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COMMERCIAL PROPERTY ADVICE



Framework Landscape and Ecology Management Plan (FLEMP)

Land off Barons Cross Road, Leominster

On Behalf Of:

Muller Property Group

Prepared By:

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Job Ref: P0232

Date: 6th February 2023

Framework Landscape and Ecology Management Plan (FLEMP)

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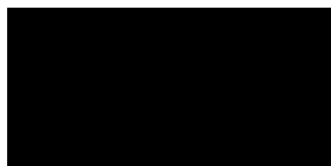


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1.0 INTRODUCTION

1.1 Background

- 1.1.1 Harris Lamb Property Consultancy (HLPC) was commissioned by Muller Property Group to undertake a Framework Landscape and Ecological Management Plan (FLEMP) in relation to land off Barons Cross Road, Leominster (national grid reference SO 48584 58580), hereafter termed the 'site' (see Figure 1 below).

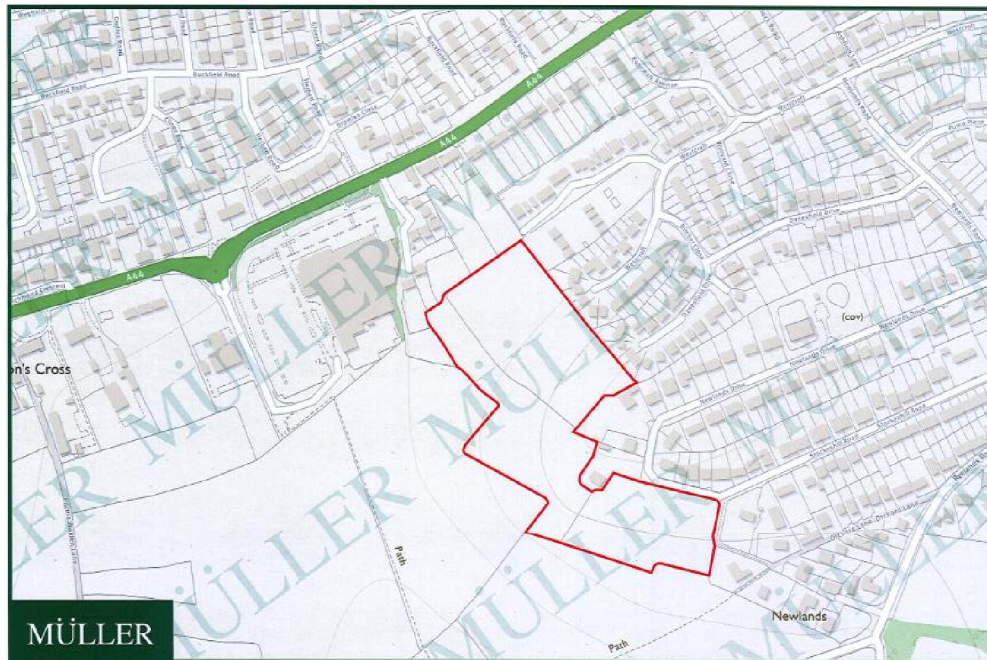


Figure 1: Site location. Not to scale.

1.2 Site location

- 1.2.1 The site is located on the western outskirts of Leominster. The site is a series of improved grassland fields used as pasture bordered by hedgerows, some of which have become outgrown and contain a number of mature trees. The surrounding landscape contains further pasture and housing estates.

1.3 Proposed development

- 1.3.1 The Applicant (Muller Property Group) has submitted an outline planning application for the erection of 118 dwellings, public open space and associated works with all matters save for access to be reserved for future approval (reference: P213943/O).

1.4 Purpose, aims and objectives of the scheme

- 1.4.1 This document draws upon the principles set out within the Ecological Impact Assessment¹, submitted in support of the outline application.
- 1.4.2 The aim of this FLEMP is to set out guiding principles to aid the delivery of biodiversity net enhancement, within areas of retained and/or created habitat, over the long-term, at the Reserved Matters stage.

¹ HLPC (2023) Ecological Impact Assessment - Land off Barons Cross Road, Leominster

2.0 ECOLOGICAL POTENTIAL AND CONSTRAINTS

2.1 Ecological constraints and opportunities for enhancement

2.1.1 A brief summary of the key receptors forming the ecological baseline is provided below in Table 2.1 below to provide a background for the rest of this document.

