



**DODDINGTON LANE, STUBTON**  
**ECOLOGICAL ENHANCEMENT PLAN**

JM ECOLOGY LIMITED

COMPANY NUMBER: 14370362

VAT NUMBER: 451433221

ADDRESS: STERLING HOUSE OUTRAMS WHARF, DERBY, DE21 5EL

WEBSITE: [WWW.JMECOLOGY.CO.UK](http://WWW.JMECOLOGY.CO.UK)



| DOCUMENT CONTROL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| CLIENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | HILLTOPP LTD            |
| PROJECT CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | JME_2799                |
| DOCUMENT REFERENCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | JME_2799_EEP_01_V1      |
| AUTHOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | AM MSc BA (Hons) MCIEEM |
| REVIEWED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | JM BSc (Hons) MCIEEM    |
| VERIFIED BY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | JM BSc (Hons) MCIEEM    |
| DATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MAY 2026                |
| NOTICE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                         |
| <p>All results contained in this report, including any recommendations, are based on the information made available to JM Ecology during surveys and assessment. The conclusions drawn by JM Ecology could therefore differ if the information is found to be superseded, inaccurate or misleading. JM Ecology accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme.</p> <p>JM Ecology is not obliged to and disclaims any obligation to update this report for events taking place after the assessment is complete and when the final report is released. This is only likely permissible where such changes have been agreed between JM Ecology and the client directly.</p> <p>This document is for the sole use of the Client in accordance with the terms of the appointment. JM Ecology accepts no responsibility for reliance or use of the contents by a third party. No part of this document shall be edited, copied or reproduced in any form without the prior written permission of JM Ecology Limited</p> |                         |



CONTENTS

1. BACKGROUND INFORMATION ..... 3

    Site Details ..... 3

    Purpose of This Report..... 3

    Roles and Responsibilities ..... 3

2. ECOLOGICAL ENHANCEMENT PLAN ..... 5

3. REFERENCES ..... 7

FIGURES

- Figure 1-1: Site Context
- Figure 2-3: Example Ibstock Enclosed Bat Box 'C'
- Figure 2-2: Example ACO Polymer Build-in Bird Box
- Figure 2-1: Schwegler Hedgehog Dome

APPENDICES

APPENDIX 1: Ecological Enhancment Plan

## 1. BACKGROUND INFORMATION

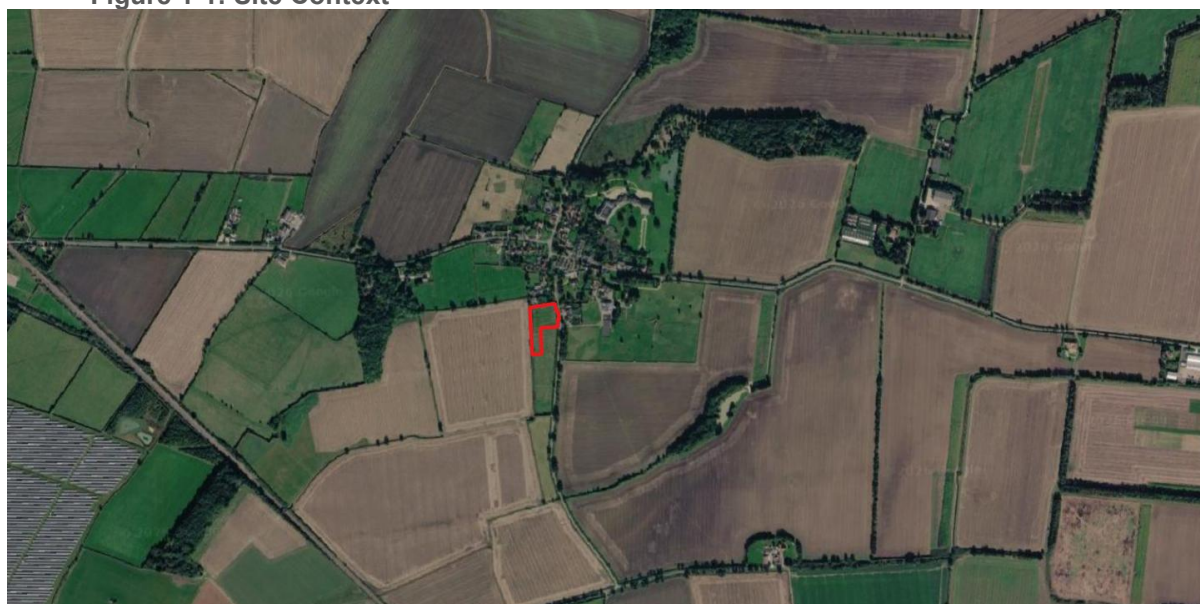
- 1.1 This Ecological Enhancement Plan has been completed on behalf of Hilltopp Ltd, for the Site off Doddington Lane, Stubton. It has been produced to provide details to the South Kesteven District Council about the planning application referring to the erection of four residential properties (Application Ref: S25/1033).
- 1.2 This document is for the purpose of discharging condition 7 of the planning permission that states:

*“No development shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the local planning authority. The approved details shall be carried out in accordance with a timetable specified by the local planning authority.”*

### Site Details

- 1.3 The site is located within the rural setting of Stubton, found within Newark. The Site is surrounded by arable land with associated hedgerows.

**Figure 1-1: Site Context**



### Purpose of This Report

- 1.4 This document is supplied to provide prescriptions of enhancement measures on Site in the interest of nature conservation and to accord with the National Planning Policy Framework.
- 1.5 This document provides the prescriptions of ecological enhancements; all habitat management prescriptions (existing and proposed) will be provided within the habitat management and monitoring plan (HMMP), required as part of the BNG net gain report.

### Roles and Responsibilities

- 1.6 The landowner is responsible for the successful implementation of the details within this document and its dissemination to appointed contractors.



- 
- 1.7 The Ecologist for this project is Ali McLaughlin MSc, BA (Hons) MCIEEM. Ali has over 19 years' experience in habitat and protected species scoping assessments and is appropriately experienced based on the CIEEM competencies for carrying out such surveys (CIEEM, 2017). Ali has FISC level 4 for botanical assessment awarded by the BSBI. Ali is registered to use a level 2 personal bat licence and great crested newt licence, acts as the named ecologist on numerous mitigation licences and is one of a small number of consultants nationwide registered under the Bat Mitigation Class Licence scheme (RC205); all of which further demonstrates her competence to lead this type of work.
- 1.8 She has worked with the landowner to determine the most appropriate locations for enhancements based on the proposed buildings and habitats present / proposed.

## 2. ECOLOGICAL ENHANCEMENT PLAN

2.1 The following enhancements will be implemented (their approximate locations are shown in the Appendix):

- **1 x Refugia (log and brash piles)** will be placed at the southeastern corner of the Site. This habitat will be created from brash and logs. A hole should be dug at least 1m by 1m in size; Logs should be laid vertically, buried at least 0.5m deep into the ground. Above ground, logs need to look like organ pipes and be different heights, at least 0.5m above ground. The wood can be piled up in any order or stacked neatly (either is fine). Once created it must remain on Site and not be moved.
- **2 x Integrated bat boxes** will be installed on two of the proposed residential properties. The bat boxes have been proposed south of the residential development, facing the proposed ecological enhancement area, which will attract insects (foraging habitat for bats). Bat boxes are best placed in locations exposed to the sun for part of the day (usually south, south-east or south-west) facing, at least 3m high.

Bat boxes such as the Ibstock Enclosed Bat Box 'C' would be suitable, however similar boxes would also be acceptable.

