BIODIVERSITY ENHANCEMENT PLAN

BARN CONVERSION AT
SIDELANDS WOOD FARM
BURNTHOUSE LANE
LOWER BEEDING
RH13 6NN

REFERENCE: DC/21/1025

Mr & Mrs Tulett

EXISTING SITE

The barn conversion consists of a timber framed barn, constructed 20 years ago. It is of sound timber frmaed consrtruction, with timber weatherboarding under a pitched tiled roof. The overall condition is good. The barn sits within a 20ac equestrian farm, with divided paddocks, an arena and adjacent stable barn. The wider site is surrounded by mature deciduous and evergreen trees and mixed native hedgerows. The property owns mixed native hedgerows on the north, West and East boundaries, and also benefits from a 2ac mixed deciduous woodland along the southern boundary.

ECOLOGICAL FINDINGS

The Ecological Survey found that there were negligible habitat features within the site likely to be used by roosting bats.

The wider mixed woodland and hedgerows could be used by foraging and commuting bats.

There are no statutory designated sites for nature conservation within 2km of the barn site.

WORKS ON SITE THAT MAY IMPACT BATS

The bat survey found that there were 2 areas that may impact bats.
These were
1 External and construction Lighting
2 Night time working

HOW THEY ARE TO BE MITIGATED

1 Lighting

- Direct any task lighting used during construction away from trees and hedgerows;
- Set any necessary security lighting on short timers (e.g. 1 minute) with a sensitivity to large moving objects only;
- Directional lighting or shielding such as hoods or cowls should be used to avoid light being directed at the sky or towards the boundary vegetation;

- Limit lighting times to provide dark periods;
- LED luminaires are preferred due to the lower intensity, sharp 'cut-off', colour rendition and dimming capability;
- All luminaires should lack UV elements and metal halide fluorescent sources should not be used
- Avoid white and blue wavelengths of the light spectrum and keep the brightness of the lamps as low as feasibly possible; and
- Carefully consider the height of columns to avoid light spill.

2 Night time working

- External night time working will be avoided, where at all possible. If night time working has to be undertaken, it will be done in the shortest time frame, with the bare minimum of noise and lighting.

ECOLOGICAL ENHANCEMENTS

The following enhancements are to be installed to the final build and wider site.
1 The installation of both bat and bird boxes around the site.
2 The inclusion of mixed native planting in any landscaping undertaken on the site and wider site.

1 Bat and bird box installation.

The Bat Conservation Trust recommend the following for the installation of bat boxes.

- Bat boxes are more likely to be used if they are located where bats are known to feed. Ideally, several boxes should be put up facing in different directions on sunny aspects to provide a range of warm conditions. Boxes should be put as high as possible to try and avoid predation from cats on the ground or nearby structures. On buildings, boxes should be placed as close to the eaves as possible. Bats use dark tree lines or hedgerows for navigation, so putting boxes near these features could help bats find the box.
- Install where bats are known to feed and navigate (close to hedges and tree lines);
- Ideally at least 4m above the ground (where safe installation is possible);
- Away from artificial light sources (to protect them from predation); and
- Sheltered from strong winds and exposed to the sun for part of the day (usually south, south-east or south-west).

Wooden bat boxes will be constructed, in accordance, with the recommended designs from the Bat Conservation Trust. These will blend in with the timber used in both the barn and stable building. The design of the bat boxes will be as the image below.



The boxes will be incorporated into the stable barn and the lower barn, where they are nearer the hedgerows and treeline. These buildings also are quieter, and afford a higher installation position (above 4m), and offer a position away from external artificial lighting and strong winds. They afford good sunny positions for part of the day on their southern elevations.

The RSPB recommend that nest boxes for the common native birds be installed in accordance with the following.

- Nest boxes for tits, sparrows or starlings should be fixed two to four metres up a tree or a wall.
- Unless there are trees or buildings which shade the box during the day, face the box between north and east, thus avoiding strong sunlight and the wettest winds.
- There must be a clear flight path to the nest without any clutter directly in front of the entrance. Tilt the box forward slightly so that any driving rain will hit the roof and bounce clear.
- Open-fronted boxes for robins and wrens need to be low down, below 2m, well hidden in vegetation. Those for spotted flycatchers need to be two to four meter high, sheltered by vegetation but with a clear outlook.
- Woodpecker boxes need to be three to five meter high on a tree trunk with a clear flight path and away from disturbance.

2 Inclusion of mixed native planting in the site and wider site.

The existing 50m hedge to the south of the property is to be regenerated and inter planted with mixed native hedging, using a variety of species detailed in the Ecological Survey.

New hedging will be planted along the west boundary, from the barn down to the hedge and woodland along the southern boundary.

The hedge along the northern boundary will be regenerated and infilled with mixed native species detailed in the Ecological Survey.

TIMELINE FOR ENHANCEMENT WORK

Installation of Bat & Bird Boxes
These will be installed in the Autumn and Winter of 2024, after the external building works has been completed.

Hedging and Hedge Improvements.
The hedge on the West boundary will be planted in the Winter and early Spring of 2024, before the sap starts to rise.

The hedge regeneration on the Southern Boundary, will commence in the late Autumn and Winter of 2024. Additional planting will be done in early 2025, before the sap starts to rise and before nesting begins.

The hedge regeneration on the Northern boundary will be commence in the Winter and early Spring of 2025, before the sap starts to rise and nesting begins.

The works will be undertaken by the property owners, Mr & Mrs Tulett.

