

Biodiversity Enhancement Document

Project: South View, Wyndham Road, Innellan

Application Ref:25/00164/PP

1. Purpose

This document is prepared to discharge Condition 4 of the planning approval as above. It explains simple biodiversity measures that will be implemented on site in line with NPF4 Policy 3 and NatureScot's 'Developing with Nature' guidance.

2. Site Context

The site is situated within a large urban property on woodland ground recently cleared of invasive rhododendrons and laurel bushes which had shaded out undergrowth, leaving bare earth under some mature old oak trees. The owners have already undertaken a lot of replanting of the area, including native fruit trees and silver birches. The proposed building and associated foundations have been carefully planned to disrupt the site as little as possible. Wherever possible, native plants have been preserved and allowed to recolonise the site. Nearby are small ponds for wildlife, and 'dead hedges' have been constructed using brash from clearing in order to provide wildlife habitat and corridors. A gorge with a stream is also close. A large colony of soprano pipistrelle bats live in the eaves of the house associated with this property. The woodland supports a variety of wildlife, including a variety of birds, deer, red squirrels and pine martens.

3. Objectives

The owners are committed to the following objectives in the execution of this project;

- Preserving and enhancing the biodiversity value of the site.
- Supporting common local species such as birds, bats, hedgehogs and pollinators.
- Ensuring that the development complies with planning policy requirements.

The primary means of achieving these objectives is to preserve and enhance the natural environment through a continuation of what the owners have already been doing- clearing invasives and allowing native plants to recover and re colonise the formerly degraded areas. Alongside this, there has been work to replant native trees and to move some native shrubs to new positions.

4. Physical Measures

The following simple features will be installed:

- Bird nesting boxes x4 will be installed on trees adjacent to the site
- Bat box x1 will be installed on an oak tree adjacent to the site
- Insect log piles for invertebrates x2 will be left in areas adjacent to the site



- Dead hedges have already been installed to provide habitat and safe transit for hedgehogs, birds and other small mammals.

5. Planting & Habitat Enhancements

- The owners have already planted a large number of native trees including oak, birch, willow and fruit and nut trees.
- The owners will add a patch of wildflowers for pollinators
- It is intended to keep all existing trees and hedges.

6. Implementation & Timing

- Install boxes/log piles before the buildings are occupied.
- Carry out planting of wildflowers in the first available planting season after construction.

7. Long-Term Management

- All planting and biodiversity features will be maintained and, if necessary, replaced for the lifetime of the development. Invasive non-native species will be controlled and removed as much as possible.
- Responsibility: check bird/bat/hedgehog/insect features regularly and replace if damaged.

8. Compliance Statement

These simple measures are proportionate to the scale of development and will deliver biodiversity enhancement as required by NPF4 Policy 3 and NatureScot guidance.