
Biodiversity Compensation and Enhancement Strategy

PROPOSED TREE HOUSE EVENT SPACE
Monks Hall, Syleham, Suffolk

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1	1	Initial Draft	25/05/22	LC
1	2	Reviewed	08/06/22	CW

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1 INTRODUCTION

Planning permission (Reference DC/21/06290) was granted in January 2022 to create a tree house hideaway which will provide a family retreat and guest accommodation for Monks Hall (Figure 1).

Amongst the conditions associated with the granting of planning permission, Conditions 8 and 9 state:

8. PRIOR TO COMMENCEMENT: BIODIVERSITY COMPENSATION AND ENHANCEMENT STRATEGY

A Biodiversity Compensation and Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Compensation and Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed compensation and enhancement measures;*
- b) detailed designs to achieve stated objectives;*
- c) locations of proposed compensation and enhancement measures by appropriate maps and plans;*
- d) persons responsible for implementing the compensation and enhancement measures;*
- e) details of initial aftercare and long-term maintenance.*

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environment Act 2021.

9. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation and/or works shall be carried out in accordance with the details contained in the Ecology Report (MHE Consulting Ltd, July 2021) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To conserve Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environmental Act 2021.

2 SCOPE

This document outlines the details and locations of habitat compensation and biodiversity enhancement measures to be implemented ahead of or at the commencement of the operational phase of the development. It is based on the baseline ecological assessment for the scheme¹, and where relevant refers to and relies upon the implementation of recommended measures within additional supporting documents prepared to discharge other ecology related planning conditions or ensure legal compliance,

3 DETAILED DESIGN - COMPENSATION

3.1 Trees

The felling of 3 native trees should be compensated through native tree planting elsewhere within the applicant's land ownership. As this area includes land up to the River Waveney, black poplar (*Populus*

¹ MHE Consulting Ltd (2021). Ecology Report. Proposed Tree House Event Space. Monks Hall, Syleham, Suffolk.

nigra) trees could be planted on the edges of the marshes/floodplain. Both male and female trees should be planted to allow fertilisation.

Some future thinning of the woodland would improve the condition of some of the existing early mature and mature trees.

4 DETAILED DESIGN - ENHANCEMENTS

The above recommended compensation measures will address biodiversity losses from the scheme. A minimum of 5 of the 6 enhancement measures listed below should also be implemented to deliver further biodiversity enhancements.

Table 4.1 Enhancement opportunities

Feature	Guidance
Pollen-rich climbers	1. Native nectar rich climbers such as traveller's joy (<i>Clematis vitalba</i>) and wild honeysuckle (<i>Lonicera periclymenum</i>) could be planted along the western edge of the woodland (Figure 2) and along existing hedgerows or trained up tree trunks.
Wildflower grass margin	2. The existing grass margin along the western side of the woodland (Figure 2) could be cut to near ground level in the spring, lightly cultivated and seeded with a wildflower seed mix such as Emorsgate's EM10F if the grassland is left largely unmanaged, or EM4F if the underlying soils are mostly clay. A pathway can be cut through the margin (See Plate 1 below)
Bat boxes	3. Five bat boxes (Appendix 1): x2 kent bat boxes, x2 Vincent Pro and x1 Causa maternity box to be erected on suitable mature trees on the western and southern edge of the woodland (Figure 2).
Small passerine bird boxes	4. Two each of house sparrow terraces and combined robin/wren boxes (Appendix 2) could be erected on the tree house (Figure 2). 5. Two treecreeper (<i>Certhia familiaris</i>) boxes to be mounted on mature oak trees within the woodland (Figure 2).



Raptor boxes	6. A kestrel box (Appendix 2) could be erected on a suitable tree along the western edge of the woodland.
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5 TIMETABLE FOR IMPLEMENTATION

Indicative timing, relative to the build programme, are outlined below:

