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# **North Farm, Farley Lane, Stonesfield, Oxfordshire**

## **Biodiversity Enhancement Strategy**

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**April 2021**

***on behalf of Empire Homes***

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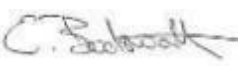
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<b>Client</b>	Empire Homes
<b>Job name</b>	North Farm, Farley Lane, Stonesfield, Oxfordshire
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## **1 Introduction**

### **1.1 Site Description**

The land at North Farm, Farley Lane, referred to as the 'site' for the purposes of this report, is located on the north side of Farley Lane, on the northern edge of the village of Stonesfield in Oxfordshire. Stonesfield is located between the towns of Woodstock and Charlbury which lie approximately 5.5km south-east and 3.7km north-west respectively. The approximate Ordnance Survey grid reference of the site is SP 396 178.

The site comprises two relatively large buildings used for equestrian and commercial purposes. The northern of the two is a concrete block, steel-framed barn divided into stable units. The southern building is of a similar construction and is divided into three units. Both buildings are of a relatively simple construction with single-layer walls and no loft spaces or enclosed roof spaces. The buildings are set within a yard area of hard-standing, improved grassland, tall ruderal vegetation and scrub. The site is bounded by post and electrified wire fences and hedgerows.

### **1.2 Aims of Report**

Permission has been granted for the erection of four dwellings with associated access, landscaping and demolition works, planning reference 20/03527/FUL. Condition 14 of the planning consent states that:

*Before the erection of any external walls, details of the provision of integrated bat roosting features (e.g. bat boxes/tubes/bricks on south or southeast-facing elevations) and integrated nesting opportunities for birds (e.g. house sparrow terrace, starling box, swift brick or house martin nest cup on the north or east-facing elevations) within the walls of the new buildings as well as holes/gaps within all fences/walls for hedgehogs, shall be submitted to the local planning authority for approval.*

*The details shall include a drawing/s showing the types of features, their locations within the site and their positions on the elevations of the buildings, and a timetable for their provision. The approved details shall be implemented before the dwelling/s hereby approved is/are first occupied and thereafter permanently retained.*

The aims of this report are to provide information on integrated bat roosting features and integrated nesting opportunities for birds, to discharge the above condition.

## **2 Enhancement Strategy**

Please refer to Appendix 1 for a site plan showing the location of the proposed bat roosting and bird nesting features.

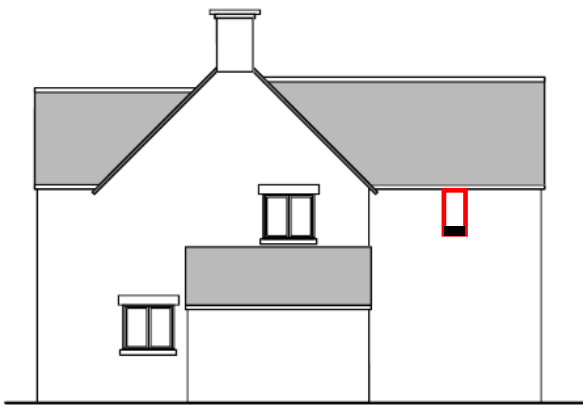
### **2.1 Roosting Opportunities for Bats**

One Schwegler 1FR bat tube will be integrated into the southern elevation of the dwelling in Plot 1; see Figure 1, Figure 2 & Figure 3 and Appendix 1. The tube will be integrated into the external wall, with the bat access slot exposed, as high as possible beneath the eaves of the roof.

One Schwegler 1FR bat tube will be integrated into the southern elevation of the dwelling in Plot 3; see Figure 1, Figure 4 & Figure 5 and Appendix 1. The tube will be integrated into the external wall, with the bat access slot exposed, as high as possible to the side of the chimney stack.



Figure 1. A Schwegler 1FR bat tube, one to be integrated into the southern elevation of the dwelling in Plot 1 and one to be integrated into the southern elevation of the dwelling in Plot 3; see Figures 2 to 5 below).



**Plot 1, southerly elevation**

Figure 2. The southern (side) of the dwelling in Plot 1 showing the location of the Schwegler 1FR integrated bat tube (indicated by the red outline, with bat access slot indicated in black).

