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Althrey Woodhouse
Overton Road
Bangor-on-Dee
LL13 0DA

Net Biodiversity Benefit Statement

Jon Minshaw

VERSION 2

Final

14 May 2024

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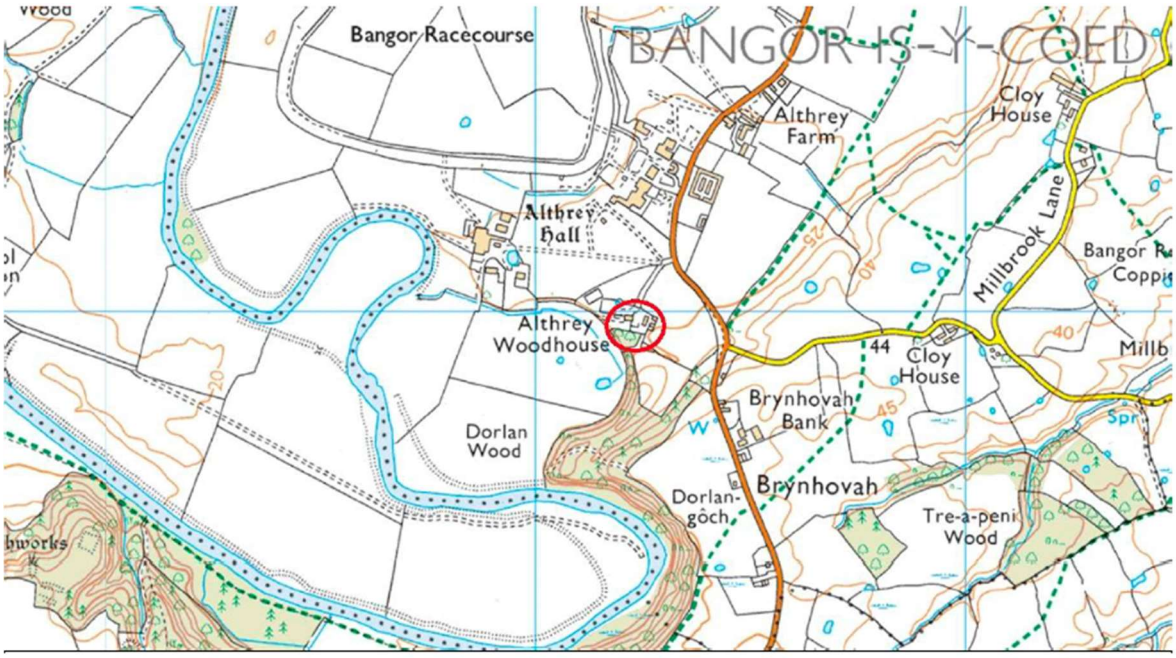
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1. Background

BiOME Consulting Ltd was commissioned by Jon Minshaw in March 2022 to undertake a suite of ecology surveys[1,2] in relation to the proposed demolition of a dwelling located at Althrey Woodhouse, Overton Road, Bangor-on-Dee, LL13 0DA (‘*the site*’).

Figure 1. Site Location



Planning Consent was granted, subject the following planning condition:

11. *Development shall not commence until a scheme of Net Biodiversity Benefit has been submitted to and approved in writing by the Local Planning Authority, to include timetable(s) for implementation of the scheme and a scheme of long term management and maintenance. The approved scheme shall thereafter be implemented in full in accordance with the approved timetable(s). The measures for*

1 Arbor Vitae (2019). *Preliminary Bat Roost Assessment Addendum. Althrey Woodhouse*
2 BiOME Consulting (2022). Althrey Woodhouse, Overton Road, Bangor-on-Dee, LL13 0DA; Bat Survey Report 2022

Net Biodiversity Benefit shall thereafter be permanently retained and managed and maintained in accordance with the approved scheme of long term management and maintenance.

This document has been produced to satisfy Condition 11

1.1. Site Description

Althrey Woodhouse is a detached dwelling (**Photograph 1**) set within substantial landscaped gardens with an area of tarmac forming a parking area to the east of the house and a complex of converted barns and a stable complex is beyond. A walled garden is present to the west.

The existing house is brick built with all external walls rendered and painted. Each corner of the house featured stone quoins. The house is rectangular in outline with two pavilions extending from the northern elevation (**Photograph 1**).

Photograph 1. Althrey Woodhouse



Photograph 2. Aerial image (10 May 2024) of Althrey Woodhouse



1.2. Development Plans

Plans in relation to the replacement building are provided below. There will be no impacts to existing green infrastructure as a consequence of the proposed scheme.


SOUTH ELEVATION
WEST ELEVATION
ALTHREY WOODHOUSE
1239
MR & MRS MINSHAW
WD SOUTH & WEST ELEVATIONS
WD06 D
1:50 @ A1
04.11.21
JK
MOSS. CO. LLP.


NORTH ELEVATION
EAST ELEVATION
ALTHREY WOODHOUSE
1239
MR & MRS MINSHAW
WD NORTH & EAST ELEVATIONS
WD05 D
1:50 @ A1
04.11.21
JK
MOSS. CO. LLP.

