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Report prepared for: Kuljinder Bahia

For the Site of: Manlins, Lovegreen Lane, Iver, SL0 0BD

Version:	Written by:	Checked by:	Final:
Draft	Julian Newman 18/02/2025		
Final	Julian Newman 21/02/2025	Heather Stuckey 25/02/2025	Julian Newman 25/02/2025

Cherryfield Ecology has prepared this report for the named clients' use only.

Ecological reports are limited in shelf life, Natural England usually expect reports for licences to be no more than 12 months old and therefore should the project not proceed within 12 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site. Information is believed to be accurate at the time of the survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

Julian Newman BSc (Hons), AMRSB

Bat Licence Level 1, GCN Level 1

julian@cherryfieldecology.co.uk

07546 987312

Contents

Ecological Enhancement Plan

1.0 Introduction

The client, Kuljinder Bahia, has asked that an ecological enhancement plan be drawn up to help provide a net gain for biodiversity at the site of Manlins, Lovegreen Lane, Iver, SL0 0BD.

The resulting enhancements and plans are based on general good practice.

The planning permission detailed the following condition(s):

6 Prior to the commencement of development above ground level, details of biodiversity features of two integrated bat boxes, one integrated swift box and a log pile, shall have been submitted to, and approved in writing by the Local Planning Authority. Any boundary fences should include gaps at ground level for the movement of hedgehogs. The development shall proceed in accordance with the approved biodiversity features, which shall have been installed prior to the first occupation of the development and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of improving biodiversity in accordance with NPPF and Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy and safeguarding species of conservation concern.

2.0 Site Context

2.1 Proposed Works

Planning permission has been granted for the demolition of the existing dwelling, and the erection of a replacement detached dwelling with associated access and parking features. The proposed site layout and design can be found in Figure 1.