Table 2.1: Summary of known ecological receptors, constraints, mitigation and enhancement opportunities.

Habitat/ Species	Identified Constraint	Mitigation	Enhancement
Designated Sites	River Wye SAC and River Lugg SSSI	See separate Habitat Regulations Assessment for details of agreed mitigation measures.	See separate Habitat Regulations Assessment for details of agreed mitigation measures.
Grassland	Improved grassland pasture fields providing botanical biodiversity	Retention and improvement and/or creation of grassland habitat with greater botanical species diversity.	Creation of different types of grassland habitat to enhance diversity of this habitat type.
Hedgerows and trees	Hedgerows and trees. may require land take.	Retain hedgerows where possible. Replacement planting for hedgerows to be lost with greater number of native species mix. Retain habitat connectivity across the site. Retain trees where possible. Replacement native tree planting with greater number and using a native species mix. Root protection zones for retained trees following BS5837.	Enhancement achieved through additional native tree and hedgerow planting.
Amphibians	Great-crested newts potentially present within 250m of the site	Prior to any Reserved Matters consent an appropriate mitigation licence in respect of Great crested newts is obtained if required. Detailed mitigation to be agreed with the LPA and Natural England as appropriate.	Provision of attenuation designed to hold water with suitable habitat to support GCN if present off-site. Creation of great crested newt terrestrial habitat to include tussock forming grassland, general purpose wildflower grassland and native scrub planting with creation of hibernacula and log piles to benefit

Habitat/ Species	Identified Constraint	Mitigation	Enhancement
			this species and other common amphibians.
Reptiles	Low potential for reptiles to use the site due to lack of diversity in habitat structure.	Precautionary method of working advised, delivered via toolbox talk. Should site operatives discover reptiles then all works should stop, and an ecologist consulted for advice.	Landscaping can be designed to incorporate features for reptiles such as log piles, scrub and grassland planting associated with GCN mitigation measures for the site.
Birds	Potential for breeding birds.	Retention of trees on site and replacement planting to mitigate net loss.	Installation of bird boxes on buildings and/or retained trees.
Bats (Buildings)	Soprano pipistrelle, <i>Pipistrellus pygmaeus</i> day roost at 100 Westcroft	Under the conditions of Natural England's Bat Mitigation Class Licence CL21 (BMCL) mitigation will consist of a single bat box on a retained mature tree prior to any licensable works under the BMCL.	No further enhancement required under the conditions of the BMCL
Bats (trees)	Potential for bats to roost in trees on site.	Retention of trees on site and replacement planting to mitigate net loss. All trees on-site categorised as 'low' potential to support roosting bats and to be removed under precautionary methods. If at the detailed stage any moderate / high potential trees are to be removed further survey effort will be required. In the highly unlikely event a bat roost is encountered during any felling works all works will stop immediately and a licence sought from Natural England.	Installation of bat boxes on suitable retained trees and/or new buildings.
Bats (foraging)	Potential disruption to foraging habitat and commuting routes if hedgerows are not retained.	Retention of boundary trees and hedgerows to maintain commuting routes for bats. A bat sensitive lighting plan should be developed to prevent light spill on the retained hedgerows.	Enhance structural diversity of landscape areas to enhance invertebrate assemblage and value to foraging bats.
Badgers	No evidence of badger setts or defined		

Habitat/ Species	Identified Constraint	Mitigation	Enhancement
	mammal paths recorded		
Hedgehogs	None anticipated	Boundary treatments should allow adequate gaps to allow hedgehog to move across the site. These can be marked with signs so that they are not blocked off in the future (https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/).	Creation of gaps in boundary treatment to allow movement of hedgehogs across the site.
Invertebrates	None anticipated	Consider enhancing habitats through additional wetland features in SuDs design if possible.	Enhance structural diversity of landscape areas including SuDs to benefit invertebrates.

