# Biodiversity Enhancement Layout

Site Address:

Glebe Meadow Stables
Church Lane
Ashurst
West Sussex
BN44 3AR

Re. Approved Planning Application DC/23/1979 Pre-commencement Condition 5

Date: 25th June 2024

1.1. Introduction:

A Preliminary Roost Assessment and Barn Owl Scoping Survey Version 004 dated 05/03/2024 was carried out and submitted to support the approved planning application DC/23/1979, it contained recommendations in section 7, It is proposed to implement these as follows. Please refer to the Block Plan for Biodiversity Enhancement (Appendix 1) for the locations of the proposed measures.

2.1

Recommendations, reproduced from 'Preliminary Roost Assessment and Barn Owl Scoping Survey' Version 004. 05/03/2024 By ALyne Ecology:

## *7. Recommendations*

### *7.1 Bats – Avoidance Measures*

*The stables could support roosting bats under the roof tiles. However, the works do not involve any alterations to the roof structure or removal (temporary or permanent) of roof tiles. There are crevices in the internal timber framework; however, the stable is open sided and exposed to the elements meaning the stables are unlikely to offer suitable internal conditions for roosting bats. Therefore, the internal fit-out can be carried out under a Precautionary Method Statement for Bats. This would involve carrying out the works (only the works which are likely to cause most disturbance) when bats are least likely to be present (April or October), following a toolbox talk by a licensed bat ecologist.*

*As the stables could support a bat roost, chemical products approved by Natural England, which are safe to use in or near bat roosts should only be used, if required. A list of these products can be found at https://www.gov.uk/government/publications/bat-roosts-insecticides-and-timber-treatments/timber-treatment-products-suitable-for-use-in-or-near-bat-roosts.*

## *7.2 Bats – Sensitive Lighting Plan*

*Recommendations to minimise the potential impacts of artificial external lighting on bat activity, are provided below (Institute of Ecology and Environmental Management, 2006: Institute of Lighting Engineers, 2007 and Bat Conservation Trust, 2018):*

- *Security lighting should be avoided on the western boundary of the site.*

- *Lighting that is required for security or safety reasons, should use a lamp of no greater than 2000 lumens (150 Watts) and should comprise sensor activated lamps.*

- *LED luminaires with a warm white spectrum (<2700 Kelvin) are the preferred option and should be used where possible. Luminaires should feature peak wavelengths higher than 550 nm to minimise disturbance to bats. All luminaires should lack UV elements, metal halide and fluorescent sources should not be used.*

- *Lighting should be directed to where it is needed with minimal light spillage. This can be achieved by using as steep a downward angle as possible and/or a specialist bollard that directs the light below the horizontal plane.*

- *Artificial lighting should not directly illuminate any potential bat roosting features or habitats of value to foraging bats, i.e., woodland.*

## *7.3 Breeding Birds*

*Works to the stables should be undertaken outside of the bird breeding season (March to August inclusive) to avoid destruction/disturbance of nesting birds. However, if works which are likely to damage bird nests need to be carried out during the nesting period, there is potential that nesting birds could be harmed and disturbed. To ensure legal compliance, a check should be undertaken by an ecologist within 48 hours of works commencing, to confirm the presence/absence of nest sites. If nests sites are identified, works to that feature should be delayed until the nest site becomes inactive (species specific, but approximately 4-6 weeks maximum).*

*Recommendations to enhance the site and surrounding habitats for breeding birds that are likely to be on site are provided below: Preliminary Roost Assessment and Barn Owl Scoping Survey*

- *A nest box for barn owls should be erected on an external wall of the stables or on mature isolated trees located within hedgerows or woodland edges. The box should be placed at least 3 metres above ground level and facing away from any light disturbance. These boxes can be purchased from www.barnowltrust.org.uk.*

- *The installation of a Sparrow Terrace Nest Box on the stables would be beneficial to bird species of conservation concern that have been observed on site. These nest boxes can be purchased from https://www.nhbs.com/.*