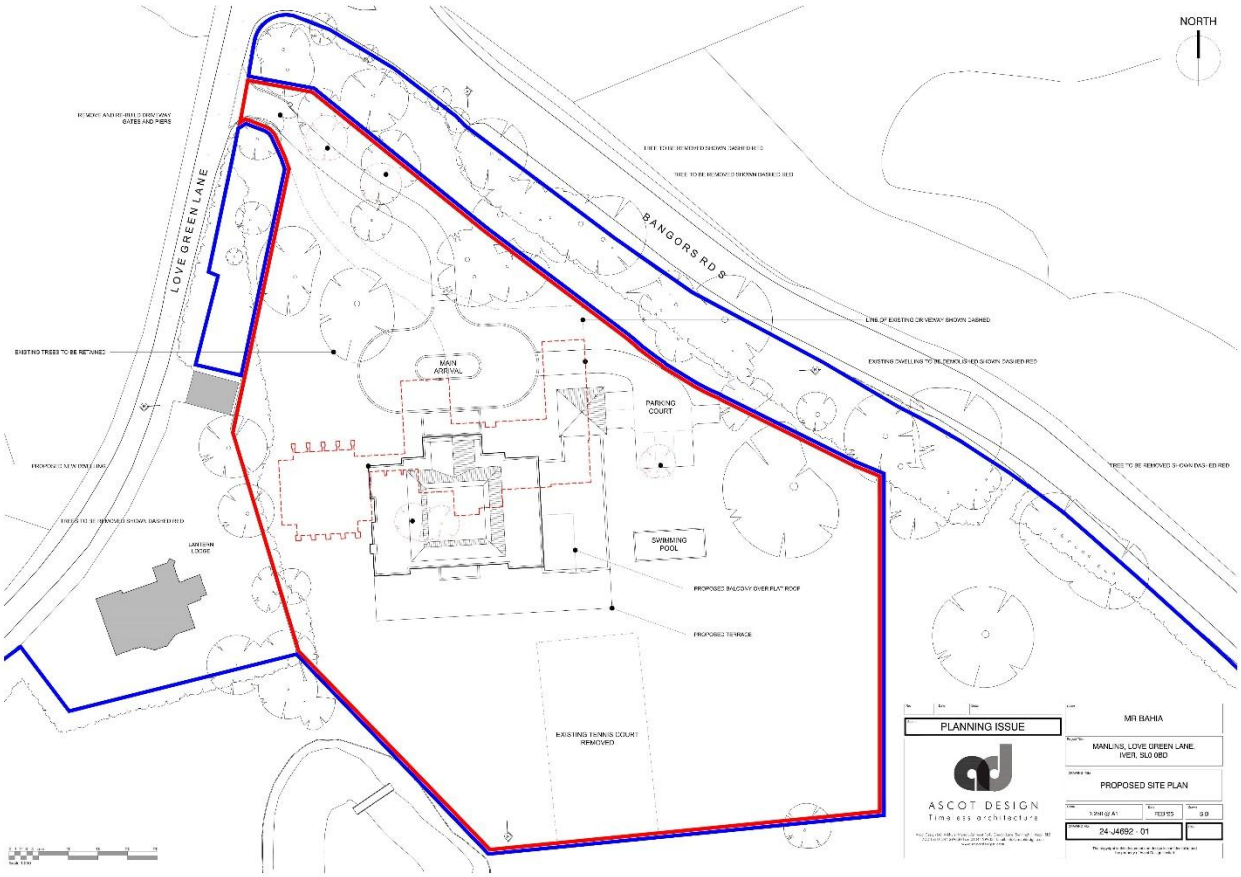

Figure 1: Proposed Layout (Ascot Design, 2025)

2.2 Site Baseline

An ecological appraisal was undertaken in August 2022 (Cherryfield Ecology, 2022). The area within the application boundary consists of a large detached dwelling, developed land; sealed surface, vegetated garden, other woodland broadleaved and individual trees (Figure 2). The wider site also contains a dry (at the time of the survey) pond, bramble scrub, native species-rich hedgerow with trees and artificial unvegetated, unsealed land.

- No protected species or evidence of protected species were found on site at the time of the survey.
- The site provides **low** potential for badger, Great Created Newt (GCN) and reptiles due to small amounts of suitable habitat at the edges of the site and some connectivity to more suitable habitats.
- The building provides **moderate** potential for roosting bats due several potential roosting features and access points throughout the building including missing roof tiles and small gaps within corner hung tile. Subsequent bat emergence surveys **confirmed** the presence of a common pipistrelle transitional day roost within the building (Collington Winter Environmental, 2023).
- The woodland, scattered trees, lines of trees and hedgerow habitats provide **high** potential for breeding birds.