2. Net Biodiversity Benefit Statement

A site survey was completed (by Martyn Owen MCIEEM) on 10 May 2024 to identify appropriate measures to enhance biodiversity within the site.

The primary objective of this plan is to enrich the biodiversity and habitat types within the non-developed parts of the site. The following enhancement measures are included within the strategy, and elaborated upon in this report:

- Pond enhancement.
- Wildflower meadow area.
- Ornamental planting.

In addition to the above habitat creation/enhancement measures, the following ecological enhancements will also be implemented:

- Installation of bat boxes.
- Installation of bird boxes.

2.1. Pond Enhancement

A pond is present to the southeast of the dwelling (**Photographs 2** & **3**). This pond was at the edge of a field used for grazing and used by livestock for drinking.

Livestock will be excluded from the water's edge along 50% of the pond margin, allowing the growth of riparian vegetation. This fence will be situated at least 1m from the water's edge.

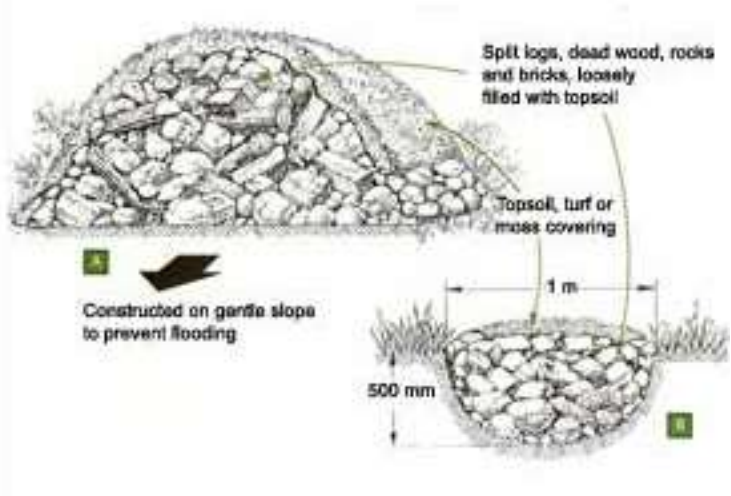
The growth of scrub along the bank will be prevented through cutting twice a year using hand tools during the winter period, if required. Cut material will be removed from site.

The fence will be erected within one month of the project start and will be maintained in perpetuity by the site owner.

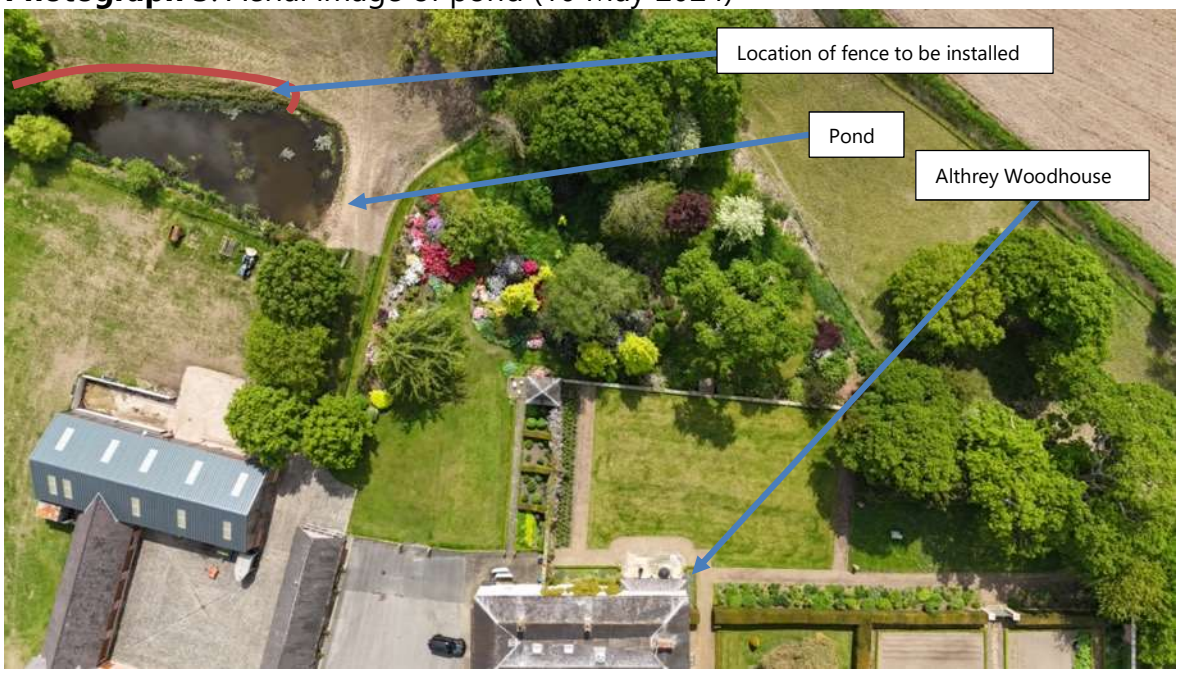
This management will help create and increase the diversity of habitats within the pond, adding shaded areas of open water and marginal habitat for a range of wildlife away from disturbance and potential destruction by livestock. Reduced pressure from livestock and introducing marginal vegetation should also improve water quality and increase resilience to seasonal pressures.