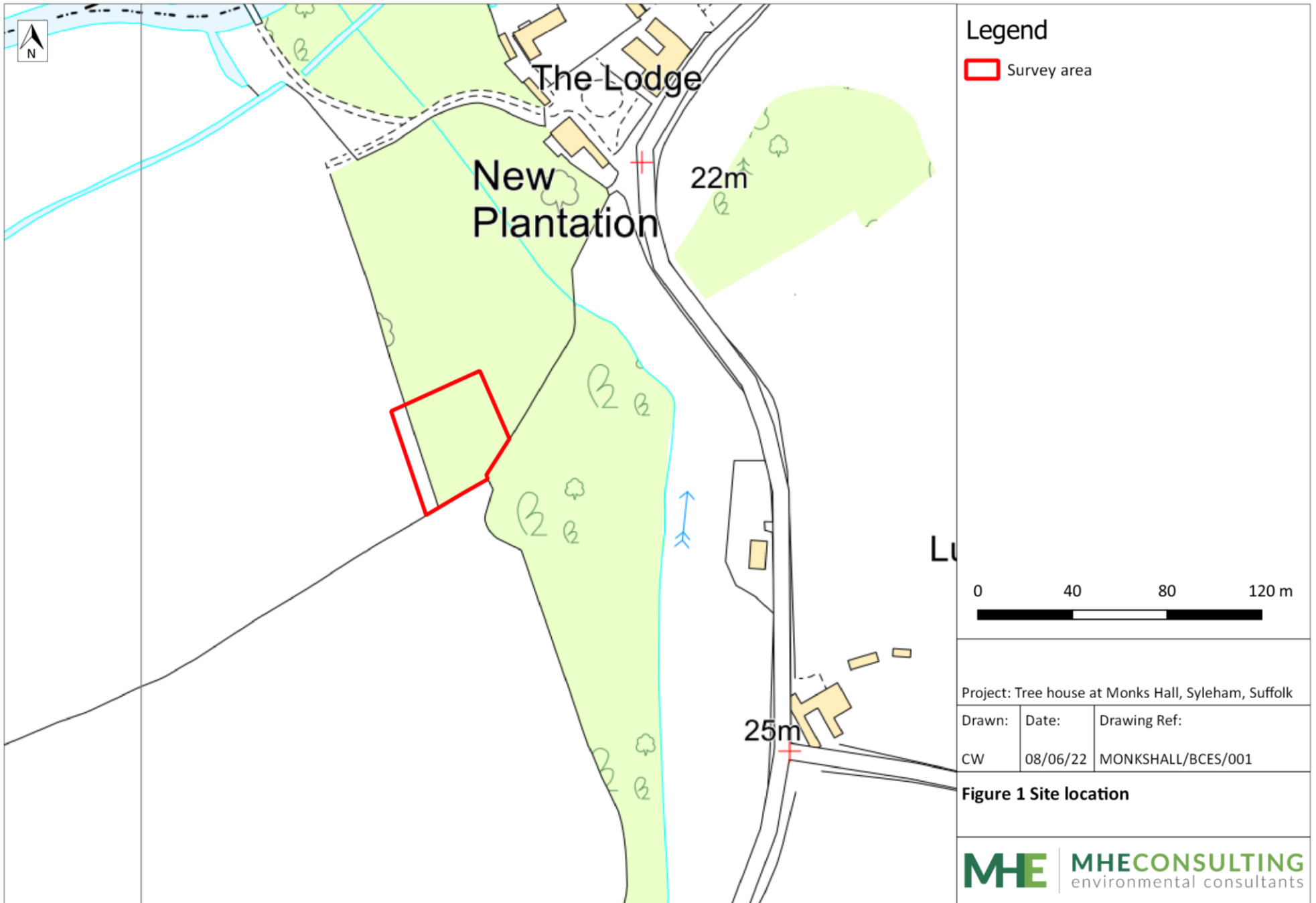
Action	Timing
Landscape planting – pollen rich climbers	Upon completion of work (earliest opportunity).
Landscape planting – Wildflower grass margin	Upon completion of work in the first autumn or spring, whichever comes first.
Erection of bat boxes	Prior to operation (earliest opportunity)
Erection of small passerine bird boxes – House sparrow and robin/wren	Upon completion of the tree house.
Erection of small passerine bird boxes – treecreeper	Prior to operation (earliest opportunity)
Erection of raptor boxes	Prior to operation (earliest opportunity)
Management of habitat features	From occupation

6 RESPONSIBILITIES

It is the responsibility of the developer and their principal contractor to ensure the measures identified are implemented, and that ecologist input and any management agreements are secured as required. The developer is responsible for organising and covering all reasonable costs associated with measures identified in this document, including sub-contractor time and materials.

MHE Consulting Ltd (01986 788791) can provide any ecologist input required (e.g. agreeing bat and bird box erection) at no further cost.