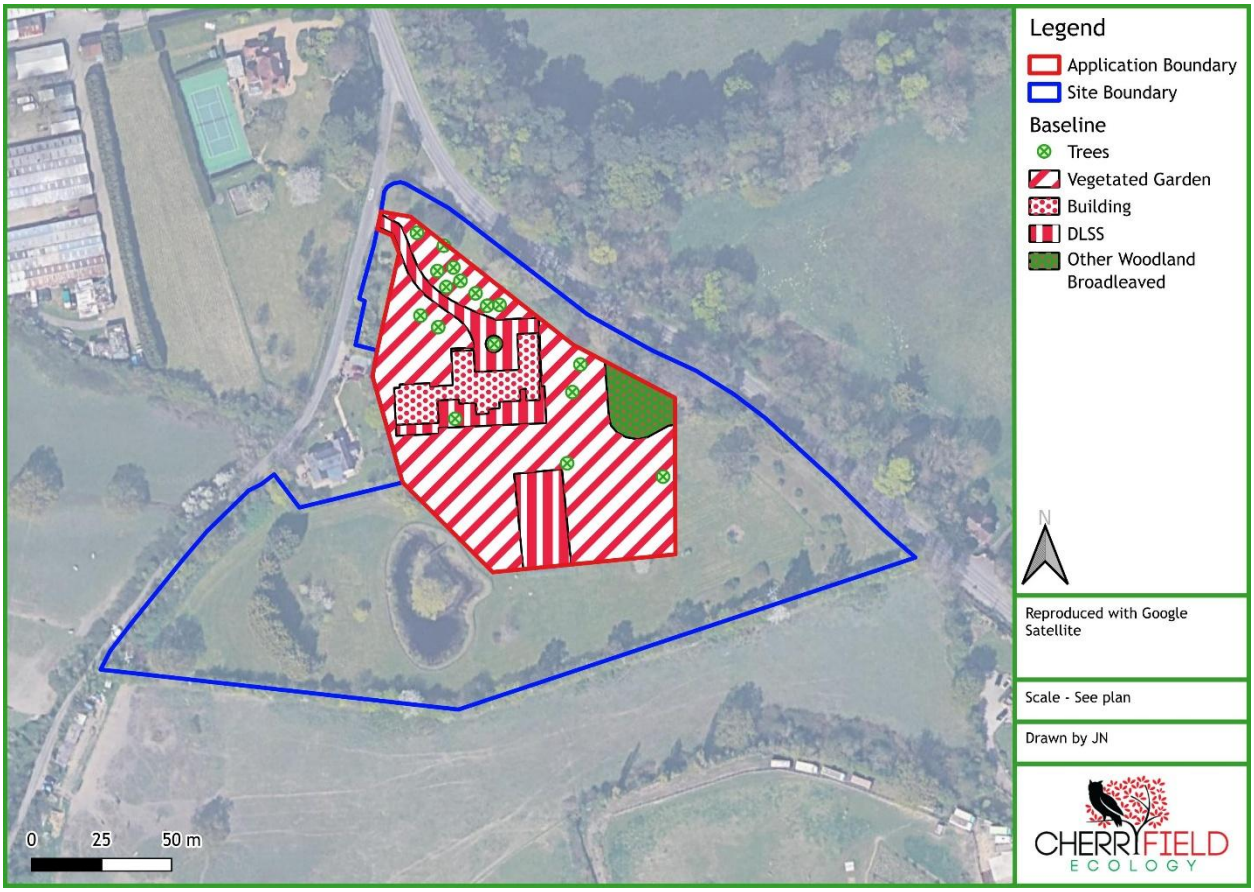

Figure 2: Baseline Site Plan

3.0 Ecological Enhancement

Table 1: Specification for Enhancement (see Figure 10 for Proposed Locations of Enhancements)

Work	Specification	Management
General Information **Including: Specification, Location, Timing, Implementation Programme, Maintenance, and Monitoring.**	• The owner is responsible for installing and maintaining all boxes and other measures. • Bat tubes and swift clusters will be built into the building (no maintenance will be required) as and when the gables/end walls are built; if this is not possible, bat boxes and swift boxes will be mounted after the construction of the building. • All other boxes and measures based in the surrounding area will be installed when the final landscaping is undertaken or when works are complete on the building. • Boxes will not require monitoring in this case; the woodcrete boxes have been chosen for their longevity. • All enhancement measures outlined below are to be in addition to any mitigation measures required on site.	n/a
Lighting	Lighting will be in line with the new bats and lighting guidelines, thus protecting commuting and foraging routes. Lighting should be in line with the BCT lighting guidelines (Bat Conservation Trust, 2023) *https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/* This lighting should be of low level, be on downward deflectors and, ideally, be on PIR sensors. Using LED directional lighting can also be a way of minimising the light spill affecting the habitat. No up-lighting should be used.	n/a

	This will ensure that any roosting and commuting resources that the bats are likely to be using are maintained.	
Enhancement All boxes included in this section must be of a woodcrete type as detailed, meaning little to no maintenance is required. *Built-in boxes have been chosen to prevent damage and vandalism.*	**Bat Enhancement** A minimum of two integrated bat tubes (Figure 3) will be installed onto the eaves of the new dwelling. These will be no less than 3m above ground level and away from any neighbouring ledge to prevent local cats from predating on bats using the boxes. *If construction material does not allow for the installation of bat tubes into the building, **two** bat boxes (Figure 4) will be externally mounted at the gable ends of the new building.*  Figure 3: Example of bat tube.	**Ecologist:** If integrated bat boxes are used these require no maintenance. If external boxes are used then biannual checks (via observation from a distance) are required to check the box is still in usable condition. If any damage is observed then an ecologist must be consulted.

	 Figure 4: Chillon Woodstone Bat Box (British-made).	
	Enhancements for Breeding Birds A cluster of at **two** swift nest bricks (Figure 5) will be installed due to the increased lack of nesting opportunities swifts are finding in modern-built homes. *If construction material does not allow for the installation of swift bricks into the building, **two** swift boxes (Figure 6) will be externally mounted at the gable ends of the new building.* Information is adapted from the RSPB https://www.rspb.org.uk/our-work/rspb-news/news/stories/swift-advice-for-ecologists/ and http://actionforswifts.blogspot.com Notes on Swift Bricks: • Birds such as house sparrows can use swift bricks, but swifts cannot use house sparrow nest bricks.	**Ecologist:** Biannual checks of the boxes to remove debris and check the box is still in usable condition.