3. Proposed responses to recommendations outlined in 2.1

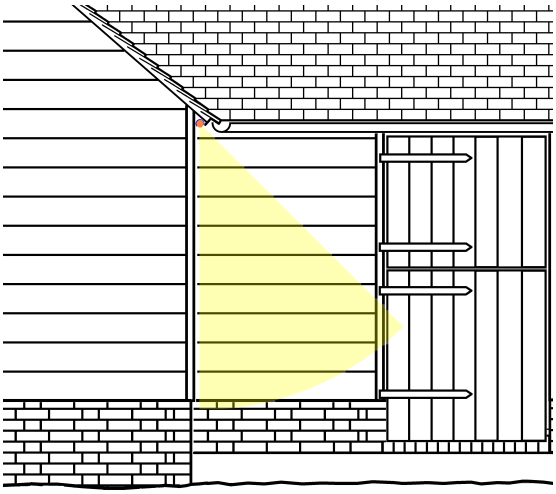
3.1.

A Precautionary Working Method Statement for Bats has been prepared by ALyne Ecology and submitted separately for the discharge of Pre-Commencement Condition 3 of approved planning application DC/23/1979 it is also pertinent to recommendation 7.1 Bats – Avoidance Measures. See documents submitted with this application in connection with condition 3.

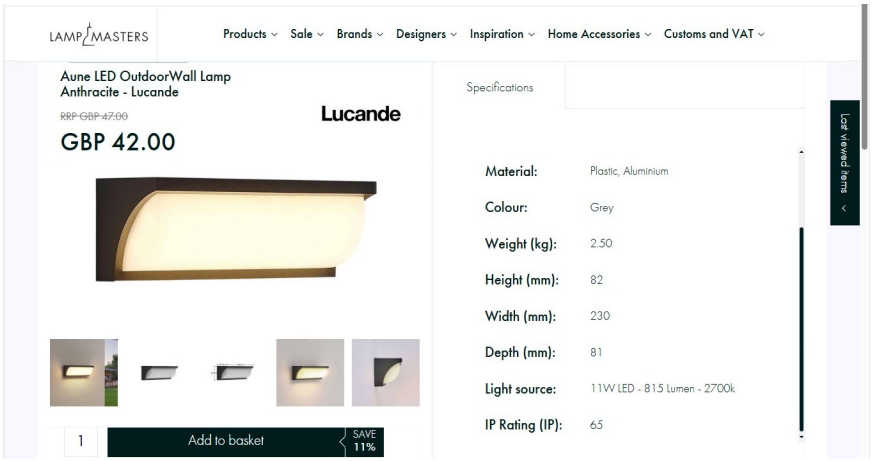
3.2.

Bats – Sensitive Lighting Plan (7.2)

The exterior lighting proposed for this development is to be located beneath the eaves, behind the guttering and directed downwards below horizontal by the means of purpose made recessed shielding. Their location is restricted to eaves adjacent to the patio area, please refer to Block Plan, appendix 1 showing the extent of the light spill zone. The proposed luminaires employ an LED “warm white” light source of 2700K rated at 11W, 820 Lumen per fitting, activated by PIR sensors for a period restricted to 5 minuets per cycle.



*Proposed exterior lighting installed under eaves showing the limit of light spill*




*Example of proposed exterior LED fittings, to be installed with custom recessed shielding to control light spill*

3.3. Breeding Birds (7.3)

3.3.1.

A Barn Owl nest box sourced from the Barn Owl Trust is to be erected in the mature Oak tree identified on the Block Plan (appendix 1), there is no practical location for it to be installed on the building and this site was selected as the most suitable following advice from the Barn Owl Trust .



*Barn Owl Nest Box (reproduced courtesy of Barn Owl Trust)*

3.3.2.

A Sparrow Terrace Nest Box sourced from NHBS is to be installed at eaves level at the location shown on the Block Plan (appendix 1), this is the only location on the building where the eaves are of a sufficient height and orientation.