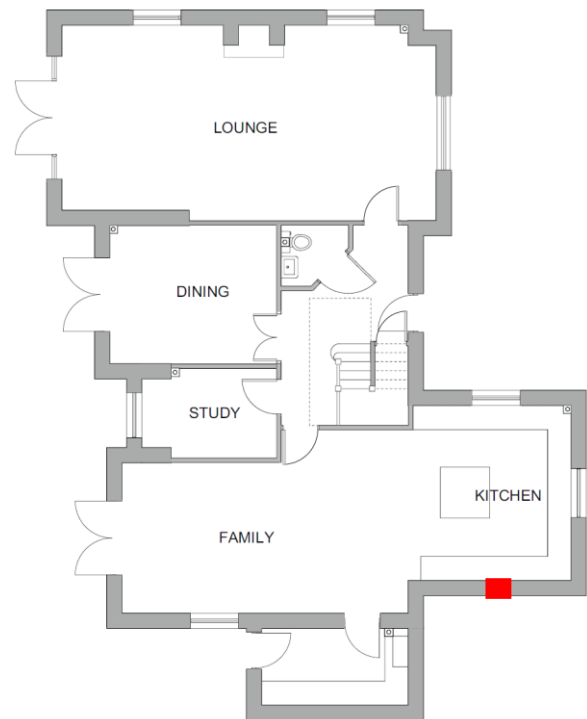
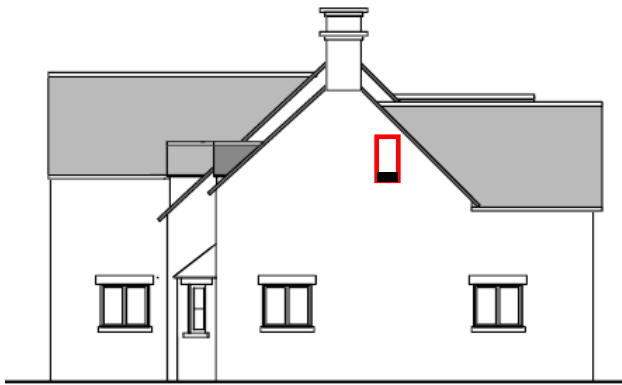


Figure 3. Layout of the dwelling in Plot 1, showing the location of the Schwegler 1FR integrated bat tube (indicated in red).



#### Plot 3, southerly elevation

Figure 4. The southern elevation of the dwelling in Plot 3 showing the location of the Schwegler 1FR integrated bat tube (indicated by the red outline, with bat access slot indicated in black).

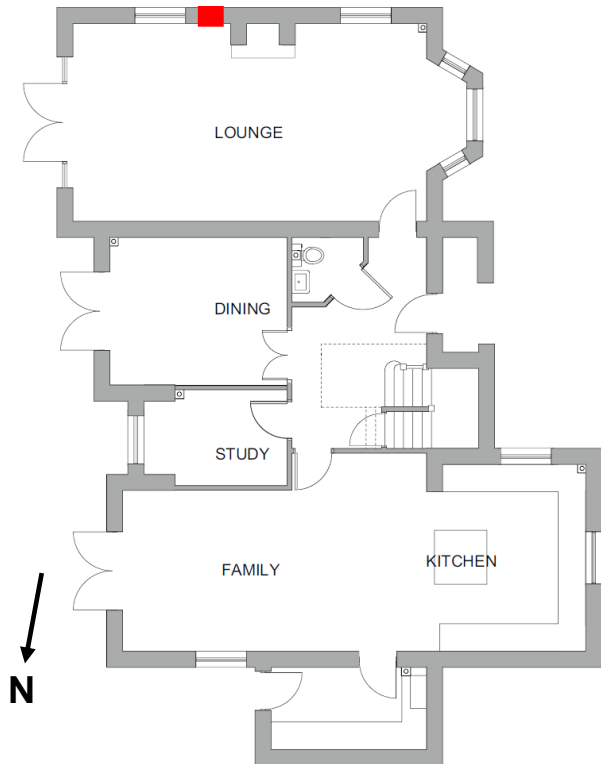


Figure 5. Layout of the dwelling in Plot 3, showing the location of the Schwegler 1FR integrated bat tube (indicated in red).