	• Integral swift bricks are the preferred option for new housing developments. These should be fitted in clusters of 2 to 4 on gable ends and near the roofline where swifts would naturally look for a potential nest site. • Try to ensure swift bricks have a minimum of 5m clearance beneath and in front. • Always avoid locating them above doors and windows, to help prevent a disturbance issue to both the birds and human owners.  Figure 5: Example of swift bricks, that can be built into a dwelling, *Source: https://www.birdbrickhouses.co.uk/brick-nesting-boxes/*	

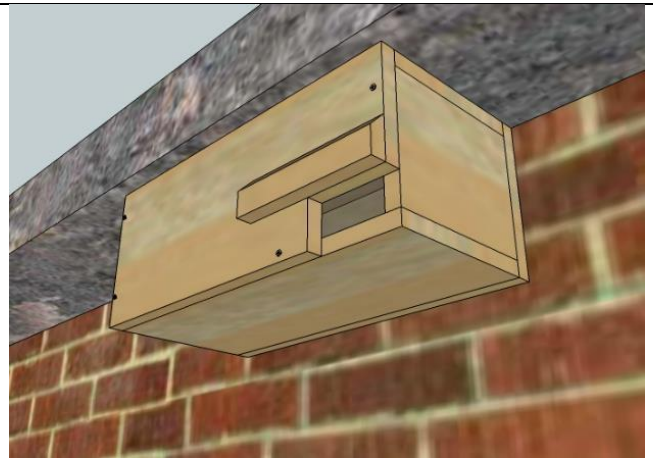

Figure 6: Swift box, *source: http://actionforswifts.blogspot.com/p/diy-swift-box-designs.html*

Bird boxes provide excellent, safe opportunities for species which may be present in the area. They are frequently used and therefore provide significant benefits to the bird assemblage.

Two open-fronted bird boxes (Figure 7), and **two** songbird boxes (Figure 8) will be installed. These should be placed at **a minimum height of 2 meters** and will be placed to face between north and east.

	 Figure 7: Robin box.  Figure 8: Songbird box.	
	Log Pile Enhancement	**Owner/Landscaper:**

	Two log piles, which can be easily constructed using a variety of different methods (details of which are below), will be created. These will provide a great habitat for invertebrates which in turn will attract wildlife such as hedgehogs, birds and herptiles. The following information has been adapted from *How to make a log shelter* (The Wildlife Trusts, 2025). You will need: ▪ Logs – can be bought from tree surgeons or firewood dealers. Some pieces may already contain beetle grubs which would help populate your garden. Native wood is best, however, non-native wood will still provide habitat if native wood is unavailable. Building your log shelter: You can build up the logs to form your 'minibeast village' in a variety of ways: ▪ Scattered: Scatter your logs in a flower border or under a hedge. Like this, they are handy for keeping plants apart and mulching the soil, but you will attract more wildlife if you create a concentrated stack. ▪ Neat and tidy pile: Tidy stacks are often seen in coppiced woodlands. Logs are carefully piled on top of each other, often forming a pyramid. ▪ Higgledy-piggledy: The 'natural' way to do it, and great for architectural impact, though it does not create much shade. ▪ Organ pipes: Sunken wood creates the most micro-climate possibilities. Especially recommended in the Thames Valley for stag beetles. If you cannot bury your logs, heaped wood chippings are another way to help stag beetles.	Biannual check of the structures, top-up of debris and soils as necessary and entrance checks.

	▪ Giant cheese: If you can get a real 'wagon wheel' log, it will create the most stable environment of all underneath. This is especially useful for amphibian hibernation.	
	Enhancements for Hedgehogs Hedgehog highways (Figure 9) will be installed into any hard boundaries e.g. walls or fences in order to allow hedgehogs and other small mammals a continuous corridor across the site and to other gardens and green spaces. **One** hole per boundary will be required. A 13cm x 13cm is sufficient for any hedgehog to pass through. This will be too small for nearly all pets. Either: • Remove a brick from the bottom of the wall, creating a 13cm x 13cm hole. • Cut a small hole in your fence if there are no gaps. • Dig a channel underneath your wall, fence, or gate. Ideally, rather than walls or fences, a hedge will provide foraging, shelter, and a route along as well as through the site.	**Owner:** Biannual checks of the holes to ensure they are clear of debris. Houses to be cleared out bi-annually in either April or October.

Figure 9: Hedgehog Highway, *Source – Wildlife Trust* - *http://7474fab53f1b6ee92458-8f3ac932bad207a00c83e77eaee8d15c.r12.cf1.rackcdn.com/Hedgehog%20Highway.jpg*

A hedgehog house will be installed on-site. Hedgehog homes can be bought or be made (see information on the Wildlife Trust or RSPB website on how to construct a hedgehog house). The following information is adapted from https://www.rspb.org.uk/get-involved/activities/nature-on-your-doorstep/garden-activities/build-a-hedgehog-house/

- Making a house:
  - The simple structure should consist of a larger wooden compartment with a small entrance tunnel to protect hedgehogs from predators.
  - Install a narrow drainpipe to the rear for ventilation.
  - Screw the roof of the box so it can be removed if necessary at a later date for cleaning and maintenance.

