PAUL HICKING ASSOCIATES

ARCHITECTURAL TECHNICIAN AND ECOLOGY



PROPOSED RESIDENTAIL DEVELOPMENT AT BRICKFIELD DRIVE HAVERHILL SUFFOLK

BIODIVERSITY ENHANCEMENT PLAN (BEP)

(14th July 2026)

REPORT REF: 2646 - PHA

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CLIENT: Minster Property Group Limited
22 The Point
Rockingham Road
Market Harborough
LE16 7QU

ECOLOGIST: Paul Hicking Associates
12 Beaurepaire Crescent
Belper
Derbyshire
DE56 1HR
[redacted]

Report Prepared By:

.....
Paul Hicking 14th July2026

Report Checked By:

.....
Paul Hicking FdSc 14th July 2026
Director

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1. INTRODUCTION

Paul Hicking Associates has produced this Biodiversity Enhancement Plan for Minster Property Group Limited, for the proposed residential development at Brickfields Drive, Haverhill, Suffolk.

This BEP outlines the rational for the development site. The proposals comprise of the construction of 30no new dwellings with associated hard and soft landscaping to be constructed on behalf of the Housing Association (*Owner*), who will maintain and manage the habitats identified within this BEP.



Aerial site context photograph.

1.1 DOCUMENT PURPOSE

The purpose of this document is to provide a single point of reference for all ecological enhancement measures as part of the permitted and proposed development. These measures include:

- Implementation and management of enhancement features that are permanent for the lifetime of the development;
- Implementation timetable and responsibilities for all proposed measures;
- Monitoring requirements.

This version of the BEP has been prepared and developed in accordance with B.S. 42020:2013 Section 11.1, to a level commensurate with the current stage of project development and implementation. It establishes the mitigation strategy, design and management principles necessary to ensure effective delivery of the ecological vision for the site.

The BEP is intended to be the vehicle for delivery of biodiversity planning obligations under current development plans at the site and to provide a reporting and review mechanism of the management of the enhancements prescribed. The BEP has been produced so that it can be easily amended and adapted to meet changes in management prescriptions and funding and where possible the introduction of additional management prescriptions where required e.g., climate change.

The BEP is intended to be used for the lifetime of the development

1.2 EXISTING PLANS AND DOCUMENTS.

A number of site-specific plans and documents have been used to prepare this report.

For instance:

- Ian Stemp Landscape Design Drawings (ISL).

In addition to site-specific information, the Suffolk Local Biodiversity Action Plan (LBAP) and the UK BAP have also been referred to for local and national biodiversity targets.

1.3 STATEMENT OF MANAGEMENT AIMS.

The implementation of this Biodiversity Enhancement Plan will aim to provide the potential for the provision of nesting sites for birds and roosting sites for bats and increase terrestrial activity through the site for mammals such as

Management objectives have been set for each ecological feature, i.e. species or habitat, with targets set which are to be reviewed annually.

Management objectives will be SMART – Specific, Measurable, Achievable, Relevant and Time-specific.

1.5 OPPORTUNITIES WITHIN THE WIDER ECOLOGICAL NETWORK.

The existing and proposed habitats are located directly adjacent to a network of open fields and woodland to the north of the development site and therefore there is direct connectivity (including direct flight paths to and from these habitats) .and opportunity to connect with these habitats. It is therefore important to ensure that all post-development habitats remain healthy, free from dominant and invasive species as they provide a safe corridor for commuting, foraging and hibernation for a wide range of species of reptiles, amphibians, mammals and invertebrates.

1.6 CLIMATE CHANGE.

The Met Office currently states that the effect of climate change across the UK is expected to see winters to be 30% wetter and summers between 1 and 6°C warmer and 60% dryer, depending on the region. This is expected to create more frequent and intense weather extremes. The grassland habitats within the proposed development site can be an indicator of the impact of change as these will display signs of bare earth or decline and change is species composition towards more dominant draught or wet tolerant species during periods of draught or excess water and therefore reducing species composition. This in-turn may impact on terrestrial mammals and the provision of invertebrate food sources for bats and birds. Management will be required to respond to changes with the potential requirement for additional watering or the introduction of additional drainage to improve permeability. The introduction of additional draught or wet tolerant species mixes may be required.

2.0 INTRODUCED FEATURES.

2.1 BIRD BRICKS.

1no. universal nest brick will be built into the external gable wall of each new detached dwelling or terraced dwelling so that it is a permanent feature. Universal bricks aesthetically blend and have uniform continuity into the fabric of the building and provide a multi-purpose nest and roost site for a range of species most notably red listed species such as Swift (*Apus apus*).

AfS universal brick will be located within external north-east facing wall with adequate clear flight access to and from the opening located a minimum 4-5m above finished ground level or as high as possible in gable walls.



Action for Swifts (AfS)
T: 07535 270077



2.2 BAT BRICKS.

Integrated Afs bat brick with crevice chamber to be obtained from Action for Swifts and installed directly into the external face of the brickwork and are maintenance free and blend in with the external face of the building.

Chambers are to be located directly below eaves or minimum 4-5m above finished ground level or as high as possible if located within a gable wall within each new dwelling or semi-detached dwelling.



Action for Swifts (AfS)
T: 07535 270077



External Lighting – The design of external lighting should be carefully considered and designed by a specialist lighting engineer to avoid additional impact on unlit and potential flight zones and is to be designed in accordance with the Bat Conservation Trust guidelines for external lighting Guidance Note 08/10 ‘Bats and artificial lighting in the UK *Bats and the built Environment series*.