2.2 Surveys undertaken since the previous appraisal

Great crested newt

- 2.2.1 Following submission of the planning application Herefordshire Wildlife Trust (HRT) highlighted the possible presence of a garden pond and associated records of great crested newt (GCN) within 100m of the site. As part of the EclA three pond features were identified within 250m of the site using MAGIC mapping resource (www.magic.gov.uk). All three ponds were located to the south of the site and assessed on 26th May 2021 by a licensed ecologist and considered to be below average or poor suitability to support this species and scoped out of the assessment.
- 2.2.2 Although no ponds are present within the site boundary, it has since come to light that two garden ponds are present within 50m of the north-western site boundary of the site which were not shown on the mapping resources consulted and was screened by a mature hedgerow during the initial survey. To confirm whether either pond supports GCN via taking an eDNA sample, a written request to access both ponds was made in spring 2022 to the landowners, which was denied.
- 2.2.3 Ponds P1 (NGR: SO4848 5865) and P2 (SO4855 5868) were approximately 20m off-site within the rear gardens of adjacent properties.

- 2.2.4 The grassland associated with the application site is subject to ongoing grazing management practices and as such not considered to provide suitable areas of rest for GCN and only offers a limited resource for commuting and foraging purposes if present off-site.
- 2.2.5 Pond P1 has been subject to extensive groundworks with the pond having been greatly decreased over recent years. The immediate surrounding terrestrial habitat has also been subject to extensive landscaping works with different ground levels potentially limiting movement of GCN should they be present which is unlikely due to the extent of works undertaken. Pond P2 appears unmanaged with reed beds dominating the pond with self-sett scrub and young tree cover shading the majority of the pond edge. The HSI assessment carried out in December 2022 recorded a HSI score of 0.50 and 0.54 respectively indicating a below average suitability to support GCN.
- 2.2.6 Although it is unlikely GCN are present within the application site there is anticipated habitat loss within 0-50 and 50-250m of the off-site ponds (P1 and P2) and a potential for GCN to enter the working area resulting in probable injury/killing of GCN. Therefore, a European Protected Species (EPS) licence will be required from Natural England to facilitate the proposed works.
- 2.2.7 Under the submission of the EPS licence a trapping and translocation exercise will take place of terrestrial habitat between 100 – 250m to be agreed with Natural England. Habitat outside the trapping area will not be licensable under the EPS licence although any sensitive areas will be removed under ecologist supervision as a precautionary measure.
- 2.2.8 This FLEMP sets out broad mitigation and enhancement principles in relation to GCN although this may be subject to change during the licensing phase with Natural England.

Bats

- 2.2.9 Since the time of writing the EclA it became apparent that access to the site would require the loss of a building off Westcroft Road. Three bat emergence surveys were undertaken by HLPC in summer 2022 at the property (100 Westcroft) to determine the presence / absence of roosting bats. A single soprano pipistrelle bat was recorded roosting underneath the bargeboard of the building and a Low Impact Natural England Bat Licence will be required prior to demolition of the building. In the event works haven't commenced

within 18 months of the surveys these will need updating to support any BMCL submission to Natural England.

Trees

- 2.2.10 A single tree was categorised as offering high potential to support roosting bats as a result of the ground level tree assessment (T11) carried out on 18th December 2022. The tree is situated immediately adjacent the southern site boundary. If tree T11 is considered to fall within proposed works nocturnal bat surveys will be required to determine the presence / absence of roosting bats between May and August (inclusive).

2.3 Summary of key opportunities for ecological enhancement

- 2.3.1 The indicative masterplan (MPG.BCR.IMP.01 (Rev S2-B) includes strategic landscaping and whilst not designed in detail at this stage the 'on plot' areas and strategic landscaping areas could be utilised for offering ecological enhancement. Table 2.2 shows potential opportunities for ecological enhancement within these areas.
- 2.3.2 Each Reserved Matter application should identify which of the relevant ecological enhancement opportunities are relevant to that phase and will be implemented within each phase providing the necessary detail via the detailed layout and an RMA-specific Landscape and Ecological Management Plan (LEMP).