	▪ Install houses in quiet and shaded areas of the site and the entrance tunnel should be placed out of the wind. ▪ Cover the house with leaves, twigs and vegetation and fill the chamber section, place a layer of dead, dry leaves. Hedgehogs prefer small leaves such as birch, oak, hawthorn or hazel. Ensure the entrance tunnel and ventilation tube are clear. ▪ It is recommended to clear our the hedgehog house every 1-2 years. ➢ This can be done in April, when they have finished hibernating but before they start producing hoglets. ➢ October is the ideal time before they go into hibernation and after most of the litter have been weaned.	

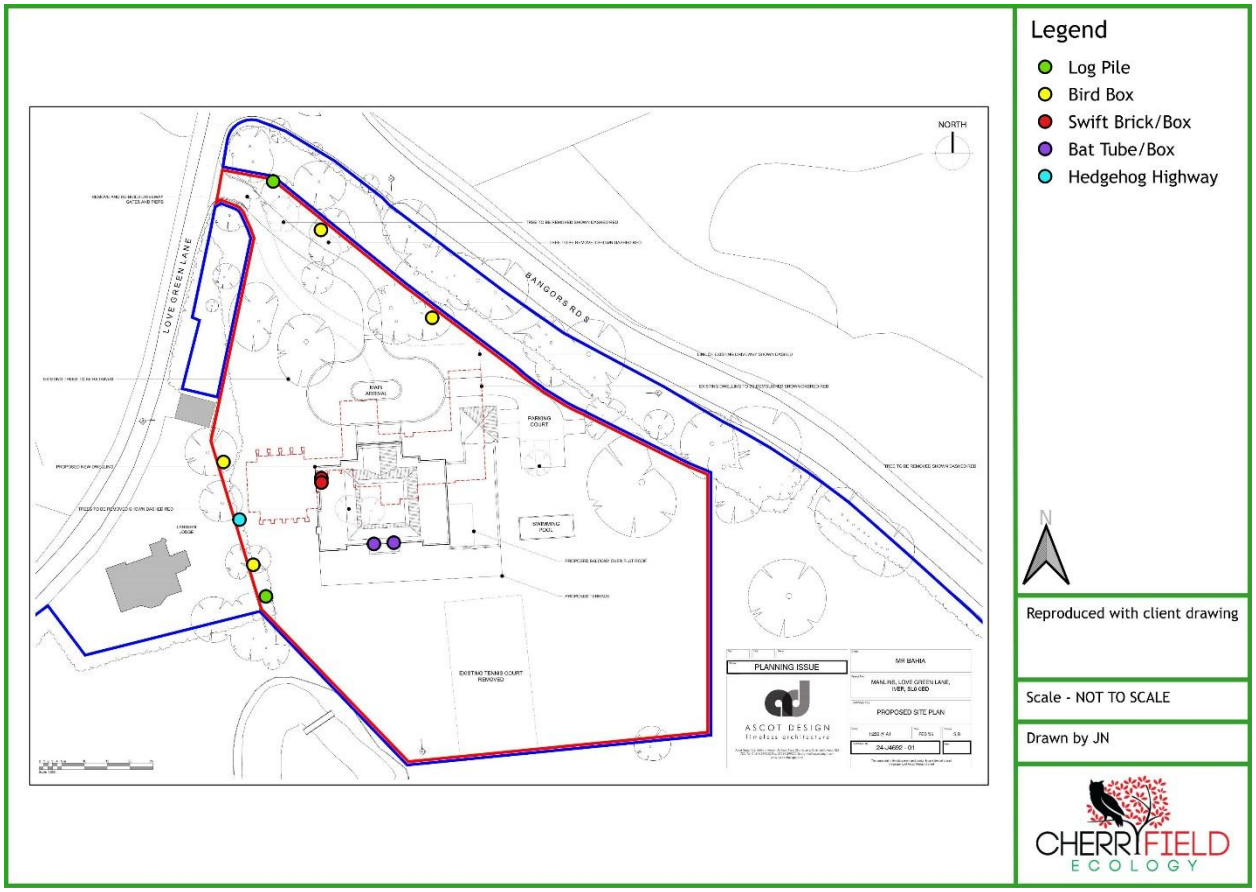

Figure 10: Proposed Locations of Enhancements (hedgehog highways should also be installed into any hard boundaries in the wider site)

