



TECHNICAL NOTE: BIODIVERSITY ENHANCEMENT AND MANAGEMENT PLAN

LOCATION	COLDERS LANE, MELTHAM, HOLMFIRTH, HD9 5JL
PLANNING REFERENCE	2022/62/91423/W
DEVELOPMENT PROPOSAL	ERECTION OF 2 DETACHED DWELLINGS WITH INTEGRAL GARAGES
DATE	16 January 2026

1. INTRODUCTION

Knight Sky Ecology Ltd was commissioned to provide a Biodiversity Enhancement and Management Plan (BEMP) for the permitted development plans on land at Colders Lane, Meltham.



The production of the BEMP is required to discharge planning condition 16 of the planning permission notice issued on 31 August 2022.

With respect to the site location along with the proposed habitats and features within the site (two dwellings with gardens only), the BEMP focuses on the delivery of biodiversity enhancement measures for bats and birds only. The primary aim of this document is to provide a framework for the delivery of these enhancements.

2. BAT BOXES

Details of the **2 bat boxes** be installed at the site are provided in Table 2.1.

Table 2.1. Bat Box Models, Locations and Siting Advice

Location and Positioning	One box is to be fitted onto the south elevation of each unit. Both boxes to be fitted under the roof eaves to achieve a height well in excess of 3m.	
Illustration of Location	 <p>SOUTH ELEVATION</p>	 <p>SOUTH ELEVATION</p>
	Plot 1	Plot 2



<p>Bat Box Models</p>	<p>Bat box models along with the locations for purchasing are provided below. There can be a considerable waiting time for delivery for certain models, therefore, two options have been provided.</p>		
	<p>Greenwood's Ecohabitats – 2 crevice bat box</p>	<p>TWO CREVICE BAT BOX</p>	<p>Designed for small groups of crevice dwelling bat species, such as common and soprano Pipistrelles</p> <p>Available from:</p> <p>https://www.greenwoodsecohabitats.co.uk/shop</p>
<p>Vivara Pro Build-in Woodstone Bat Tube</p>		<p>These Low Profile WoodStone® Bat Boxes have been designed to complement any building. They are manufactured from woodstone®, a breathable and insulating material made from concrete and FSC-certified wood fibres. Woodstone® is designed to be robust and hard-wearing, providing a warm and stable temperature for summer bat roosts.</p> <p>There is a landing ramp and a rough interior surface to enable easy movement around the box, and the front panel is removable for inspection and cleaning.</p> <p>Available from: https://www.nhbs.com/</p>	
<p>Maintenance</p>	<p>The models chosen do not require cleaning as bat droppings do not typically accumulate within these types of boxes to a level likely to cause problems for future habitation.</p>		




3. BIRD BOXES

The BEMP aims to target ‘red-listed’ bird species which are listed as priority species under the Natural Environment and Rural Communities Act 2006 (NERC Act 2006). The details of **2 house sparrow terrace boxes** to be installed at the site are provided in Table 3.1.

Table 3.1. House Sparrow Boxes, Locations and Siting Advice	
Locations	One box to be fixed onto the west wall of the Plot 1 and one box to be fitted on the east wall of Plot 2 as indicated in the image below. The boxes will be positioned under the roof ridge at a height that exceeds 3m. The boxes will be sited to ensure birds will have a clear flight path to the nest entrance.
Illustration of Location	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>WEST ELEVATION</p> </div> <div style="text-align: center;">  <p>EAST ELEVATION</p> </div> </div>
Plot 1	Plot 2
Numbers and Models	 <p>1 no. Vivara Pro WoodStone® House Sparrow Nest Box (double chamber) per dwelling (2 total).</p>



		<p>This house sparrow nest box is manufactured from woodstone® - a mix of concrete and FSC wood fibres. This material is strong and highly insulating, which helps to provide a thermally stable environment within the box. It also protects against damage from predators such as cats, woodpeckers and squirrels. It is available with one or two breeding chambers, which can be particularly suitable for house sparrows as they prefer to nest in colonies</p> <p>Available from https://www.nhbs.com</p>
Maintenance	<p>Where required, cleaning of the boxes should be undertaken from <u>October to January, outside of the nesting bird season (March to August inclusive)</u>. Rubber gloves must be worn. The old nesting material which accumulates after every breeding season and the droppings from earlier in the season should be removed along with any egg shells or unhatched eggs.</p>	

4. MONITORING AND MANAGEMENT

Ecological Trends and Constraints

There are no ecological trends or constraints within the site that may influence management. The boxes would not be actively managed and would be within secure locations.

Management & Monitoring

No strict monitoring or ecological supervision is required in relation to the installation or management of the boxes. The chosen boxes have a relatively long lifespan and do not need maintenance (aside from cleaning of bird boxes where required). Any broken boxes will be replaced on a like for like basis if required.

Annual Work Programme

Not required.

Funding Mechanism & Responsibilities

RB Developments are responsible for the delivery of all enhancement requirements detailed within this document and for complying with the biodiversity related planning condition detailed within the consent notice.