

Actions considered for mitigation and enhancement

ACTIONS CONSIDERED	MITIGATION: Measures included as mitigation to avoid and minimise impacts	ENHANCEMENT: Measures included to enhance biodiversity (or explanation for not applying)
Protection and enhancement of existing habitats on or adjacent to the site	The development is located on the western, higher portion of the site, which currently consists of low-diversity grazing land. No natural habitat is identified within the immediate building footprint. A 5-meter "no-build" buffer zone will be maintained from the burn on the eastern boundary to protect the riparian corridor and prevent runoff during construction.	- Existing boundary fencing will be augmented with native scrub planting (such as Willow or Alder) near the burn to stabilize the bank and improve the transition between the grazing land and the adjacent woodland. - To protect ground-nesting birds and small mammals, initial site clearance and groundworks will be scheduled to take place outside the bird breeding season (March to August). Any open trenches during construction will include a timber ramp to allow mammals like hedgehogs or otters to escape.
Creation of new habitat on the site	The northern "triangle" point of the plot, being furthest from the house and parking, will be dedicated to a Corncrake Early Cover habitat. This area (approx. 50sqm) will be planted with Yellow Iris (<i>Iris pseudacorus</i>), Cow Parsley, and Nettles to provide essential cover for corncrakes arriving in spring	- This habitat will be established within the first growing season following the completion of the dwelling - All seeds and plugs will be sourced from a specialist Scottish supplier to ensure local genetic provenance.
Protection and enhancement of connectivity through	Connectivity between the woodland to the east and the open ground to the west will be maintained. No solid perimeter walls will be built; any new fencing will be	A "Hedgehog Highway" will be created by ensuring a 13cm x 13cm gap is maintained at the base of any

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the site and with its surroundings	post-and-wire or timber rail to allow for the free movement of wildlife.	enclosed garden fencing to connect the new garden to the wider site
Protection and enhancement of existing species on or adjacent to the site	▪ N/A	▪ N/A
Enhancement for new species	▪ N/A	▪ Two woodcrete bird boxes suitable for small passerines (such as tits or robins) will be installed on the woodland-facing (east) side of the new house. ▪ A dedicated "hibernaculum" (log pile and leaf mulch area) will be created in the sheltered area near the burn boundary to provide over-wintering sites for hedgehogs
Avoidance, control and removal of invasive species from the site	▪ N/A	▪ A walkover of the grazing land and the eastern boundary near the burn identified no high-risk invasive non-native species (INNS) such as Japanese Knotweed or Giant Hogweed.

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		▪ Potential Risks: Due to the proximity of the woodland boundary to the east, the site will be monitored for the encroachment of Rhododendron ponticum and Himalayan Balsam, both of which are prevalent in the wider Argyll and Bute region. ▪ Confirm the method of control ▪ Prevention (Biosecurity): To avoid the introduction of invasive species, all plant machinery brought onto the site for groundworks will be cleaned prior to arrival to ensure no contaminated soil or seeds are imported. ▪ Sourcing: Any topsoil or decorative bark imported for the new garden will be certified "weed-free" and sourced from a reputable supplier. ▪ Active Management: If <i>Rhododendron ponticum</i> is identified within the woodland boundary or the northern triangle, it will be removed via "cut and stump" treatment to prevent seed dispersal. ▪ Watercourse Protection: No chemical herbicides will be used within 10 meters of the eastern burn to prevent

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Protecting wildlife from negative interactions with people and / or infrastructure	▪ Threat Identification: The primary threats include domestic lighting disturbing nocturnal species (bats and owls) and vehicle movement on the southern access track. ▪ Mitigation (Lighting): All external lighting will be "dark-sky" compliant, using low-lumen, warm-toned LEDs that are downward-facing and motion-activated to prevent light spill toward the eastern woodland. ▪ Mitigation (Buffer): A 5-meter native vegetation buffer will be maintained between the domestic curtilage (garden) and the eastern burn to prevent human encroachment into the sensitive riparian corridor.	water contamination; any invasive removal near the water will be strictly manual. ▪ Potential Risk: Small mammals (hedgehogs) or amphibians could become trapped in new drainage infrastructure or steep-sided SuDS features. ▪ Mitigation: Any new drainage gully pots will be fitted with wildlife ladders or "escape ramps," and any new wetland features created by the slope's runoff will have shallow, sloping banks (1:3 gradient) to ensure safe egress. ▪ Risk to Corncrakes: Domestic pets could disturb the northern "corncrake triangle" during the breeding season. ▪ Mitigation: The corncrake habitat will be separated from the immediate garden area by a post-and-wire fence to discourage dog access while allowing bird movement. ▪ All mitigation and enhancements follow the NatureScot "Planning for Biodiversity" guidelines and the RSPB Management Advice for Corncrakes.

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Promoting awareness and encouraging further actions for nature	▪ N/A	▪ Wildlife Monitoring: Future occupiers will be encouraged to participate in the RSPB Corncrake Annual Survey by reporting "crexing" calls heard within the northern triangle of the plot. ▪ Citizen Science: A "Nature Diary" will be kept for the site to record sightings of hedgehogs, otters (near the burn), and small birds to track the success of the bird box installations
SUMMARY: Positive effects that will be delivered	▪ Strategic Gain: The development effectively utilizes 2.6 acres of previously uniform grazing land to create a mosaic of habitats, including riparian scrub, a woodland edge transition, and specialist corncrake cover. ▪ Proportionality: Given that the building footprint is concentrated in the west and occupies a very small percentage of the total acreage, the proposed enhancements are highly significant and provide a substantial net gain for local priority species.	▪ Management Plan: The landowner assumes full responsibility for the long-term management of the site. ▪ Scope of Works: This includes the annual late-season mowing of the corncrake area (after September 1st), the biennial maintenance of the hedgehog hibernacula, and the clearing of bird boxes every winter. ▪ Continuity: These biodiversity commitments are intended to remain as a permanent feature of the site's land management, ensuring the ecological value of the Buinessan landscape is protected for the long term.