**Figure 2-1: Example Ibstock Enclosed Bat Box 'C'**



**4 x Integrated bird boxes** (example provided below) will be erected at eaves level, on the east elevation of two of the structures, east of the Site. The boxes will be installed, spaced at least 1m apart and not placed directly above windows or doors. Boxes are available from <https://www.nhbs.com> (or similar);

**Figure 2-2: Example ACO Polymer Build-in Bird Box**



- **2 x Hedgehog boxes** (example provided below) will be placed within in the area to be enhanced as scrub habitat. The domes will be placed adjacent to the existing hedgerow, where scrub will eventually grow around the hedgehog dome, creating additional refuge for mammals.

**Figure 2-3: Schwegler Hedgehog Dome**



- **7 x Mammal (hedgehog) highways** will be placed around the residential gardens in fences to allow mammals such as hedgehogs to pass through the garden habitat to the ecological enhancement area (no mammal highways are requested where hedgerows replace fences as residential boundaries). All gaps should be approximately 13cm by 13cm. Further information can be found here: <https://www.cumbriawildlifetrust.org.uk/actions/how-create-hedgehog-hole>

#### Confirmation of Site Works

- 2.2 This document shall be implemented, with all features installed within 6 months of the residential development's completion.



### 3. REFERENCES

- Baker J., Hoskin, R. & Butterworth, T. (2019). Biodiversity Net Gain: Good Practice Principles for Development, A Practical Guide. CIEEM, IEMA, CIRIA, UK.
- British Standards Institute, (2010) BS 3998:2010
- British Standards Institute (2021) BS 5837: 2012.
- British Standards Institution (2013). BS42020:2013 Biodiversity – code of practice for planning and development. BSI Standards Ltd, London
- Chartered Institute of Ecology and Environmental Management (2017) Guidelines for Ecological Report Writing. CIEEM, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017) Guidelines for Preliminary Ecological Appraisal. CIEEM, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020) Guidelines for accessing, using and sharing biodiversity data in the UK. CIEEM, Winchester.
- Hedgehog Street (2021). Link you Garden. Found at: <https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/>.
- Institution of Lighting Professionals (2023) Bats and Artificial Lighting at Night – Guidance Note 08/23. Bat Conservation Trust and Institution of Lighting Professionals (ILP), Warwickshire.
- Legislation.gov.uk for: Wildlife and Countryside Act 1981 (amended) & Conservation of Habitats and Species Regulations 2019.
- Ministry of Housing, Communities and Local Government (2023) National Planning Policy Framework. Found at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- The Conservation of Habitats and Species Regulations 2017 (as amended). Found at: <https://www.legislation.gov.uk/uksi/2017/1012/introduction>
- The Environment Act 2021 [Environment Act 2021 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2021/1160/introduction)
- The Hedgerow Regulations 1997 (England) Found at: <https://www.legislation.gov.uk/uksi/1997/1160/contents/made>
- The Management of Hedgerows Regulations 2024: [The Management of Hedgerows \(England\) Regulations 2024 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2024/1160/contents/made)
- The NERC Act 2006 found at [Habitats and species of principal importance in England - GOV.UK \(www.gov.uk\)](https://www.legislation.gov.uk/uksi/2006/1160/contents/made)
- Wildlife and Countryside Act 1981 (England and Wales) (Amendment) Regulations 2016. Found at: <https://www.legislation.gov.uk/uksi/2016/127/contents>.



## APPENDICES



## **APPENDIX 1: Ecological Enhancement Plan**



Application Site  
Boundary (red line)  
7155m<sup>2</sup>

Key

Red Line Boundary

Proposed Small Rural Tree

Native hedgerow

Species-rich native hedgerow with trees

Developed land; sealed surface

Mixed scrub

Modified grassland

Vegetated garden

Refugia

Hedgehog box

Mammal passage

Bat boxes

Bird boxes

JM Ecology

Client

Project Title

Stubton

Drawing Title

Ecological Enhancement Plan

Drawn: DW

Reviewed: AM

Project no: JME\_2799

Date: 01.05.26

© Copyright JM Ecology Ltd

Drawing Number

JME\_2799\_DR1\_V1

**JM Ecology** 