Table 2.2: Opportunities for ecological enhancement at the RM stage

Identified opportunity for enhancement	Strategic landscaping	On plot
Habitats		
Opportunity for delivering biodiversity enhancement through increasing the baseline habitat diversity and habitat connectivity with wildlife friendly planting including grassland, shrubs, trees, hedgerows and pond habitats.	✓	✓
Species		
Opportunity to enhance habitat for the benefit of great crested newt through implementing an appropriate buffer to the existing off-site ponds (P1 and P2), designed to be create / enhance suitable habitat for great-crested newt and other amphibians, enhancing terrestrial habitat for these species including appropriate planting diversity and installation of hibernacula and log piles	✓	
Opportunity to enhance habitat for common reptile species by creating appropriate planting diversity and installation of hibernacula and log piles	✓	
Opportunity to enhance the site for nesting birds through nest box provision and over the long term through tree planting	✓	✓
Opportunity to enhance the site for bats (including loss of day roost at 100 Westcroft) through bat box provision and over the long term through tree planting and design of an appropriate lighting scheme	✓	✓
Opportunity for enhancing value of the site for hedgehogs and invertebrates through inclusion of insect boxes and hedgehog houses	✓	✓

2.4 Biodiversity net gain

2.4.1 The proposed development is in outline only and the illustrative masterplan (Appendix 1) provides only an initial layout. A DEFRA Metric v 3.1 baseline has been used to guide the following document to aid the opportunity to maximise the opportunity to deliver biodiversity net gain at the RMA stage. Further details on the assumptions used within the initial metric are provided in Appendix 1. Based on data gathered to date the baseline habitats are considered to be:

- Baseline habitat unit total = 15.44
- Baseline hedgerow unit total = 8.62

2.4.2 This is based on improved grassland being modified grassland in 'Moderate' condition. The hedgerows are considered largely to be native with trees and a ditch/bank with the exception of a line of trees of 'Moderate' value.

2.4.3 It is anticipated that, at the RMA stage if biodiversity net gain is not achievable after maximising the opportunity to enhance the site, then an appropriate offsetting scheme will be identified, and any financial contributions made to deliver net enhancement post-development. Section 3 of this report sets out broad principals to enhance the site within the context of the outline scheme.

2.5 Survey updates and amendments

2.5.1 This document is a framework document based on ecological data gathered to date. To ensure it remains appropriate, and that the scheme at the RMA stage is delivered in accordance with the mitigation requirements of species and habitats present on site at the time of the works, updated ecological surveys may be required to provide sufficient information to inform detailed mitigation and enhancement.

3.0 FRAMEWORK LANDSCAPE & ECOLOGICAL MANAGEMENT PRESCRIPTIONS

3.1.1 Table 3.1 sets out framework objectives for each Reserved Matter Application to consider in the detailed design of the scheme and should be accompanied by a Landscape and Ecological Management Plan (LEMP) setting out how these framework objectives will be implemented in each of the relevant phases.

Table 3.1: Framework objectives for ecological enhancement

Objective		Key objective details to implement at RMA
OB1	Deliver measurable net biodiversity enhancement of habitats through appropriate scheme design at the RMA stage(s) and if required appropriate offsetting to be maintained over the long term.	<p>Deliver measurable biodiversity net gain of habitats and hedgerows using a biodiversity metric (e.g. DEFRA v.3.1) at the RMA stage based on a current baseline habitat survey and detailed drainage design.</p> <p>Where biodiversity net gain cannot be secured on site for hedgerows and habitats at the RMA stage an appropriate financial contribution should be made to an appropriate offsetting provider to deliver offsite mitigation.</p> <p>Newly created habitats within the site should be managed under an appropriate LEMP for that phase to ensure the long-term delivery of biodiversity enhancement. Offsite mitigation should be delivered through an appropriate provider.</p>
OB3	Promote the establishment of healthy specimen native trees and scrub , which will be allowed to grow to maturity to provide valuable wildlife habitats.	<p>New tree and shrub planting should include native species and contribute to the overall aims of enhancing habitat connectivity and species diversity.</p> <p>Consideration should be given to planting orchard trees to maximise the potential for biodiversity net gain.</p> <p>Species selected should be of benefit to native wildlife and consider a range of fruiting and berry bearing species for the benefit of wildlife.</p> <p>To support the establishment and long-term success of new planting the following general measures should be adopted, to be detailed in the LEMP at the appropriate RMA stage:</p> <ul style="list-style-type: none"> • Trees and shrubs are to be checked annually when they are in full leaf to ensure that they are thriving. Defects requiring remedial works will be recorded and replaced as agreed with the LPA. • During establishment trees should be watered regularly during prolonged dry periods. • All vegetation removal should be timed outside the bird nesting season, i.e. undertaken between September

