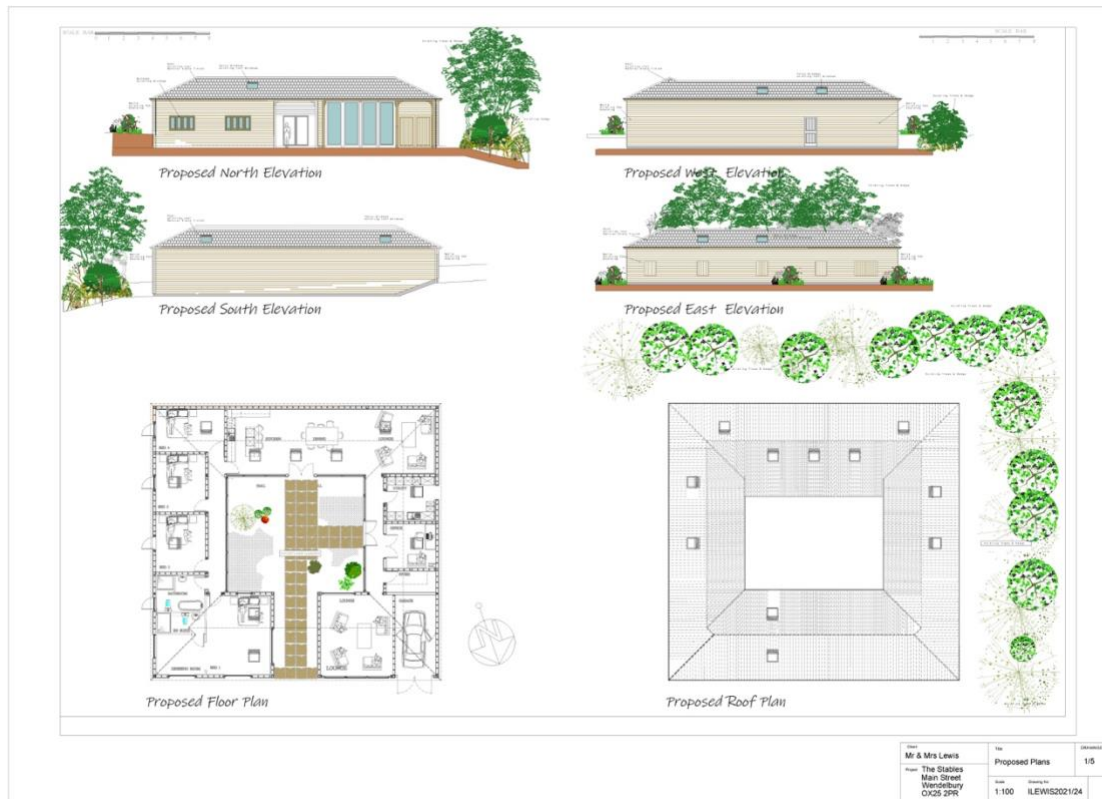


Report for: Kate Lewis

Commissioned by: Kate Lewis

Ecological Enhancement Plan



Proposed Site Plan

The Stables, College Farm, Main Street, Wendlebury, Bicester OX25 2PR

Report No: J3234

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DOCUMENT CONTROL

Document Title:	Ecological Enhancement Plan The Stables, College Farm, Main Street, Wendlebury, Bicester OX25 2PR
The Client:	Kate Lewis

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Report Number J3234	Status FINAL	Date of issue 03/07/24
Prepared by	Clifford Stuckey BSc (Hon’s) PhD MCIEEM CEnv Ecologist	
Reviewed by		
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Biological Records of species identified during this survey, the date, their location and a brief description of the circumstances of their identification, may be passed on to Biological Records Centre’s, local wildlife groups, the Wildlife Trust, Natural England and other interested parties unless written instructions not to do so are received within 30 days of receipt of this report.