2.3 MAMMALS.

130 x 130mm gaps will be core drilled within the base of the concrete gravel boards to all fencing to allow access between properties and gardens. Hedgerows will provide a safe route between habitats. Hedgehog are able to access the site through existing hedgerows.



Holes within concrete gravel-board



Holes within plain timber fencing

3. SCHEDULE OF WORKS AND RESPONSIBILITIES (PRIOR TO HANDOVER).

3.1 The building contractor will be responsible for the installation of the features outlined within section 2.0 above.

3.2 The schedule below is to be used to record the completion of each new habitat feature:

Table 1: Schedule of Works.

Features	Location	Work Required		Timing	Date Completed
Bird Bricks.	As 4.5 habitats plan.	Install bricks.	Building Contractor in accordance with manufacturers recommendations.	During construction of each dwelling.	
Bat Bricks.	As 4.5 habitats plan.	Install bat bricks.	Building Contractor in accordance with manufacturers recommendations.	During construction of each dwelling.	
Hedgehog highways - Holes within base of fences.	As 4.5 habitats plan.	Form holes within base of fences.	Fencing contractor appointed by the Building Contractor	During installation of fences.	

4. HABITAT SPECIFIC MANAGEMENT PRESCRIPTIONS.

4.1 General – Management aims to be holistic to encompass the site as a whole rather than focus on specific individual habitats with minimum intervention. Management is to include the requirements of good practice arboriculture and horticulture which is free from chemicals and pesticides and is to include any works recommended by the Landscaping plan and any relating management plan but should not compromise any principle for the provision of good quality species rich habitats. The site is to be kept clear of litter and debris.

4.2 Bat, & Bird Bricks – The provision of these features provides opportunities which are not currently available within the site. Management focuses of the provision of features which are durable and relatively maintenance free or are easily maintained.

Management responsibility – All openings to bat and bird bricks to be inspected prior to each breeding and bat activity season by (**Owner**).

If opening to bat bricks are blocked by debris then this is to be assessed by a licenced bat ecologist who will be employed by (**Owner**), to undertake and or supervise the work to clear the opening.

4.3 Table 2 – Management Prescriptions.

Feature	Management/Monitoring	Timing	Frequency
Bird Bricks	Generally, maintenance free but inspect annually to ensure holes are clear and maintain open access.	Nov-Jan	Annually
Bat Bricks	Generally, maintenance free but inspect annually to ensure holes are clear and maintain open access. N.B. works other than a maintenance check will require the supervision of a licenced bat ecologist.	Nov-Feb	Annually

4.4 Table 3 – Annual Programme of Work.

Feature	Management/Monitoring	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Bird Bricks	Inspect condition of bricks from ground level.	√										√	√
Bat Bricks	Inspect condition of boxes from ground level.	√										√	√

N.B. All species recorded within the development site to be submitted to county biological records centre and the relevant local groups and organisations. Paul Hicking Associates will provide a tool-box talk to residents to encourage them to provide us with records for submission to the local records office.

4.5 Site plans showing the location of ecological enhancements.




Brickfields Drive, Haverhill . Landscape Proposals
KEY & NOTATION
Plot Boundary
Existing Retained Trees and Hedges
Proposed Tree Planting
Wildflower / Grass Mix
Waters Edge Meadow Mixture
Grass seeding to base of attenuation basin
Proposed Native Scrub/Shrub Planting
Proposed Native Hedgerow
Proposed Areas of Shrub Planting
Carpinus betulus (Native Hornbeam) Hedge
Prunus lusitanica (Portuguese Laurel) Hedge
N
Key.
Afs nest brick.
Afs bat brick.
130 x 130mm gap for hedgehog highway.
Plot 21
Plot 22
Plot 23
Plot 24
ATTENUATION BASIN
23
26
46
Proposed Residential Development
Brickfields Drive, Haverhill
Detailed Landscape Proposals 2 of 3
For Planning
11.07.2026
26.2061.003


Brickfields Drive, Haverhill . Landscape Proposals
Plot 21
Plot 22
Plot 23
Plot 24
ATTENUATION BASIN
A 2B4P House
B 3B5P House
C 3B5P House
D 3Bed House
F 3B5P House
NH/1
NH/3
NH/4
KEY & NOTATION
Plot Boundary
Existing Retained Trees and Hedges
Proposed Tree Planting
Wildflower / Grass Mix
Waters Edge Meadow Mixture
Grass seeding to base of attenuation basin
Proposed Native Scrub/Shrub Planting
Proposed Native Hedgerow
Proposed Areas of Shrub Planting
Carpinus betulus (Native Hornbeam) Hedge
Prunus lusitanica (Portuguese Laurel) Hedge
N
Key.
Afs nest brick.
Afs bat brick.
130 x 130mm gap for hedgehog highway.
Revisions
Dwn.
Date
Scale: 1:200 @ A1
Project
Proposed Residential Development
Brickfields Drive, Haverhill
Drawing
Detailed Landscape Proposals 3 of 3
To be read in conjunction with drawing 26.2061.001
Status
For Planning
Date
11.07.2026
Dwg. No.
26.2061.004
Revision
-
Drawn
cjn
Checked
cjn
TSL Associates

5. SCHEDULE OF INTRODUCED FEATURES.

5.1 Table 5 Schedule of introduced features.

Feature	Number	Location
Bird Bricks.		
Swift/Universal brick.	16	Minimum below eaves within hipped gables and as high as possible within brick gables walls.
Bat Bricks.		
Ibstock bat brick.	16	Minimum 3-5m above ground level or under eaves.
Other.		
Gaps under fences.	1 between each dwelling or as mapped	130 x 130mm gap created within baseboard of fences within rear gardens. 1no. additional access to scrub habitats behind.

N.B Number of features can be increased where potentially possible.