



Biodiversity Enhancement Strategy

Site Location	Manor Farm, Church Lane, Exton SO32 3NU
Grid ref'	SU 61471 21433
Planning ref'	SDNP/22/04190/FUL
Prepared by	T. Woo-Glover BSc (Hons), MSc
Verification	Paul Diamond RHS Cert (Hort), BSc (Hons), MSc; MCIEEM; MArborA; Associate Member of the Landscape Institute
This version	1
Proposed Works	Full planning consent for the COU (Change of Use) of a series of existing agricultural barns to B2 (General Industrial) and a mixture of E(g)iii (Light Industrial) and B8 (commercial Storage)
Ecological Surveys Ltd Registered Address Telephone	Sui Generis, Tredallett Farm, Duloe, Cornwall PL14 4PR [REDACTED]
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VAT Registration Number	224 3182 38



Introduction

The purpose of this report is to fulfil condition 8 of the Notice of Approval.

Planning Reference	SDNP/22/04190/FUL
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- A Biodiversity Enhancement Strategy shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include new wildlife features and new native planting measures to ensure an overall net gain in biodiversity. These measures shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To ensure biodiversity in accordance with Strategic Policy SD9

Wildlife Features and Native Planting Measures

Bird Nesting Provision

As per the PRNA report for this site, one bird provision will be erected on the existing agricultural barns.

In-built bird bricks provide a long-lasting solution. LPA approval of external mounted boxes is generally required. However, on this occasion it is considered necessary to erect the provision externally owing to the construction of the barn. Only boxes of robust construction are suitable. Some account must be taken of the potential need to maintain and replace boxes after a number of years in use.

Boxes should be positioned with orientation preferably between north and east with external positions of not less than 3m high to avoid cat predation and vandalism.

Site nest boxes in locations that are accessible for maintenance, but away from bird feeders. Ideally boxes should be a discrete distance away from other nest boxes, except for house sparrows, as they like to nest in colonies.





Native Hedgerow Planting

A new native species hedgerow is proposed to the northwest of the proposed development within land in ownership. This would provide approximately 150m of hedging and provide a significant biodiversity gain. This enhancement also benefits the surrounding landscape by increasing connectivity between currently somewhat scattered habitats. Photos are provided below regarding existing habitat in the proposed area.

The hedgerow should be created from planting native species ideally of local provenance. Suggested species include hawthorn (*Crataegus monogyna*) for its flowers and berries; hazel (*Corylus avellana*) for its nuts and attracting insects; blackthorn (*Prunus spinosa*); pedunculate oak (*Quercus robur*); crab apple (*Malus sylvestris*); holly (*Ilex aquifolium*); elder (*Sambucus nigra*); wild privet (*Ligustrum vulgare*); dogwood (*Cornus sanguinea*); guelder-rose (*Viburnum opulus*); wayfaring-tree (*Viburnum lantana*); grey willow (*Salix cinerea* agg.); goat willow (*Salix capraea*); hornbeam (*Carpinus betulus*). Use two-year-old pot grown shrubs planted in a double, staggered row at a rate of at least four plants per meter.

Apply a layer mulch to a depth of 75mm around shrub base to suppress weeds.

Spiral guards will be used to protect new shrubs from rabbits.

Plan a monitoring programme during first year of growth. Any saplings which fail to thrive should be re-planted in order to prevent the development of gaps.

Trim lightly during the first three years.

Approximately three years following planting, an appropriate management scheme should be established to ensure that it develops into a dense hedgerow which is optimal for protected species.





Length to be planted with native hedgerow.

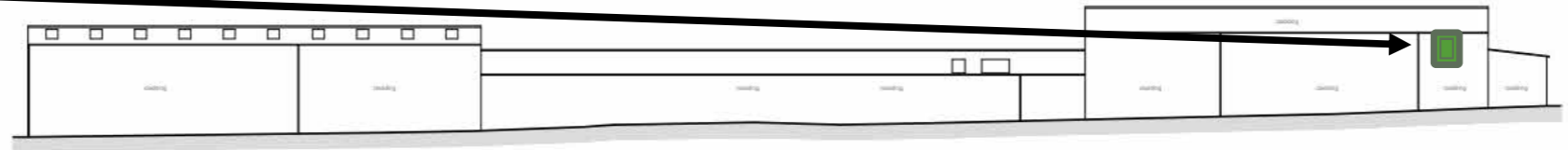


Biodiversity Enhancement Strategy

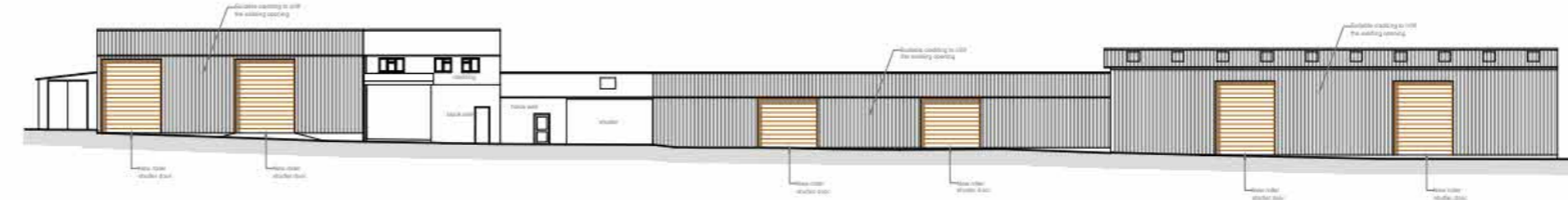
This plan includes the wildlife features and native planting measures proposed to ensure an overall net gain in biodiversity.

