

Biodiversity Net Gain Statement

Proposed Change of Use of former Agricultural Building to Business Use – Venn View Barn, Chains Road, Sampford Peverell

- The proposed development is to change the use of an agricultural shed to a business use. The building has been redundant for a few years and in need of repair and investment.
- An Ecology Report has been provided (SWE 97, dated 31st October 2023); this noted that there was no requirement for the provision of mitigation, compensation or enhancement measures for bats. Mitigation and enhancement measures are required for nesting birds, comprising of 2 Vivara Pro Woodstone House Sparrow Nest Boxes (double chamber)10 or equivalent. The Report notes that the boxes should be located as high as possible to the north or east elevation of the converted barn. In addition, 1 no. Little Owl Apex Nest Box (Figure 4) or equivalent should be located on a nearby mature tree. The box should be located at between 3 – 5m above ground level. The box should be lined with woodchips or shredded bark.
- An internal nesting site for barn owls should also be included within the proposal; This should be sited to the north part of the building with the entrance just below the apex of the gable. The design requirements should be those provided by the Barn Owl Trust, namely:
 - Floor area of nest chamber: absolute minimum 0.4 m² (e.g. 50mm x 80mm or 40mm x 1m), ideal size is 1m² (1 m x 1 m). These dimensions are bigger than those for nestboxes because built-in provision usually lacks an external exercise platform that would permit maximum wing stretching prior to fledging.
 - Where there is no external exercise platform the internal box depth from bottom of entrance hole to floor of nesting area must be not less than 700 mm. Note: the ideal depth for barn owls is at least 1 m which should be achieved wherever space permits.
 - Depth from bottom of entrance hole to floor of nesting area must be not less than 450 mm provided that there will definitely be an easy-to-grip external exercise platform for fledglings to stand on outside the owl hole.
 - Stone, brick and timber are all suitable materials. Although owls are not destructive and seem unharmed by soft insulation materials, these are usually best avoided.
 - An internal perch positioned as high or higher than the access hole may be beneficial as long as the space is big enough to accommodate one without resulting in one perched bird defecating on another underneath.
- The small sites metric (SSM) calculation tool has been used to assess the potential impact of the development; in addition, this tool as provided information for the measures required to deliver a minimum of 10% BNG. This is submitted with the application.

- The SSM notes that the land upon which building is sited is classified as urban due to the hard surfacing.
- To deliver 10% BNG 124 plants will be planted. A length of hedging 13metres will be provided to the south of the parking area. This is shown on the submitted site plan. These will be retained for a minimum of the 30 year period.

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