4.0 References

BCT/ILP (2023), Bats and artificial lighting at night, https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/ accessed on Dec 2023

Cherryfield Ecology (2022), Ecological Appraisal Report

Collington Winter Environmental (2023), Nocturnal Bat Survey Report

Google Earth, (2025), Image from site location

JCE Planning & Architectural Consultancy (2023), Proposed site drawings

Royal Society for the Protection of Birds (2023), RSPB, Build a Hedgehog Home [Online] https://www.rspb.org.uk/get-involved/activities/nature-on-yourdoorstep/garden-activities/build-a-hedgehog-house/ Accessed at time of report

The Wildlife Trusts (2016) How to make a hedgehog highway. [Online] http://7474fab53f1b6ee92458-8f3ac932bad207a00c83e77eaee8d15c.r12.cf1.rackcdn.com/Hedgehog%20Highway.jpg Accessed at time of the report.

The Wildlife Trusts (2025) How to build a log shelter. [Online] https://www.wildlifetrusts.org/actions/how-build-bug-mansion Accessed at time of the report

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Julian Newman BSc (Hons), AMRSB

Bat Licence Level 1, GCN Level 1

julian@cherryfieldecology.co.uk

07546 987312

Contents

Great Crested Newt Ecological Method Statement (Unlicensed)

Manlins, Lovegreen Lane, Iver, SL0 0BD

1.0 Introduction

Planning has been granted for the demolition of the existing dwelling, and the erection of a replacement detached dwelling with associated access and parking features. The site is located within an amber impact zone of the NatureSpace District Level Licence (DLL) for great crest newts (GCN) *Triturus cristatus*, however, as the works will not affect any suitable GCN habitat, an unlicensed method statement has been requested via the following condition:

7 Prior to the commencement of any development a precautionary method statement shall have been submitted to, and approved in writing by, the Local Planning Authority. This is to include details of reasonable avoidance measures for great crested newts. The development shall proceed in accordance with the approved measures, unless otherwise agreed in writing by the local planning authority.

Reason: To comply with the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) and to protect species of conservation importance.

1.1 Objectives

The objectives of this report are as follows:

- To provide a suitable way of working to protect any species that may be present on site, with a focus on GCN.
- To provide the client with a means of complying with all relevant wildlife legislation.

- To ensure the long-term survival of GCN in the general area of the site and surrounds.

2.0 Site Context

2.1 Site Baseline

An ecological appraisal was undertaken in August 2022 (Cherryfield Ecology, 2022).

The area within the application boundary consists of a large detached dwelling, developed land; sealed surface, vegetated garden, other woodland broadleaved and individual trees (Figure 1). The wider site also contains a dry (at the time of the survey) pond, bramble scrub, native species-rich hedgerow with trees and artificial unvegetated, unsealed land.

The site was deemed to provide **low** potential for GCN. This was because, although the site was mostly mown lawn at the time, hedgerows, woodland and scrub were present in the wider site and connectivity to more suitable habitat was identified.

An HSI could not be carried out on the nearby pond at the time of the survey as the pond was dry. There are no further ponds within 500m, however, a compost/grass cuttings pile was identified close to the site.

Biological records acquired at the time indicated no nearby records of GCN.

2.2 Proposed Works

The works will involve demolition of the existing dwelling, and the erection of a replacement detached dwelling with associated access and parking features. A small area of garden shrub/lawn and trees to the front of the building will be lost, all other vegetation will be retained and unimpacted.