These measures shall be sited prior to the development coming into its intended use and retained thereafter.

- Bird Nesting Provision - 1x 
- Proposed Native Hedgerow Planting 



BARN E NORTH ELEVATION



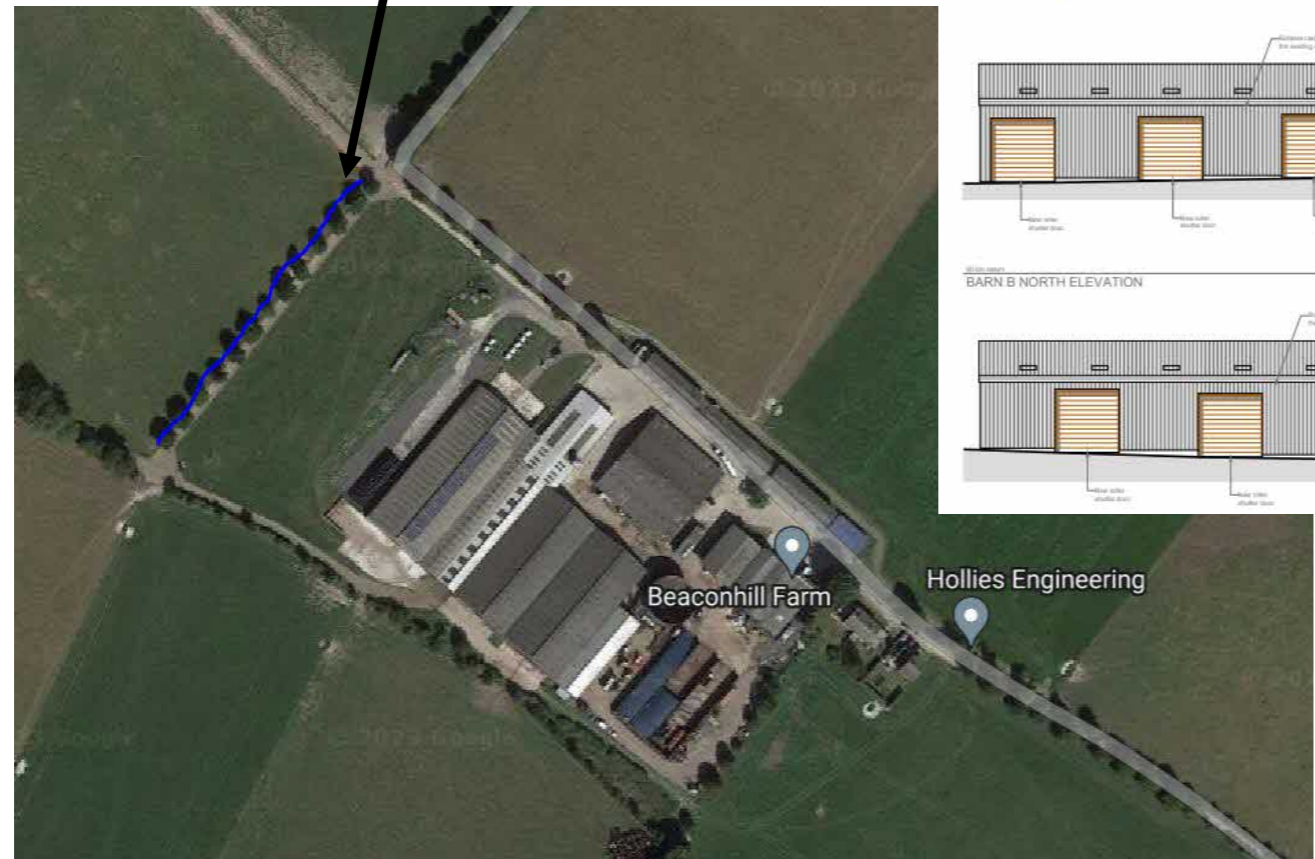
BARN E SOUTH ELEVATION



BARN E EAST ELEVATION



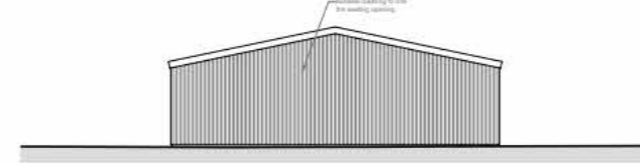
BARN E WEST ELEVATION



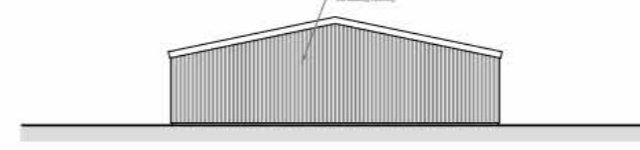
BARN B NORTH ELEVATION



BARN B SOUTH ELEVATION



BARN B EAST ELEVATION



BARN B WEST ELEVATION