Objective	Key objective details to implement at RMA
	<p>and February. Should vegetation removal be required outside this timeframe an ecologist should be consulted prior to works commencing. Shrubs are vulnerable to browsing by livestock, deer and rabbits during establishment. Protect with spiral guards or tubes (using non-plastic and biodegradable where possible) and are removed when the plants are mature enough to survive browsing. All tree guards, tubes, ties and stakes that have not biodegraded naturally are to be removed from site once plants are mature enough to survive browsing.</p> <ul style="list-style-type: none"> • Damaged ties or stakes must be replaced. When the trees are established and can support themselves the ties should be carefully removed, and the stakes cut down to ground level. This operation is likely to be required after three to five years dependant on establishment rates, stability and growing conditions. • Appropriate weeding should be undertaken required to remove competing vegetation using wood chips or straw to mulch around each plant to suppress weeds and help to retain soil moisture and where appropriate an appropriate herbicide. • Where possible leave dead wood, which is valuable to wildlife in shade to rot slowly.
OB4	<p>Promote the establishment of species diverse grassland (excluding amenity grassland) which will provide valuable wildlife habitats.</p> <p>Outside the amenity grassland areas, native grassland species mixes should be selected to contribute to the overall aims of enhancing diversity of the site and benefit of a variety of insects. The density of different species per m² should be appropriate to the habitat condition which has been targeted post-development.</p> <p>Amenity grassland areas should use a species mix which is native and enhances the overall botanical diversity of the site as far as possible.</p> <p>Consideration should be given to creation of different types of grassland habitat, e.g., areas of grassland habitat which may be suitable for wetter soil conditions around attenuation areas/swales etc, to enhance the diversity of grassland habitats on site.</p> <p>All grassland in the areas under management control will be subject to an appropriate long-term management regime to ensure successful establishment and continued diversity of the sward(s). To support the establishment and long-term success of new grassland planting the following general measures should be adopted, to be detailed in the LEMP at the appropriate RMA stage:</p> <ul style="list-style-type: none"> • All seeded areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure healthy establishment of the grass sward. Continued regular watering will be required to encourage success particularly during periods of warm, sunny weather. • Weed control measures will involve the application of hand weeding where practicable to support grassland

Objective	Key objective details to implement at RMA
	<p>becoming established. Herbicides will only be used when necessary, which must be non-residual.</p> <ul style="list-style-type: none"> • Sow and establish in accordance with seed retailer's cultivation recommendations. Wildflower seed must be sown into a clean seedbed that has been first cleared of all weeds and other vegetation and then cultivated to produce optimum conditions for germination. • In the first-year mow regularly throughout to maintain balance between faster growing grasses and slower developing wildflowers. The timing of the first cut will depend mainly on the rate of growth of companion grasses. In the first summer meadow mixtures sown on to bare soil are frequently dominated by a flush of annual weeds which come from the soil. Regular mowing will remove annual weed competition and prevent them seeding. In the first year, as a general guide the sward should be cut once the height exceeds 10 cm (late March/early April) reducing the height to between 4 to 7cm according to evenness of the ground. The lower the cutting height, the slower the re-growth of grasses. In the first year, a second cut could be required if re-growth exceeds 10cm by the end of April/early May. This will be very much influenced by local growing conditions such as rainfall and ground temperatures and soil fertility. Subsoil may not require any more than one cut in comparison to a fertile site. • If there is excess growth after the summer cut additional mowing may be undertaken during late summer and autumn to removing excessive grass growth and encouraging flowers -particularly on more fertile sites. Mow with a rotary, flail or other suitable mower to 40-75mm. Ideally cut at least twice from the time the hay is removed to the end of November, aiming to leave the grass short through winter. If any cut produces significant quantities of material this should be removed. • Remove arisings to avoid leaving behind a damaging mulch of decomposing cut grass. • From the second year of sowing onwards the wildflower areas are to be left uncut to flower, to maintain maximum diversity and flowering interest. The wildflower areas are to be mown in sections at different times from late June to the end of August. Growth is to be cut back using a scythe, heavy duty strimmer, reciprocating knife or other suitable mower to a height of 40-75mm. The cut grass should be dried on site, turning it to assist drying and disperse seeds). The dried 'hay' should be removed within 7 days of cutting. • Parts of the meadow may be left occasionally (one year in three in rotation) into September so that late flowering species can seed. Some patches or edges are to be left uncut through winter to provide winter refuge for insects. • Replace dead plants if and as required, adjusting species mix according to local conditions. • To maintain the aesthetic appeal of the wildflower grassland regular litter picking should be adopted as part of the overall site management.

