

Biodiversity Enhancement Plan

Pine Hollow Barn, Stoke Lane, Higham on the Hill, CV13 6ES

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Document control

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Version number	Date	Summary of revision
1.0	11/02/2026	First Draft
1.0	11/02/2026	Final review, submitted to client.
1.1	25/06/2026	Amended map
1.2	04/08/2026	Amended maps

1. Introduction

1.1. Commission brief

Oak Ecology were commissioned to produce a Biodiversity Enhancement Plan (BEP) for Pinehollow Barn, Stoke lane, Higham on the Hill, CV13 6ES (hereafter referred to as the “Site”). The project has not been given planning consent, this report has been produced with the anticipation of a planning condition requiring a BEP once planning permission has been granted.

1.2. Site location

The site (centred at SP 38403 95775) was situated 0.5 Km northeast of Higham on the Hill village centre. The surrounding area was predominantly rural.



Figure 1: 1km buffer zone surrounding the site.



Figure 2: Red Line Boundary around the site.

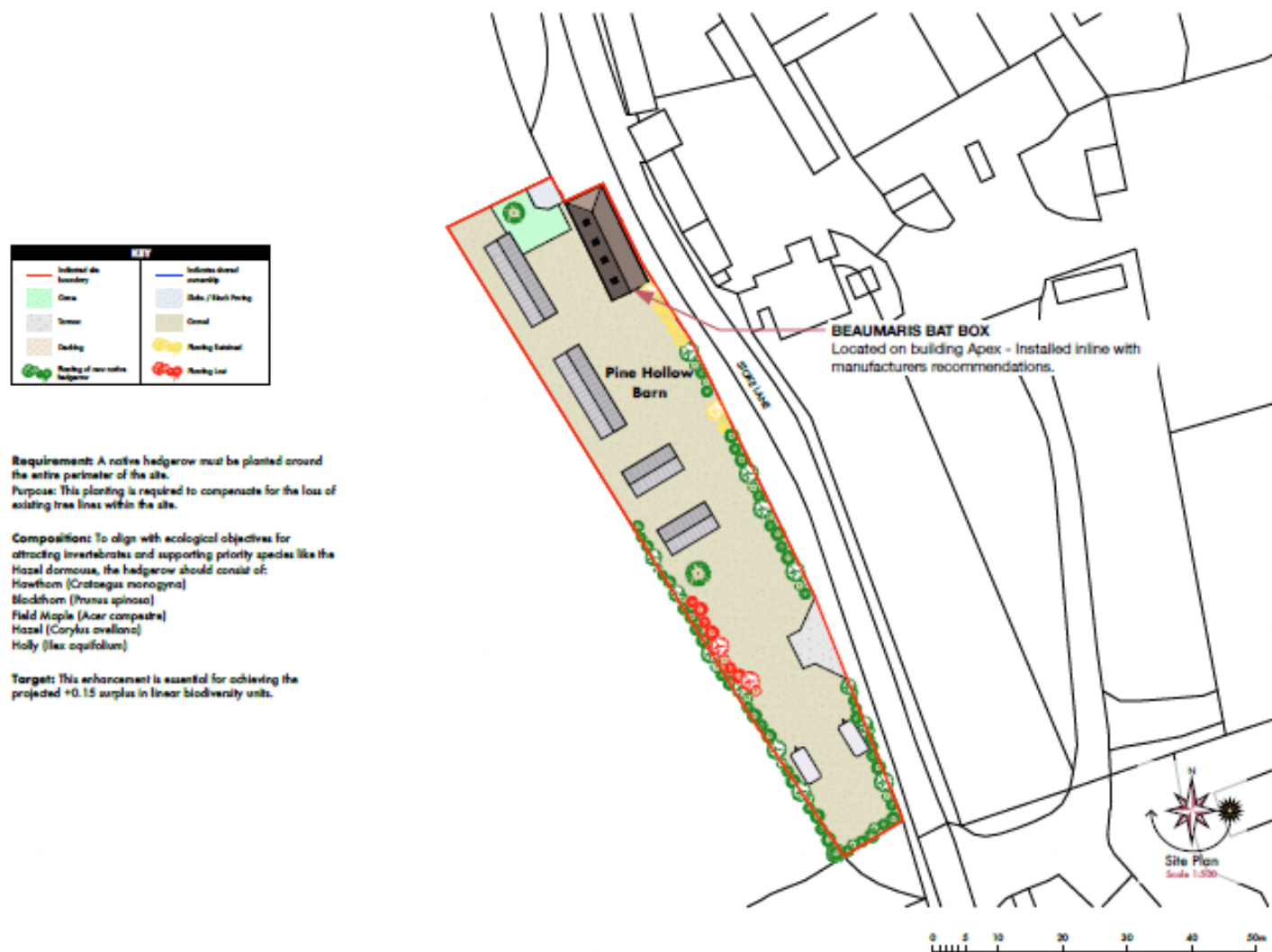


Figure 3: Most up to date plans as of July 2026.