## 2.2 Nesting Opportunities for Birds

One Vivara Pro WoodStone house sparrow nest box will be integrated into the eastern elevation of the dwelling in Plot 2; see Figure 6, Figure 7 & Figure 8 and Appendix 1. The nest box will be integrated into the external wall, with removable panel exposed, as high as possible under the eaves of the roof.

One Vivara Pro WoodStone house sparrow nest box will be integrated into the northern elevation of the dwelling in Plot 4; see Figure 6, Figure 9 & Figure 10 and Appendix 1. The nest box will be integrated into the external wall, with removable panel exposed, as high as possible under the eaves of the roof.



Figure 6. A Vivara Pro WoodStone house sparrow nest box one to be integrated into the eastern elevation of the dwelling in Plot 2 and one to be integrated into the northern elevation of the dwelling in Plot 4; see Figures 7 to 10 below).



**Plot 2, easterly elevation**

Figure 7. The eastern elevation of the dwelling in Plot 2 showing the location of the Vivara Pro WoodStone house sparrow nest box (indicated in blue).

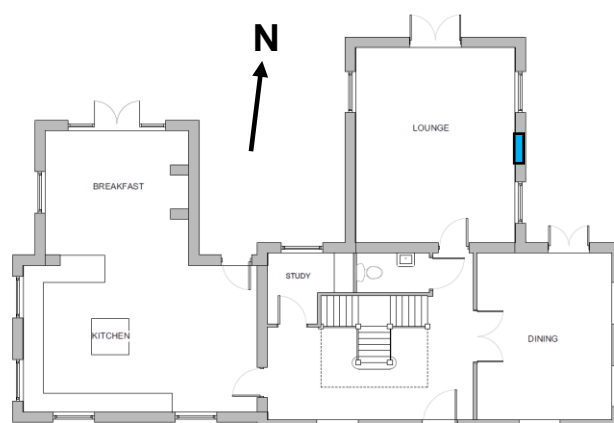
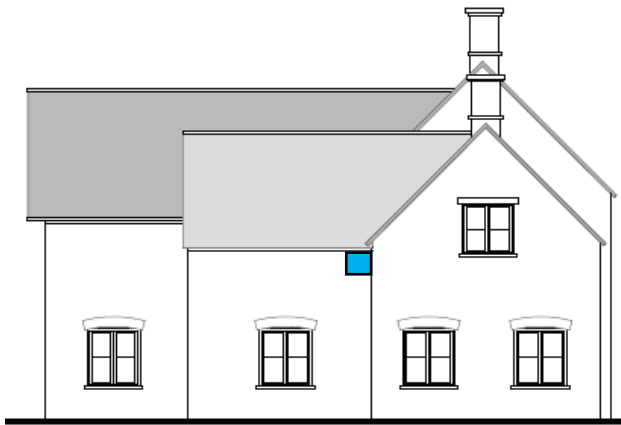
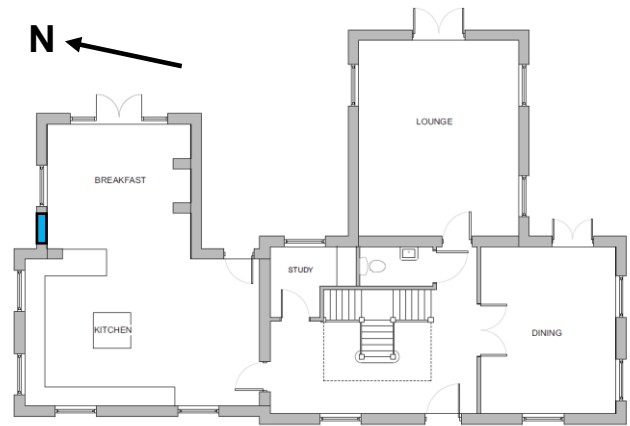


Figure 8. Layout of the dwelling in Plot 2, showing the location of the Vivara Pro WoodStone house sparrow nest box (indicated in blue).