Objective		Key objective details to implement at RMA
OB5	Promote the establishment of native species-rich hedgerow planting to enhance length and supplementary plant existing hedgerows to enhance the diversity of existing hedgerows.	<p>Retain boundary hedgerows as far as possible to retain habitat connectivity. The hedgerow within 100m of the pond to the north of the site should be retained (see OB 6 below).</p> <p>Hedgerow planting should aim to retain and enhance habitat connectivity across the site and the diversity of hedgerows within the site.</p> <p>Existing and retained boundary hedgerows to be supplementary planted with native hedgerow species to achieve at least 5 native species within the hedgerow length.</p> <p>New hedgerows should use minimum of 5 native species for all hedgerows within the strategic landscape areas. Hedgerows within the 'on-plot' areas should wherever possible use native species and avoid use of single species hedges.</p> <p>All hedgerows in the areas under management control will be subject to an appropriate long-term management regime to ensure successful establishment and continued diversity of this habitat and to the required condition targeted in the biodiversity metric.</p> <p>To support the establishment and long-term success of new hedgerow planting the following general measures should be adopted, to be detailed in the LEMP at the appropriate RMA stage:</p> <ul style="list-style-type: none"> • New hedgerows will first be cut six years after planting and then every three years, while existing hedges will be cut on a three-year rotation. • Monitoring will be undertaken of hedgerow quality and species composition on an annual basis during the first five years then every three years. • Hedgerows are to be checked annually when they are in full leaf to ensure that they are thriving. Defects requiring remedial works will be recorded and replaced as agreed with the LPA.

Objective		Key objective details to implement at RMA
OB6	Promote the establishment of wildlife friendly pond, swale, ditch habitat to enhance the biodiversity of the site (see OB8 below for amphibians)	<p>Attenuation ponds should include a separate pond for the benefit of wildlife and to maximise the potential for biodiversity net gain and provide habitat for amphibians (see below).</p> <p>The hedgerow within 100m of the ponds to the north of the site should be retained.</p> <p>Design of attenuation basins and swales should aim to enhance the value for nature conservation complementing their function for flood risk management and include areas for the specific benefit of wildlife. To support the establishment and long-term success of wetland habitat types the following general measures should be adopted, to be detailed in the LEMP at the appropriate RMA stage:</p> <ul style="list-style-type: none"> • Variable pond depths and variable pond designs and create shallow water areas at the pond edge. • Underwater plants to provide egg-laying sites for amphibian species as well as an area of shelter. • Tall emergent vegetation should not dominate the pond to the point where it shades out other less dominant plants, as this will reduce the diversity of the pond. Emergent species will not be permitted to encroach over the attenuation basins to maintain at least 75% open water where basins hold permanent water. • Use only native pond/wetland species in and around the pond(s). • At least one pond to hold water throughout most of the year in most years (about every 5 years). • Around the ponds there should be areas of rough tussocky grassland, meadow or tall grass field margin and 1no. hibernacula for amphibians/reptiles (see OB6 below). • The appointed management contractor will be responsible for the detection of great-crested newt (<i>Triturus cristatus</i>) prior to works commencing as this species has been recorded in ponds within 500m of the site. • Long term management of attenuation basins should consider the following to minimise impacts to nature conservation: • Replace dead plants if and as required, adjusting species mix according to local conditions.
OB7	Promote the protection of retained hedgerows and trees	<p>During site clearance and construction phases hedgerows and trees to be retained should be protected throughout these phases following British Standard methods.</p> <p>Should any trees require felling they should be surveyed by an appropriately experienced/licensed bat ecologist to determine the presence / likely absence of roosting bats and any required mitigation put in place. If at the detailed design stage T11 is to be removed nocturnal surveys will be required to determine the presence / absence of roosting bats due to the T11 being categorised as high suitability.</p>