1.3.Site description and proposed development

It is understood that the site would be subject to a planning application for the development of four plots for caravans and the conversion of the barn into a day room.

1.4.Scope of the survey

The purpose of this survey was to:

- Identify and provide a description of the habitats present on the site,
- Identify the potential for protected species and priority habitats present on site,
- Determine the need for further ecological surveys,
- Identify any ecological constraints or opportunities on the site,
- Identify likely mitigation measures for developing the site,
- Identify potential ecological enhancements on the site,
- Evaluate the biodiversity units of the habitats on site.

1.5.Legislation and planning policy

UK and European policies and legislation deal with conservation of biodiversity. This section briefly outlines the legal and policy protection afforded to species and habitats scoped into this survey and described within the report.

1.5.1. Protected habitats and species

The Wildlife and Countryside Act 1981 (as amended) Section 9 and The Conservation of Habitats and Species Regulations 2010 prohibits the killing or injury of individuals, as well as the protection of their resting places from disturbance and destruction of the following species:

- Hazel dormouse (*Muscardinus avellanarius*),
- Great crested newts (*Triturus cristatus*),
- All UK bat species

Common reptiles are listed under Schedule 5 of the Wildlife and Countryside Act (as amended) and are protected from killing or injury.

All wild birds and nests are protected under Section 1 of the Wildlife and Countryside Act (as amended). It is an offence to intentionally or recklessly damage, destroy or otherwise interfere with nests or eggs, or to obstruct or prevent any wild bird from using its nest.

Badgers are protected under the Badger Act 1992, it is an offence to disturb, kill, injure, or take a badger or to disturb, damage, obstruct access to a sett, or allow a dog to destroy a sett.

1.5.2. Priority habitats and species

The NERC Act 2006 places a duty on public authorities to conserve biodiversity. It also states that a list of priority species and actions must be drawn up and contains species and habitats of principal importance for the purpose of conserving biodiversity. These lists of Priority Species and Priority Habitats, which encompass the previous UK Biodiversity Action Plan (BAP) habitats and species, are those identified as being the most threatened and requiring conservation action. Priority habitats and species were chosen based on international importance, rapid decline, and high risk. The list contains over 1000 habitats and species in total.



1.5.3. Biodiversity Net Gain (BNG)

Mandatory BNG is a part of the Environment Act 2021 requiring developments in England to have more or higher quality habitats than prior to the development. From 12th February 2024 all major developments were required to meet a minimum 10% increase in biodiversity units, calculated from the Statutory Biodiversity Metric. On 2nd April 2024, the mandatory 10% was extended to 'small sites'.



2. Baseline

2.1. Survey History

A Biodiversity Net Gain (BNG) report were conducted in November 2025. The reports identified multiple different habitat types present on site. No impacts were envisioned to any neighbouring ecological niches. Badgers, bats, birds and small mammals were among the species considered for impacts from the proposed development. However, impacts on other species cannot be completely ruled out.

A subsequent bat survey was commissioned and identified negligible within the barn. Likely absence of bats had been established.

2.2. BNG Calculations

Unit Type	a) Base unit	b) Units lost	c) Units created	d) Post unit	e) 10% Target(a*1.1)	f) Net Change (d-a)	g) Unit deficit/surplus (d-e)
Habitat	0.16	0.00	0.02	0.18	0.17	+0.02	+0.01
Linear	0.14	0.10	0.25	0.29	0.15	+0.15	+0.14

3. Proposed development

3.1.Developed Land; sealed surfaces

The hardstanding for the caravan was classified as Urban – Developed land and has no BNG unit value.

3.2.Artificial unvegetated, unsealed surfaces

The areas surrounding the plots was classified as Urban -Artificial unvegetated, unsealed surfaces and has no BNG unit value.

3.3.Individual trees - Urban

Two Bird Cherry's (*Prunus padus*) will be planted to achieve the required BNG targets. See Figure 3 for the locations of the tree planting. The trees will aim to achieve at least moderate condition by meeting the criteria below:

Criteria	How
A) Native species	Only planting native species of good quality.
B) Continuous canopy	Automatic pass
D) No evidence of adverse impacts	Planting good quality stock with appropriate monitoring and management.