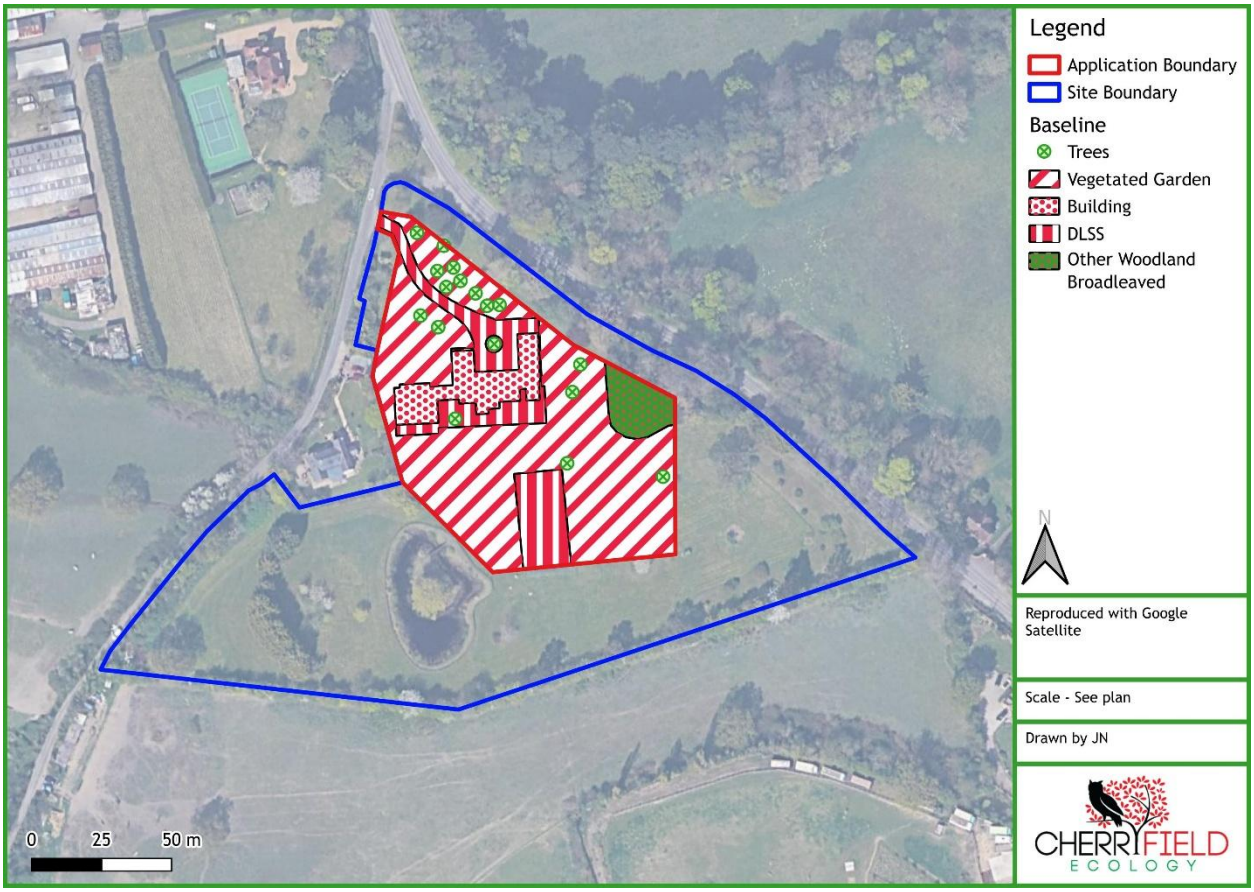

Figure 1: Baseline Site plan

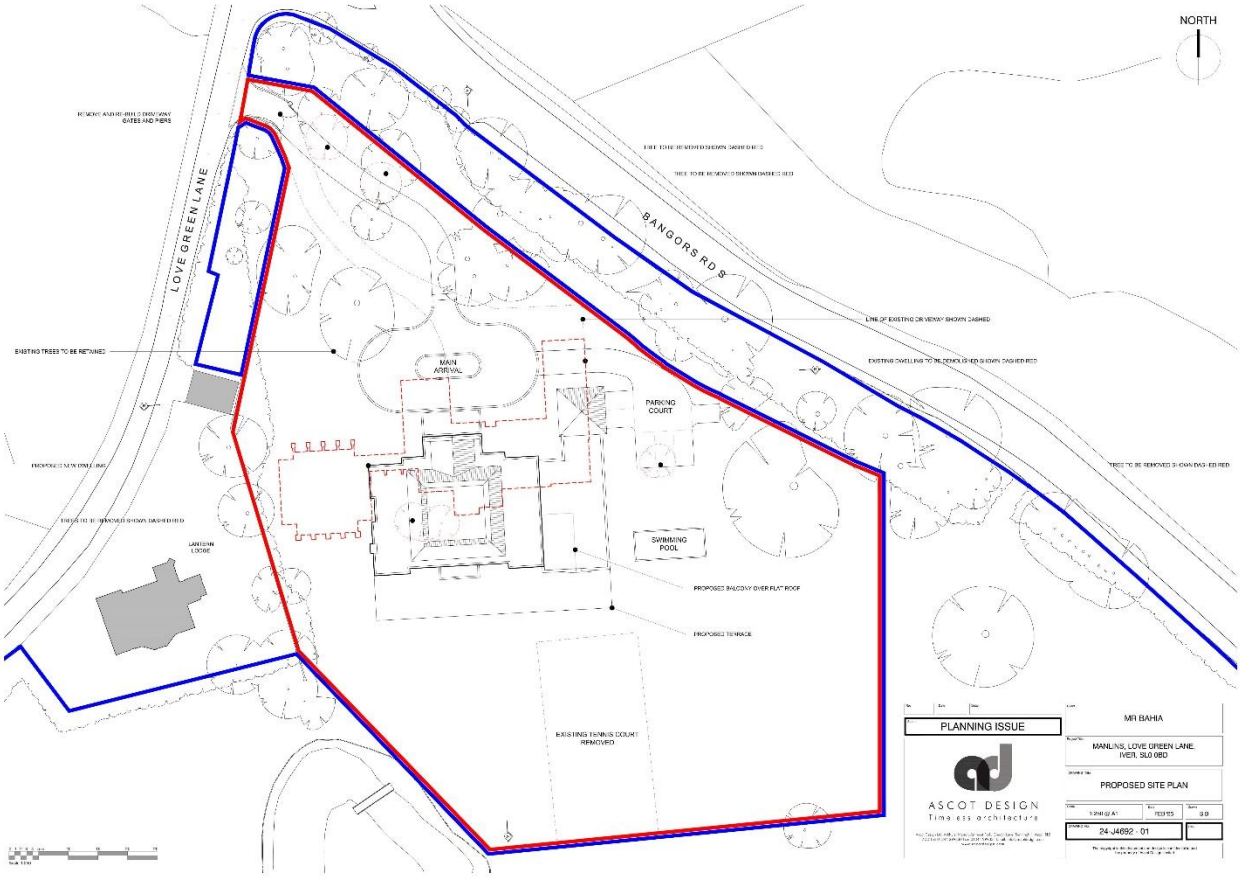

Figure 2: Proposed Layout (Ascot Design, 2025)

3.0 Ecological Construction Method Statement

Table 2 details the proposed mitigation, timing and compensation for the works.

Table 2: Specification for works

Work	Specification
General	The works are confined to the hardstanding areas and buildings, therefore, there is little risk of GCN being found, however, to prevent any issues the following will be implemented. ▪ A toolbox talk will be given to ensure all workers are aware of the GCN and know what to do if one is found unexpectedly. ▪ No works will affect any nearby hedgerows, woodland, scrub or compost piles to prevent harming or disturbing hibernating GCN. If works cannot avoid the areas, then a DLL is required. ▪ No development will occur on site until the site has been checked for GCN passing through to ponds or terrestrial habitat. It is highly unlikely that GCN will be found on hardstanding and they will not be using the buildings. ▪ If at any point during construction works any protected species or signs of protected species including GCN are identified, then the following instructions must be strictly adhered to: **Stop all works immediately and leave the area** **Inform an ecologist immediately who will provide further guidance / instructions** **Do not try to handle a GCN** **Do not resume construction works until advised it is safe to do so by an ecologist.** ▪ Checks for breeding birds, reptiles and other protected species will also occur at the same time.