1 INTRODUCTION

1.1 INSTRUCTIONS AND OBJECTIVES

On the instructions of Kate Lewis, Morgan & Stuckey Ecological Consultants have drawn up an Ecological Enhancement Plan for the site of The Stables, College Farm, Main Street, Wendlebury, Bicester OX25 2PR, to answer the following condition of planning permission: 24/00817/F

Condition 5:

No development shall commence unless and until a method statement for enhancing biodiversity on site has been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures approved shall be carried out prior to the first occupation of the dwelling and shall be retained thereafter in accordance with the approved details.

Reasons: To ensure an overall gain for biodiversity results from the development in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

2 SITE BACKGROUND

The site consists of a 'O' shaped and timber-built barn, with a weatherboarded exterior which is ply board lined within. The roof is hipped and covered with slate roof tiles, with a very shallow loft void within.

A relatively newly planted native hedgerow, with horse chestnut trees behind, has been planted along the western boundary, adjacent to the barn, and will be retained.

The remainder of the site consists of grassland, with tall ruderal species.

The planning consent is for 'The change of use and conversion of equestrian stables and storage barn to a create a single residential dwelling'.

There will be minimal changes to the exterior of the building, with all proposed works to be internal, and all surrounding vegetation will be retained and unimpacted.

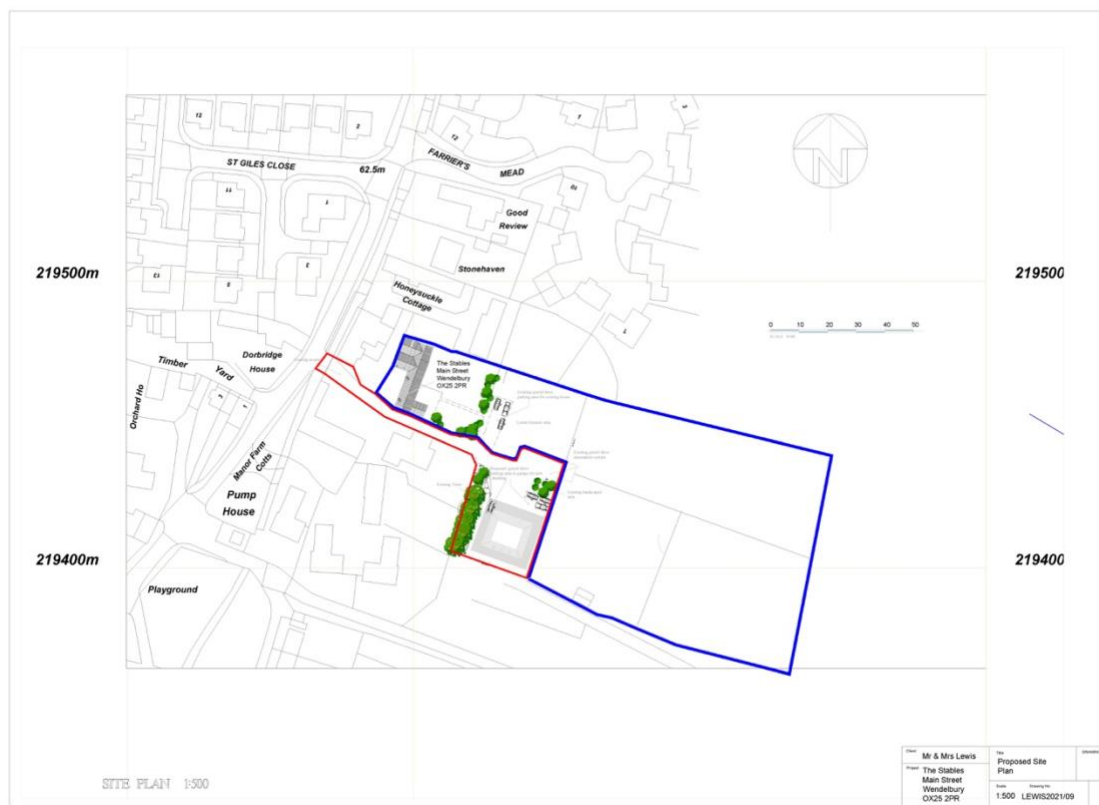


Figure 2-1 Proposed Block Plan

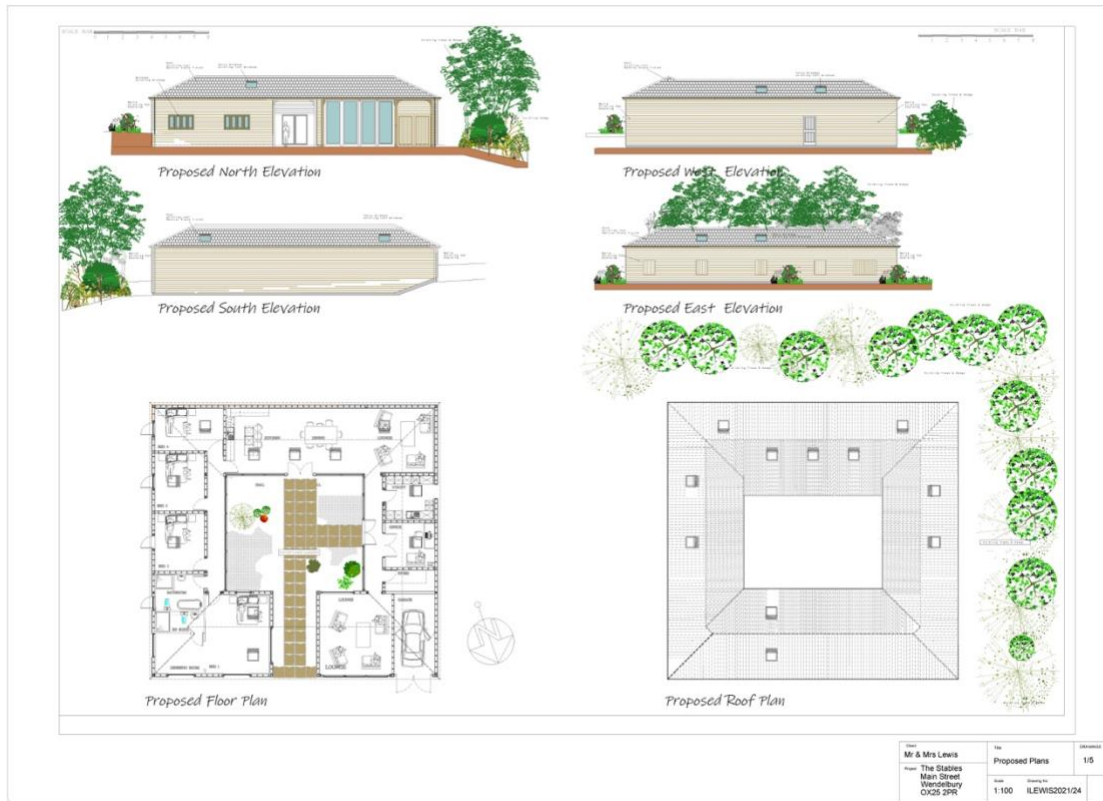


Figure 2-2 Proposed Layout Plan

3 ENHANCEMENTS

3.1.1 RESPONSIBLE PARTIES

The owner is responsible for implementing and maintaining all enhancements on site.

3.1.2 BATS

There is no suitable location on for the installation of a bat box. The building does not provide the height required and there are no mature trees that could suitably support a box.

3.1.3 BIRDS

There are two existing bird boxes mounted on the western elevation of the barn which will be retained.

To provide variation for birds on site, a further two open fronted boxes will be installed on the horse chestnut trees to the west of the barn. These should be placed between 2-4m above ground level and face between the north and east (or in a shaded & sheltered area) to avoid strong sunlight and prevailing winds/rain. The front of the nest box should be angled vertically or slightly downwards to prevent rain from entering the nest box.

There should be a clear flight path to and from the box and it should be located away from any neighbouring ledge to avoid opportunities for predators to access the box.

Check the boxes annually, outside of the breeding season (March-August) for any damage and remove nest debris.



Figure 3-1 Schwegler open fronted boxes

3.1.4 HEDGEHOGS

There are no firm boundaries proposed on site and therefore hedgehogs and other small mammals will continue to have open access to the site.

A hedgehog house will be installed behind the hedgerow along the western boundary. This can either be purchased pre-built and installed or can be built on site.

The wildlife trusts provide simple instructions for the construction of a hedgehog home here: <https://www.wildlifetrusts.org/actions/how-build-hedgehog-home>

Check the entrance to the house regularly to ensure it has not become clogged with debris and clean out the house once a year (late March to early April) to prevent the build-up of pests, (should a hedgehog be present at this time then wait until the house is no longer in use).

3.1.5 INVERTEBRATES

An insect house will be installed within the site. This should be installed on one of the horse chestnut trees or the ash tree along the western boundary, in a place that receives dappled or indirect sunshine for part of the day. Additionally, the box should be angled slightly downwards to ensure that rain cannot enter.

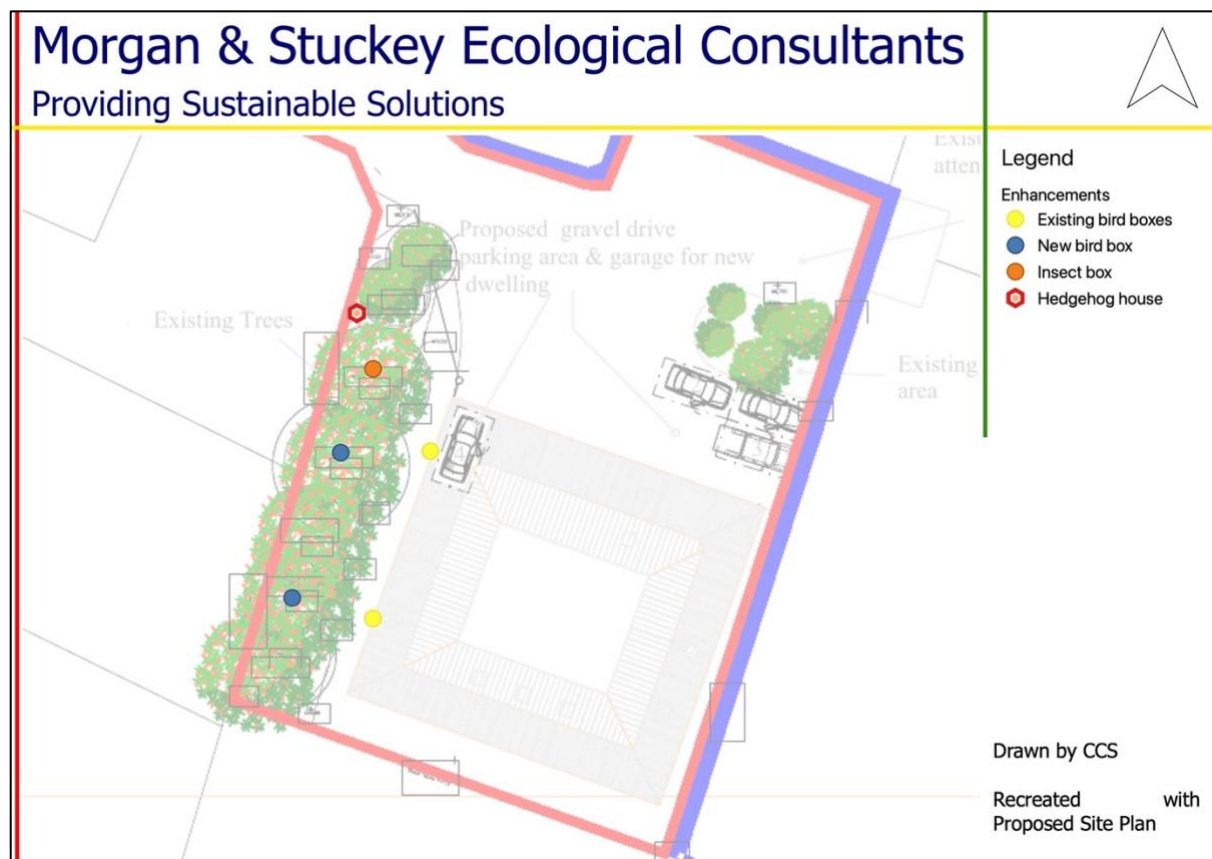


Figure 3-2 Recommended locations of enhancements