*Sparrow Terrace Nest Box (reproduced courtesy of NHBS)*

4. Planting:

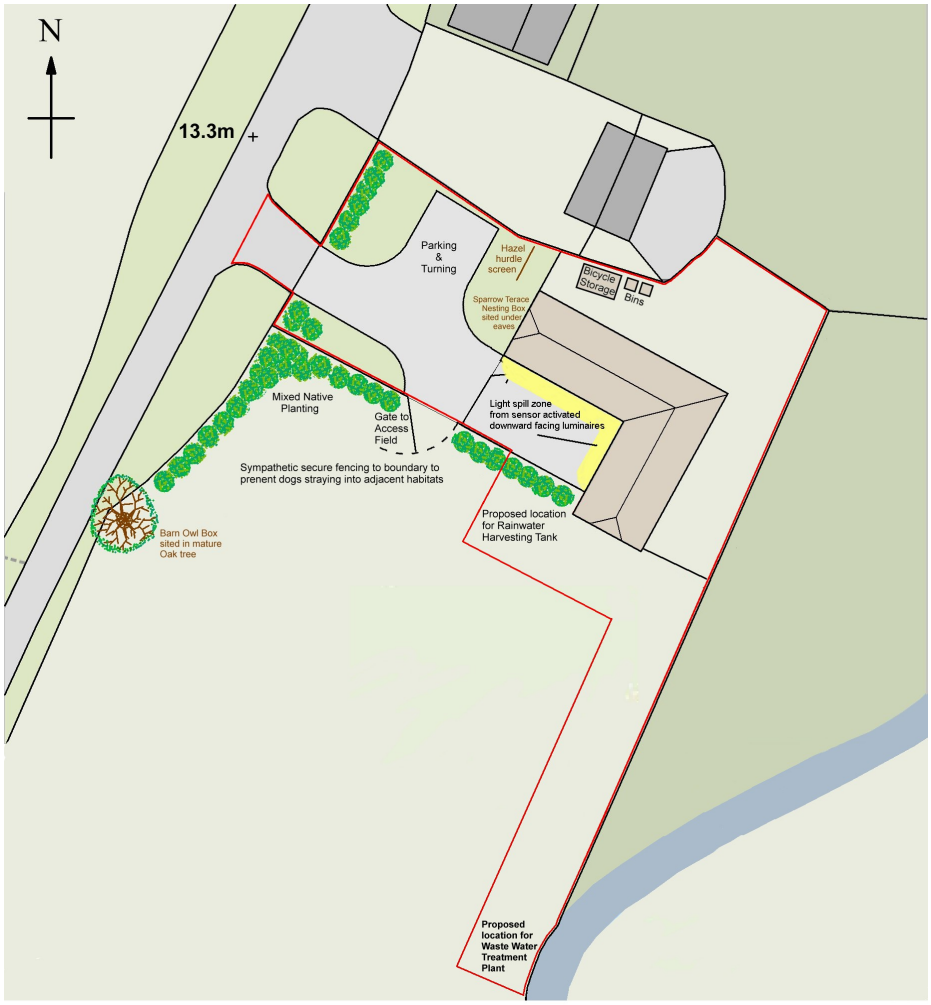
4.1.

A planting scheme of 'Mixed Native Farm Hedging (Stewardship Planting)' sourced from Mill Farm Trees, Bury Mill Farm, Bury, Pulborough, West Sussex, RH20 1NN, is proposed to reinforce existing existing hedging and to provide screening and shelter for wildlife. The areas of new planting are indicated in green on the Block Plan (Appendix 1) and build on continued hedge replanting and management on this site. The new planting is to be conducted during the upcoming season November 2024 to April 2025.

See Appendix 2 for details.

## Appendix 1

Block Plan showing locations of biodiversity enhancement measures:




0 5m 20m

0 10ft 50ft :

| Block Plan | |
|---|---|
| TQ 1771 1651<br>50°56'10"N 00°19'34"W | |
| Stables at Glebe Meadow, Church Lane, Ashurst, West Sussex. BN44 3AR | |
| Date: 20 Oct 2023 | Scale 1:500 at A4 |

## Appendix 2

Mill Farm Trees, Mixed Native Hedging:

