



Land off Baldock Street, Royston

Ecological Enhancement Strategy

10/04/2026



Client	McCarthy & Stone
Job name	Land off Baldock Street, Royston
Report title	Ecological Enhancement Strategy
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1 Introduction

1.1 Background

For information relating to the site description and previous ecological survey work conducted for the site, refer to the GreenLink Ecology Ltd. Preliminary Ecological Appraisal (PEA), dated 15/11/2023, which made the following recommendations, in accordance with the principles of the National Planning Policy Framework (NPPF):

- *The soft landscaping scheme should specify at least 70% native species of plant, or non-native species with a known benefit to wildlife. This should include a variety of herbaceous plants, shrubs, climbers, boundary hedgerows and small trees, to provide a diversity of habitat type/structure and benefit local biodiversity;*
- *The new building should incorporate 8 no. 'wall-integrated' bat boxes (i.e. 2 on each orientation) and 18 no. 'wall-integrated' bird boxes (i.e. 6 on each orientation other than south, to avoid the risk of over-heating during the summer months), to ensure long-term roosting/nesting opportunities are available for the lifetime of the building. The exact make/model and location can be determined upon advice from an experienced ecologist, further to planning permission being granted, although as a guideline, boxes obtained from <http://www.birdbrickhouses.co.uk/shop/> may be suitable. Bat boxes should be installed above at least 4-5 metres from ground level and not illuminated by artificial lighting and bird boxes should be installed above at least 3-4 metres from ground level and not facing south; and*
- *Consideration should also be given to the following:*
 - *Using green/brown roofs/walls throughout the development (if suitable for the construction type), which will further benefit local biodiversity;*
 - *Utilising a Sustainable Drainage System (SuDS) to create a small wetland area/rain garden; and*
 - *Providing bird tables/feeders and water features, to benefit the local bird population and provide stimulation for the future residents.*

1.2 Planning Status

Planning permission (ref: 24/00436/FP) has been granted by North Hertfordshire District Council, the Local Planning Authority (LPA) for: Erection of three storey building comprising 32no. Retirement Living Apartments and 1 no Class E commercial unit, with associated landscaping and parking following demolition of existing building. Condition 5 of planning permission requires that:

- *'Prior to above ground construction an Ecological Enhancement Strategy (EES) for the creation of new wildlife features such as hibernacula, the inclusion of integrated bird/bat and bee boxes in buildings/structures, hedgehog holes in fences and tree, hedgerow, shrub and wildflower planting/establishment has been submitted to and approved in writing by the LPA.*
- *The content shall include the:*
 - a) Purpose and objectives for the proposed works;
 - b) Detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
 - c) Extent and location of proposed works shown on appropriate scale maps and plans;

- d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) Persons responsible for implementing the works;
- f) Details of initial aftercare and long-term maintenance.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter'.

1.3 Purpose and Objectives

The purpose of the ecological enhancement measures detailed in this report is to ensure that the permitted works benefit local biodiversity. The objective of this report is to document these measures, which are proportionate to the scale of development and appropriate for the site/surrounding area, to ensure that they will be correctly implemented and allow condition 5 to be discharged.

2 Habitat Enhancement Measures

As detailed in the ACD Environmental Ltd. Soft Landscape Proposals plan ref: MCS2428211A (Appendix 1), the planting schedule complies with the PEA recommendations, in terms of providing a high proportion of native species of tree, shrub and climber plants, along with non-native ornamental species, which are suitable for the small size of site and urban location.

The ACD Environmental Ltd. plan provides information about the species, height, girth, number of plants, pot size, density, specification and tree pit details in compliance with the requirements of condition 5.

The implementation of the soft landscaping plan will take place during spring 2027 following the completion of construction, with subsequent after-care/maintenance to be undertaken as part of the regular site management schedule by a local contractor, yet to be appointed.

3 Species Enhancement Measures

Although condition 5 refers to the following: '*hibernacula... and hedgehog holes in fences*', these features are not considered to be appropriate for the site given the urban context, where there are no species present that would benefit from hibernacula and since hedgehogs will be absent due to a lack of habitat and high density of roads/traffic.

Consideration has been given to the use of green/brown roofs/and a Sustainable Drainage System (SuDS) to create a small wetland area/rain garden but this is not considered to be feasible given the site constraints.

The use of bird tables/feeders and water features is considered to be a positive enhancement but since this would be at the discretion of the future residents, it is therefore not considered further in this report.

3.1 Bats

As detailed in the PEA report, 8 no. 'wall-integrated' bat boxes have been specified in the CHBC Architecture Ltd. elevation drawings ref: MCS-2904-05-AC-330 rev C5 and MCS-2904-05-AC-331 rev C7 (Appendix 2). These will be built into the brickwork during autumn 2026 and will be obtained from <https://www.birdbrickhouses.co.uk/products/bat-brick-houses/>.

Whilst the PEA report recommended '*2 on each orientation*', this has not been practical to achieve and instead, the following locations have been specified by a Natural England bat licence holder (2015-10955-CLS-CLS), which are all above second floor level (above 8 metres from ground level) and optimal in terms of positioning away from disturbance associated with windows/balconies and artificial lighting, to provide a diversity of opportunities suitable for year-round roosting:

- North aspect – 1 no. bat box
- South aspect - 1 no. bat box
- East aspect – 4 no. bat boxes
- West aspect – 2 no. bat boxes

These bat boxes do not require any maintenance or monitoring, although if remedial measures are required, a Natural England bat licence holder will supervise the works, since roosting bats are legally protected.

3.2 Birds

As detailed in the PEA report, 18 no. 'wall-integrated' swift boxes have been specified in the CHBC Architecture Ltd. elevation drawings ref: MCS-2904-05-AC-330 rev C5 and MCS-2904-05-AC-331 rev C7 (Appendix 2). These will be built into the brickwork during autumn 2026 and will be obtained from <https://www.birdbrickhouses.co.uk/products/swift-brick-houses/>. These boxes are optimised for use by swift (*Apus apus*) although they are also suitable for other species of bird.

Whilst the PEA report recommended '*6 on each orientation other than south, to avoid the risk of over-heating during the summer months*', this has not been practical to achieve and instead, the following locations have been specified, which are all above second floor level (above 8 metres from ground level) and optimal in terms of positioning away from disturbance associated with windows/balconies, to provide a variety of nesting opportunities:

- North aspect – 6 no. swift boxes
- South-east (hidden) aspect – 2 no. swift boxes

- East aspect – 5 no. swift boxes
- West aspect – 5 no. swift boxes

These swift boxes do not require any maintenance or monitoring, although if remedial measures are required, this should take place during the March-August period, to avoid the risk of impacts to birds during the breeding season.

3.3 Insects

To enhance the site for insects, 6 no. insect boxes will be installed on walls/fences throughout the eastern part of the site adjacent to the garden areas, as identified in the ACD Environmental Ltd. Soft Landscape Proposals plan ref: MCS2428211A (Appendix 1).

These will be obtained from <https://www.nhbs.com/4/insect-boxes> and installed above circa 1.5-2 metres from ground level during the implementation of the soft landscaping plan in spring 2027, following the completion of construction.

These insect boxes do not require any maintenance or monitoring and remedial measures can be undertaken without the involvement of an ecologist.

4 Disclaimer

This report is issued to the client for their sole use and for the intended purpose as stated in the agreement between the client and GreenLink Ecology Ltd. under which this work was completed, or else as set out within this report.

This report may not be relied upon by any other party without express written agreement. The use of this report by unauthorised third parties is at their own risk and GreenLink Ecology Ltd. accepts no duty of care to any such third party.

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Any recommendation, opinion or finding stated in this report is based on circumstances and facts as they existed at the time that GreenLink Ecology Ltd. performed the work. The content of this report has been provided in accordance with the provisions of the CIEEM Code of Professional Conduct. GreenLink Ecology Ltd. works where appropriate to the scope of our brief, to the principles and requirements of British Standard BS42020.

Nothing in this report constitutes legal opinion. If legal opinion is required the advice of a qualified legal professional should be secured. Observations relating to the state of built structures or trees have been made from an ecological point of view and, unless stated otherwise, do not constitute structural or arboricultural advice.

Appendix 2: CHBC Architecture Ltd. elevation drawings





Rev. No.	Date	Amendment	Initial
C1	19.09.23	Rev A: Red Lines added	AS
C2	19.09.23	Rev B: A5 & B5 locations revised	AS
C3	19.09.23	Rev C: A5 & B5 locations revised	AS

WINDOW KEY	
●	Internal window guarding requirement
●	Opening windows with a sill height below 1100mm to be fitted with glazed guarding to internal reveals
●	Windows with G - Value [EN410] = 0.4603
●	Windows with G - Value [EN410] = 0.6301
●	Windows with G - Value [EN410] = 0.7402

MATERIAL KEY	
1	Facing brickwork : Weston Red Multi Stock
2	Projecting brick string Soldier brick bond. Gauged Window Headers. Reconstructed brickwork detail : Weston Red Multi Stock
3	Render : Monocoucha XF - Rough coat finish, colour : Chalk White
4	Reconstructed stone Cills, Heads and Door Surrounds, Projecting string detail, Coping
5	Roof tile : Waberberger - Colours: Edge Dark Grey
6	Dormer : Lead clad, flat roof.
7	Soffits & fascias : uPVC. Colour : White
8	Rainwater goods : uPVC deep flow gutters Colour : Black
9	Hoppers : uPVC - black, deep flow Colour : Black
10	GRP fake Chimneys - brickwork to match / traditional style
11	Windows & doors : uPVC double glazed - Colour : White. Timber effect. Sash horn windows
12	Doors : Aluminium double glazed, Gigen or similar - Colour : White
13	ACV windows : Feger or similar Colour : White
14	Balconies : Standard walk-on balconies formed in galvanised mild steel, polyester powder coated. Colour : Black
15	Juliette balconies : formed in galvanised mild steel, polyester powder coated. Colour : Black
16	Canopies : Reconstructed stone, Haddonstone 'Gibbs 1' range or similar, Colour : TBC
17	Plaques: Reconstructed stone Circular Roundel, Haddonstone range or similar, Colour : TBC
18	Commercial Doors & windows : Motetel & Colour : TBC to be designed and built by shop front specialist
19	Metal Louvers for Ventilation Colour : TBC

ECOLOGICAL KEY	
●	Bat Box (wall integrated)
●	Bird Swift Box (wall integrated)

McCarthy Stone
Life, well lived

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Client:
McCarthy Stone

Project:
**Baldock Street
Royston**

Drawing:
South & East Elevations

Scale:
1:100 @ A1
Date:
Oct 2024
Drawn By:
A.S.
Checked By:
MCS-2904-05-AC-331
Rev. No.
C7

100% Planning & Building Regulations to be checked on site or in the workshop before work commences.
Only Revised Drawings to be submitted for the authorities. Any deviations to be reported to the drawing register.