Objective	Key objective details to implement at RMA
<p>OB8 Promote the creation and manage attenuation basins / swales/ ditched and swales for use common amphibians, common reptiles, great crested newts and other wildlife</p>	<p>The scheme design at the RMA should comply with any requirements of an appropriate Natural England licence in respect of great crested newt.</p> <p>Each phase of development shall adhere to the principles set out within a Great-crested newt Natural England Licence.</p> <p>Design of the attenuation scheme to provide ecological benefit to great crested newt and in accordance with any requirements as set out in Natural England licence.</p> <p>Design of attenuation basins and swales should aim to enhance the value for nature conservation complementing their function for flood risk management and consider the following design principles:</p> <ul style="list-style-type: none"> • Variable pond depths and variable pond designs and create shallow water areas at the pond edge. • Underwater plants to provide egg-laying sites for amphibian species as well as an area of shelter. • Tall emergent vegetation should not dominate the pond to the point where it shades out other less dominant plants, as this will reduce the diversity of the pond. Emergent species will not be permitted to encroach over the attenuation basins to maintain at least 75% open water where basins hold permanent water. • Use only native pond/wetland species in and around the pond(s). • Around the ponds there should be areas of rough tussocky grassland, meadow or tall grass field margin and 1no. hibernacula for amphibians/reptiles. • The appointed management contractor will be responsible for the detection of great-crested newt (<i>Triturus cristatus</i>) prior to works commencing as this species has been recorded in ponds within 250m of the site. • Long term management of attenuation basins should consider the following to minimise impacts to nature conservation: • Replace dead plants if and as required, adjusting species mix according to local conditions. <p>Prior to any works commencing on site a Natural England licence should be obtained, the details of which should be confirmed and agreed at the RMA stage.</p>
<p>OB9 Promote the establishment of bird nesting birds habitats and bat roosting bats at the</p>	<p>Each RMA stage will set out the type and location of bird boxes and bat boxes to be erected as part of the enhancement strategy. Roosting bat mitigation should be implemented as required under the conditions and requirements of the Natural England licence.</p>

Objective		Key objective details to implement at RMA
	site and ensure their perpetuity.	<p>A Bat Mitigation Class Licence (BMCL) will be obtained from Natural England to facilitate demolition of 100 Westcroft and provision of site access upon RM's being granted to facilitate site access.</p> <p>Should any trees require felling they should be surveyed by an appropriately experienced/licensed bat ecologist to determine the presence / likely absence of roosting bats and any required mitigation put in place. Tree T11 offered high potential to support roosting bats, if this tree is to be felled nocturnal surveys will be required between May and August to determine the presence / absence of this species. In the event a bat roost is present works can only proceed once a European Protected Species Licence has been granted from Natural England. In the absence of a bat roost T11 will be felled under supervision and left in situ for 24 hours as a precautionary approach.</p> <p>At the RMA stage an appropriate lighting scheme should be developed in accordance with the recommendations as set out in the Institution of Lighting Professionals (ILP) Bats and Artificial Lighting in the UK (2018) guidance.</p> <p>Exact locations to be confirmed at Reserved Matters through the associated LEMP but to include a range of boxes and locations.</p> <p>The final confirmed location of the boxes will be provided on an annotated plan of the site and provided to the appointed maintenance contractor.</p> <p>The inspection of the bat boxes may cause the disturbance of bats, a UK and European protected species, and will therefore only be undertaken by an appropriately licensed and experienced surveyor.</p> <p>The bat and bird boxes will be monitored and checked annually where they fall within the control of the management contractor in September/October (i.e. outside the bird breeding season).</p>
OB10	Promote the establishment for opportunities to benefit hedgehogs and a range of invertebrates.	<p>Each RMA should set out how boundary treatments will be designed to ensure connectivity for hedgehogs.</p> <p>Each RMA should set out how attenuation/wildlife ponds will be designed to benefit a range of invertebrates and show the location(s) of insect hotel/habitat piles.</p>

4.0 CONCLUSIONS

- 4.1.1 Assuming the overarching framework set out in this FLEMP is brought forward to each relevant phase of development and secured via a suitable planning condition imposed at the outline stage, it is anticipated that the proposed development could be delivered with measurable net gain either on site or via an appropriate offsetting provider.

5.0 Appendix 1: Initial Biodiversity Metric