Figures



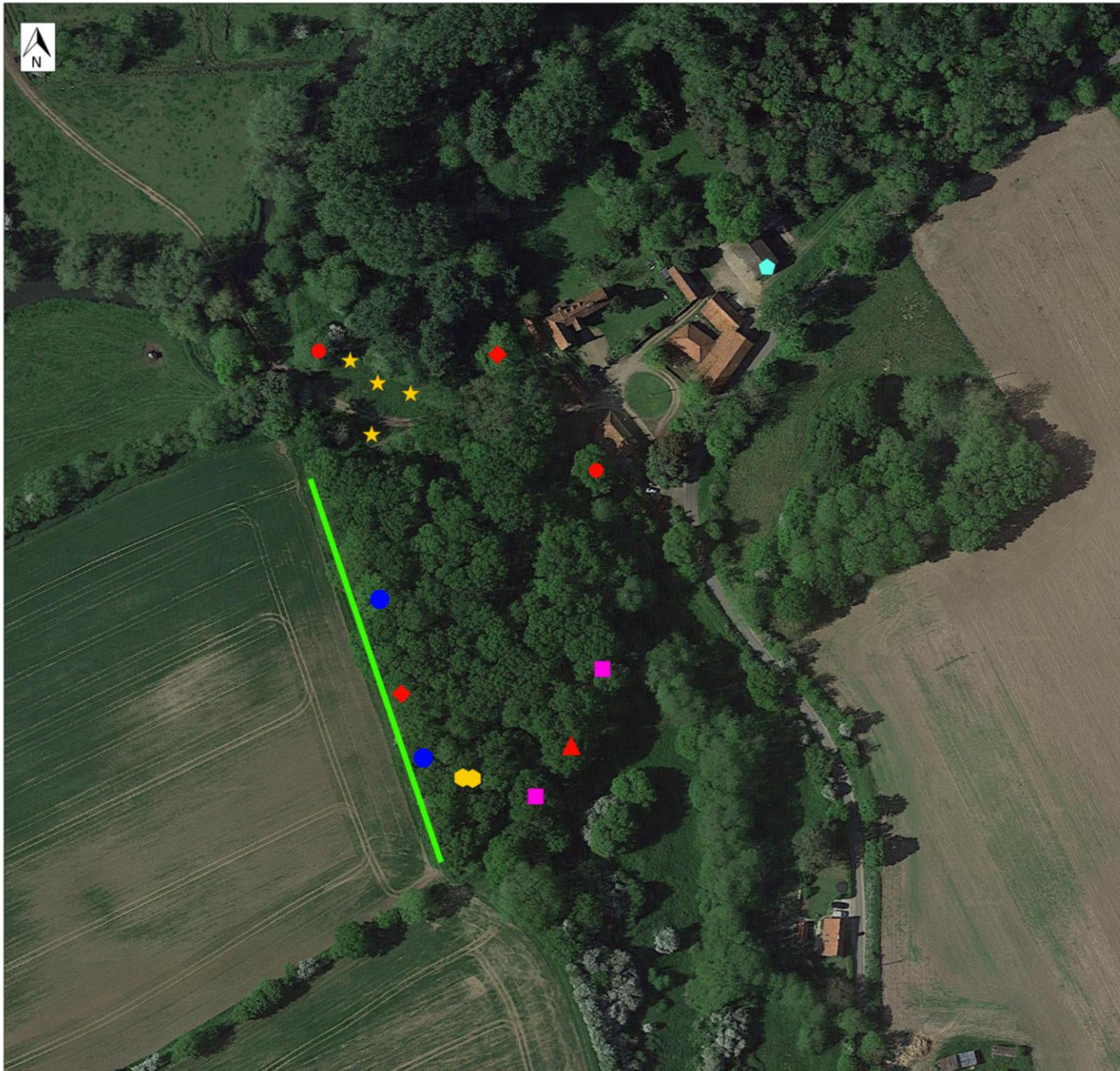
Legend

Survey area

Project: Tree house at Monks Hall, Syleham, Suffolk

Drawn:	Date:	Drawing Ref:
CW	08/06/22	MONKSHALL/BCES/001

Figure 1 Site location



Legend

- Tree creeper box
- Open-fronted bird box for robin, wren or spotted flycatcher
- ★ Barn owl box
- Sparrow terrace (on the tree house)
- ⬠ Kestrel box
- Eco Kent bat box
- ▲ Maternity bat box
- ◆ Vincent Pro bat box
- ★ Black poplar tree
- Wildflower grass margin



Project: Tree house at Monks Hall, Syleham, Suffolk

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Figure 2 Biodiversity compensation and enhancements

Appendices

Appendix 1 Bat boxes



Kent Bat Box



Vincent Pro Bat Box



Causa Maternity Box

Appendix 2 Bird boxes



Sparrow terraces



Open-fronted nest box



Tree creeper nest box



Kestrel nest box