Within this area a reptile/amphibian hibernacula will be created (**Plate 1**).

Plate 1. Reptile/amphibian hibernacula design



Photograph 3. Aerial image of pond (10 May 2024)



Photograph 4. Pond (10 May 2024)



2.2. Wildflower Meadow Area

A wildflower meadow will be created in a soft-landscaped area in the south of the site (**Photograph 5**).

Photograph 5. Wildflower area



This area is currently neutral grassland dominated by common grass species. The area will not be cut during the period May to August (inc.) to promote a species diversity.

This habitat will complement the nearby hedgerows, riparian and woodland areas, providing a valuable ecotone between these areas and parts of the site which are likely to be managed in accordance with amenity use. Once established, this habitat will attract feeding butterflies and other invertebrates and act as a food-plant for certain species of butterfly.

Management of this area will commence at the start of the project and will be maintained in perpetuity by the site owner.

2.3. Ornamental Planting

Any additional ornamental planting will include native, locally sourced species.

2.4. Installation of Bat and Bird Boxes

Two Beaumaris bat boxes (red circles in **Figure 2**) erected on barns near the house following completion of works and two 2F Schwegler bat boxes within trees on site (blue circles in **Figure 3**).

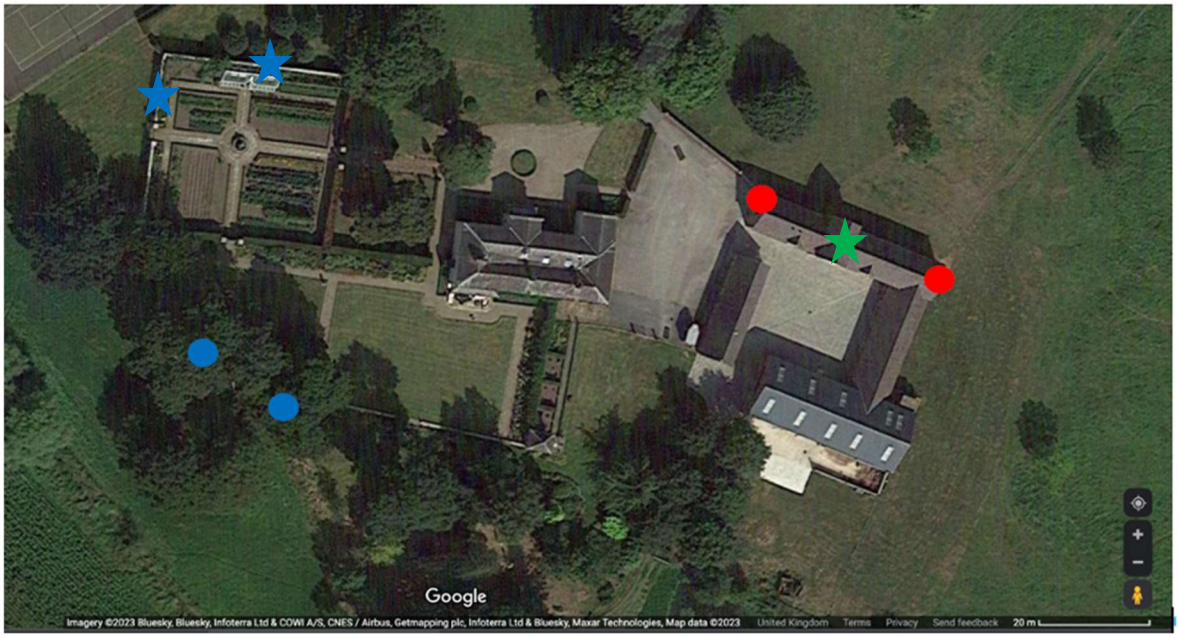
Four Swallow *Hirundo rustica* nest cups will be installed within a covered entrance to the east of Althrey Woodhouse (**Figure** 3 (green star), **Photograph 6**). Two Spotted Flycatcher *Muscicapa striata* nest boxes will be installed on the perimeter of the walled garden (**Figure** 3 (blue star).

All boxes will be installed prior to the start of site works.

All bird boxes will be serviced (i.e. checked that they have not been damaged and any old nests etc. removed) each winter.

Maintenance of bat boxes is not likely to be required. However, condition will be visually assessed annually but the site owner and maintenance is required this will be completed by a licenced bat worker.

Figure 3. Bat and bird box locations



Photograph 6. Location of Swallow nest cups



3. Conclusion

The demolition and replacement of a dwelling at Althrey Woodhouse is proposed. A variety of ecology enhancement measures are to be implemented in the scheme comprising:

- Enhancement of an existing pond.
- Creating of an area of wildflower meadow.
- The inclusion of native, locally sourced plant/shrubs/tree in any future landscaping.
- Erection of bat and bird boxes.

Following the implementation of these measures it is assessed that the scheme will achieve net biodiversity benefit.