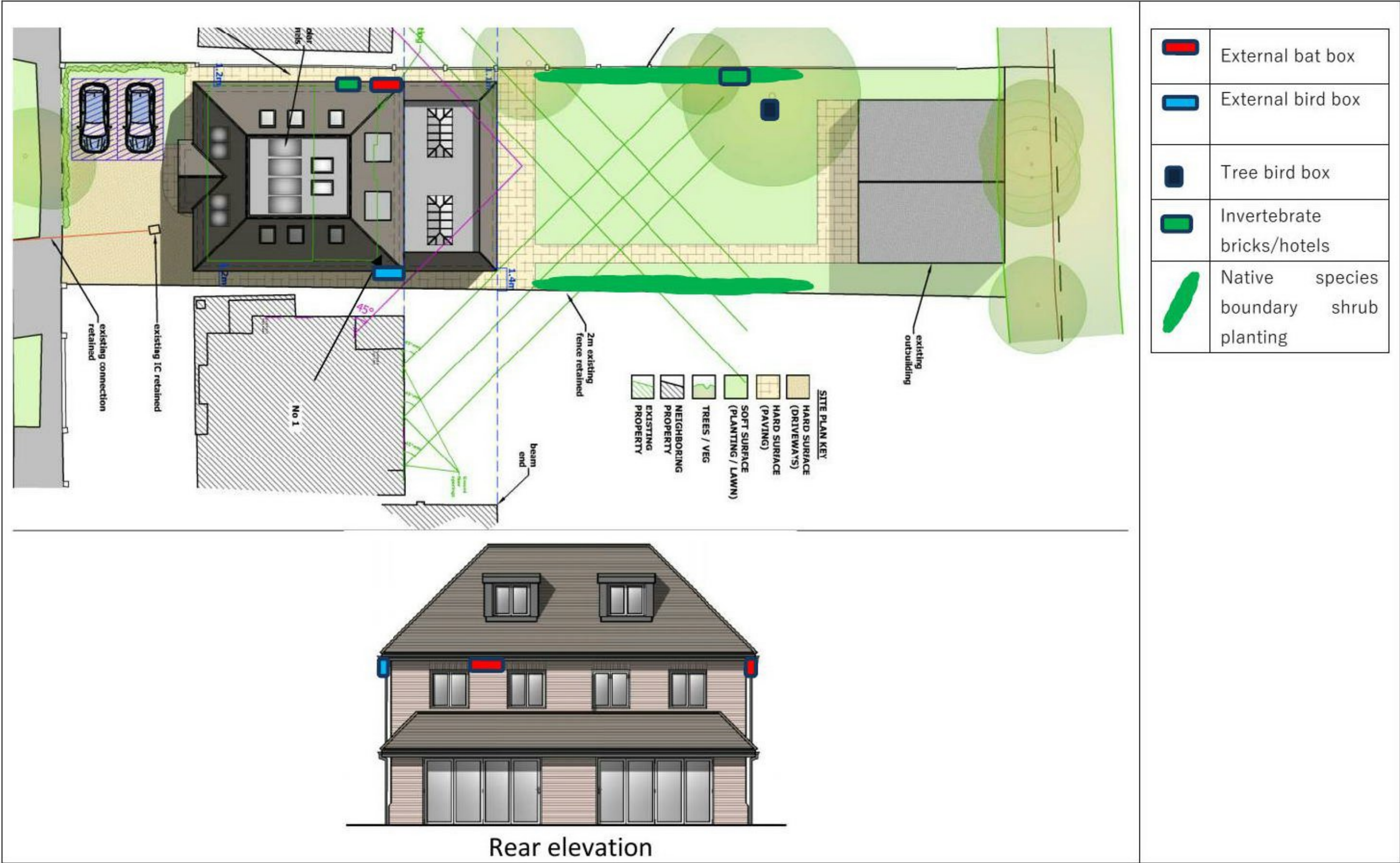




Figure 1: Indicative biodiversity enhancement features

Table 1: Specifications of typical commercially available bird nesting bricks/boxes

Make and description	Photograph / Diagram
<p>Manufacturer: Bird Brick Houses Model: Swift box</p>	 <p>Source: <a href="https://www.nhbs.com/no-16-schwegler-swift-box">https://www.nhbs.com/no-16-schwegler-swift-box</a></p>
<p>Manufacturer: Bird Brick Houses Model: Starling box</p>	 <p>Source: <a href="https://www.nhbs.com/vivara-pro-woodstone-starling-nest-box">https://www.nhbs.com/vivara-pro-woodstone-starling-nest-box</a></p>
<p>Manufacturer: Schwegler Model: 1SP Sparrow Terrace</p>	 <p>Source: <a href="https://www.nhbs.com/1sp-schwegler-sparrow-terrace">https://www.nhbs.com/1sp-schwegler-sparrow-terrace</a></p>

\*Note: the above represents examples of commercially available bird nesting features meeting the requirements of the specification as set out in this document and is intended for reference purposes only; this does not represent an endorsement of a specific brand/manufacturer by Aven Ecology Ltd; nor does it commit the client/developer to the use of a particular brand/model/supplier.

Table 2: Specifications of typical commercially available bat boxes and ridge tiles

Make and description	Photograph / Diagram
<p>Height: 39cm Width: 29cm Depth: 6cm Weight: 4.4kg</p>	 <p>Source: <a href="https://www.nhbs.com/beaumaris-woodstone-bat-box?bkfno=231796">https://www.nhbs.com/beaumaris-woodstone-bat-box?bkfno=231796</a></p>
<p>Manufacturer: Schwegler Model: Brick Box Type 27 Size/dimensions: 265 mm x 180 mm x 240 mm</p>	 <p>Source: <a href="http://www.schwegler-natur.de/index.php?main=produkte&amp;sub=fledermaus&amp;psub=sommerquartiere">http://www.schwegler-natur.de/index.php?main=produkte&amp;sub=fledermaus&amp;psub=sommerquartiere</a></p>

\*Note: the above represents examples of commercially available bat roosting features meeting the requirements of the specification as set out in this document and is intended for reference purposes only; this does not represent an endorsement of a specific brand/manufacturer by Aven Ecology Ltd; nor does it commit the client/developer to the use of a particular brand/model/supplier.