#### Plot 4, northerly elevation

*Figure 9. The eastern elevation of the dwelling in Plot 2 showing the location of the Vivara Pro WoodStone house sparrow nest box (indicated in blue).*

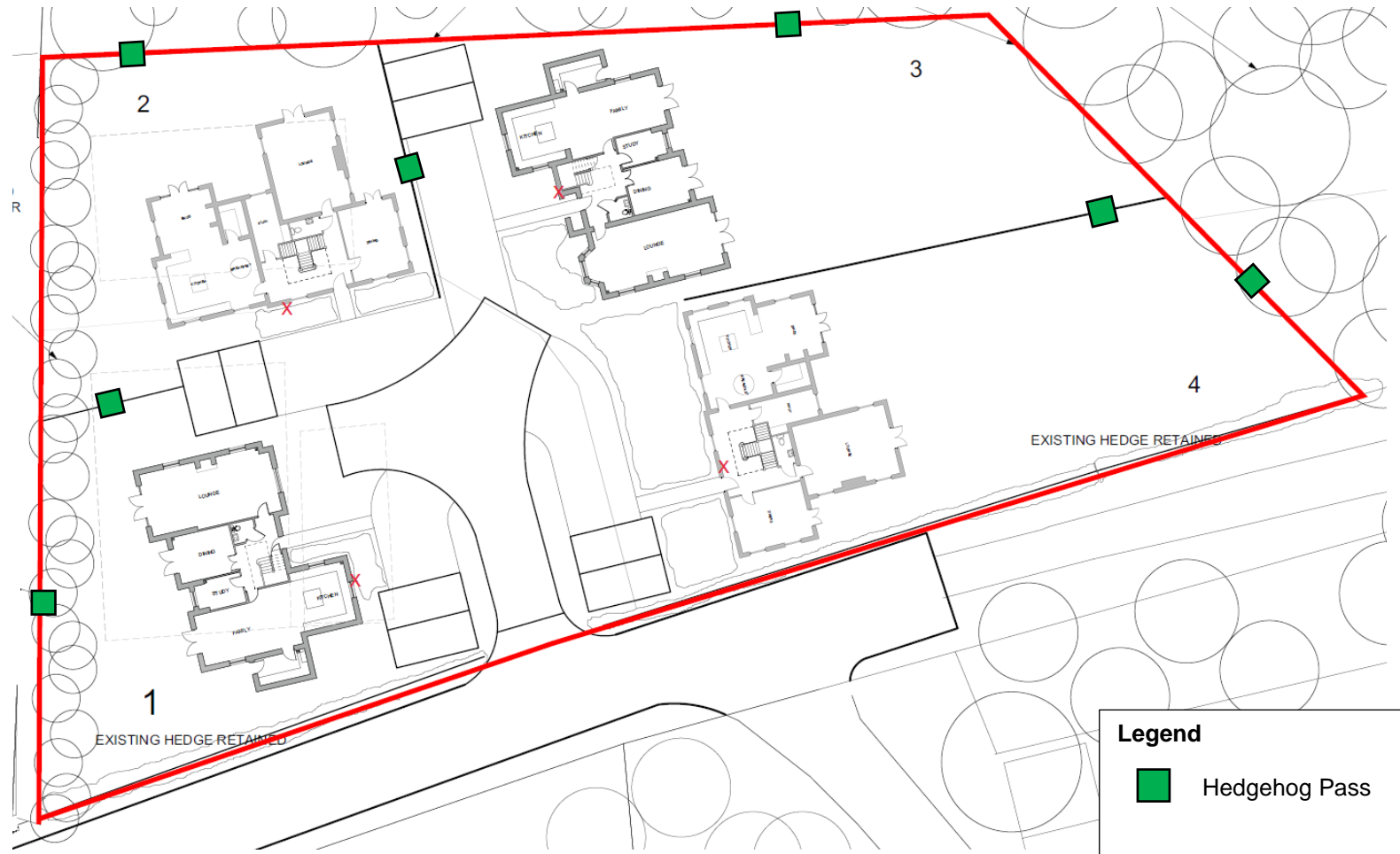


*Figure 10. Layout of the dwelling in Plot 4, showing the location of the Vivara Pro WoodStone house sparrow nest box (indicated in blue).*



## 2.3 Hedgehogs

Hedgehog passes (measuring 13cm by 13cm) will be created at ground level within the garden boundaries, as shown in Figure 11.



SITE PLAN 1:200