Mitigation	▪ Any suitable habitat will remain in situ and untouched (this includes the hedgerows, woodland and scrub). Suitable habitat cannot be fenced (GCN fencing) without a licence in place. Heras fencing will be used to prevent vehicular disturbance and storage of materials close to suitable habitat. ▪ A supervised fingertip search of any compost or debris piles and terrestrial vegetation in, or immediately around, the works area will be conducted before any works take place. ▪ No vegetation management will occur on suitable GCN habitat. The lawn on site will be maintained to a height of no more than 50mm. This will discourage GCN from moving into this area and close to the works area.

	▪ Trenches or open holes must be covered over or have a rough sawn plank placed into the hole overnight in order to allow any wildlife to have a means of escape should they become trapped. ▪ No materials will be stored on the grassland areas to prevent artificial refuges being created. By storing all materials on the hardstanding area close to the works zone GCN will not be encouraged to move into the area. Any chemicals or hazardous materials should be stored in accordance with COSHH guidelines. ▪ Following advice from an ecologist, it may become necessary to undertake a full licence or DLL.

4.0 References

Cherryfield Ecology, (2022), Ecological Appraisal

Google Earth, (2025), Located on site postcode, online

Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey a technique for environmental audit.

MAGIC, (2025): Magic maps, EPS licences and designated sites, online http://www.magic.gov.uk/Login.aspx?ReturnUrl=%2fMagicMap.aspx, accessed as report date.

Tom Langton, Catherine Beckett and Jim Foster (2001). Great Crested Newt Conservation Handbook. Froglife.