3.4.Native hedgerow

Native hedgerow to be planted around the perimeter of the site. This would compensate for the loss of tree lines within the site. The species composition would consist of 33% Blackthorn (*Prunus spinosa*), 33% Hawthorn (*Crataegus monogyna*), and 33% Beech (*Fagus sylvatica*). See Figure 3 for the location of the native hedgerow around the north, east, and south perimeter of the site The hedgerow will aim to achieve at least poor condition by meeting the target criteria below:

Criteria	How
A1 height >1.5m	Buying good quality stock and appropriate management
B3 vertical gaps <0.5m for >90% of the hedgerow	Allowing the hedgerow to grow initially without pruning.
B2 Horizontal gaps map up<10% and no gaps >5m	Follow best practice guidelines when planting. Replace failed stock.
D1 >90% of hedgerow is free of invasive non-native species	Only native species to be planted.

4. Mitigation, compensation and enhancement

4.1. Bats and birds

Landscaping plans could be implemented to attract more invertebrates and thereby providing better foraging potential. This could be achieved by planting areas of wildflowers, variations in vegetation structure, adding water bodies etc.

A bat box is to be installed on the side of the barn building (see figure 3). The style of box chosen is a *Beaumaris Bat Box*, see appendix 1.

4.2. Trees

The tree is to be retained therefore the roots of the retained trees should not be impacted on by the proposed development. The root protection area (RPA) is calculated from the diameter at breast height (DBH) in metres, with a maximum RPA radius of 15m.

$$RPA \text{ radius (m)} = 12 \times DBH(m)$$

Avoiding impacts such as soil compaction, excavations, contaminations within these RPA will help maintain the trees vitality.

Maintenance of the trees should be considered for the safety of the public and protection of the trees. Should any limbs appear to be hazardous with the potential of cause harm to the public or further damage to the tree, then they should be managed using the BS3998:2010 Tree work recommendations. It should be noted that damaged trees have the potential to support roosting bats, and measure should be undertaken to ensure no bats are recklessly kill or injured during any tree works.

Table 1: Mitigation summary.

Species	Potential impacts	Mitigation
Bats and birds	1. Lighting	1. Avoid direct lighting on any retained or created habitat.
Trees	1. Root damage	1. Ensure no earthworks, excavations, soil compaction or contamination occurs within the RPA

5. Photographs



Figure 4: Overview of site.



Figure 5: Example of hedgerow perimeter.



Figure 6: Example of the line of trees



Figure 7: Barn proposed for conversion.



Figure 8: Tree to be retained



6. References

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7. Appendix 1 – Bat Box

BEAUMARIS BAT BOX



SPECIES: BAT

MATERIAL: WOODSTONE

GUARENTEE: 10 YEARS.

MAXI: 380 x 500 x 70; 280 x 390 x 25 (INNER)

MIDI: 290 x 400 x 70; 190 x 300 x 20 (INNER)

WEIGHT (KG): 8



BUILDINGS: Common pipistrelle, Nathusius's pipistrelle, Soprano pipistrelle and Serotine bat

TREES: Common pipistrelle, Nathusius's pipistrelle, Soprano pipistrelle, Whiskered bat, Brandt's bat, Common noctule, Natterers bat, Daubenton's bat, Lesser noctule, Brown Long-Eared bat and pond bat

BASEMENTS: Brown Long Eared bat, Daubenton's bat, Natterers bat, Whiskered bat, Common pipistrelle and Pond bat

ATTICS/STABLES: Common pipistrelle, Whiskered bat, Brown Long-Eared Bat, Daubenton's bat, Natterers bat and Pond bat

SITING:

The bat box can be placed on both a tree or a façade. Preferably choose a sunny spot but do not place the box in artificial light and avoid placing where the rain can directly access the box.

To hang, remove the front of the box by unscrewing the bolts with the Allen key. The bracket is then attached to a wall to the rear of the box's location using the supplied screws and the box can be carefully placed onto the bracket. When replacing the front, ensure the bolts are not overtightened but are securely replaced.

Preferably hang several boxes together and when placing in bunkers, cellars, attics and stables, place the boxes as high as possible against the façade or posts - they should be hung at a minimum height of 3 metres (approx. 10 feet).

The box is supplied with: hanging Bracket (width 11cm, height 2.7cm, depth 6.5cm), 2 bracket fixing bolts, 2 washers, 2 raw plugs, 2 coach bolts and an Allen key.



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