

Mr Tom Cliffe

Oak Mead,
Golly,
Burton Green,
Rossett,
Wrexham,
LL12 0AL

Net Biodiversity Benefit Plan

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Produced by



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Introduction

This document contains the required ecological mitigation and biodiversity enhancement actions relating to the development works at Oak Mead, Golly, Burton Green, Rossett, Wrexham, LL12 0AL.

The works consist of the erection of two glamping pods, conversion of a section of stable and re-roofing of the stable block. The land in its pre-development state is a heavily grazed horse pasture, part of which was historically a menage that has vegetated over. The most common habitat on site by far is poor semi-improved grassland (B1.4) and the only other habitat present is scattered scrub (A2.2) in small measure consisting of a patch of bramble. Prior to the planned development, the site holds negligible potential for biodiversity.

The development has an obligation to increase the biodiversity potential of the site through the development and this document details the suggested biodiversity improvements to meet these obligations.

Briefly, the recommendations include:

- Creation of an area of approximately 115m² of native meadow between the two glamping pods.
- Planting of 50no. wildlife friendly shrubs across the site
- Planting of a 15m long hedge of a native species along the western site boundary and the existing residential building.
- Erection of 2 bird boxes and 2 bat boxes.

Meadow

The development includes the sewing of an area of meadow between the two glamping pods and the establishment of uncut grass areas around the northern boundary fence as a soft landscaping measure. The creation of a meadow area consisting of native wildflower and grass species will provide the habitat required to potentially support a higher diversity of invertebrates, small mammals, amphibians, and reptiles than prior to the development. The meadow created will be of the specification detailed below and abide by the relevant management recommendations

Meadow species mix:

The meadow should be sewn with “**Emorsgate Special General Purpose Meadow Mixture EM3**” or similar. This species mix is a perennial traditional meadow mix that is suitable for a wide range of soil types. The mix consists of 20% wild flowers and 80% grasses and is detailed in table 1.

Table 1:	
Latin name:	Common name:
<i>Achillea millefolium</i>	Yarrow
<i>Agrimonia eupatoria</i>	Agrimony
<i>Anthyllis vulneraria</i>	Kidney vetch
<i>Betonica officinalis</i>	Betony
<i>Centaurea nigra</i>	Common knapweed
<i>Centurea scabiosa</i>	Greater knapweed
<i>Chaerophyllum temulum</i>	Rough chervil
<i>Cruciata laevipes</i>	Crosswort
<i>Daucus carota</i>	Wild carrot
<i>Echium vulgare</i>	Viper's-bugloss
<i>Filipenula ulmaria</i>	Meadowsweet
<i>Galium album</i>	Hedge bedstraw
<i>Galium verum</i>	Lady's bedstraw
<i>Geranium pyrenaicum</i>	Hedgerow crane's-bill
<i>Knautia arvensis</i>	Field scabious
<i>Lathyrus pratensis</i>	Meadow vetchling
<i>Leucanthemum vulgare</i>	Oxeye Daisy
<i>Lotus corniculatus</i>	Birdsfoot trefoil
<i>Malva moschata</i>	Musk mallow
<i>Plantago lanceolata</i>	Ribwort plantain
<i>Plantago media</i>	Hoary plantain
<i>Poterium sanguisorba</i>	Salad burnet

<i>Primula veris</i>	Cowslip
<i>Ranunculus acris</i>	Meadow buttercup
<i>Rhinanthus minor</i>	Yellow rattle
<i>Silene dioica</i>	Red campion
<i>Silene flos-cuculi</i>	Ragged robin
<i>Vicia cracca</i>	Tufted vetch
80% Grasses	
<i>Agrostis capillaris</i>	Common bent
<i>Cynosurus cristatus</i>	Crested dogstail
<i>Festuca rubra</i>	Red fescue
<i>Poa pratensis</i>	Smooth stalked meadow grass

Before sewing, the ground will be prepared by removing any pervasive weeds and turning the topsoil over to a medium tilth. The seed will be laid in autumn or spring and will be rolled into the soil to help it to take. The ground will be kept moist during adverse dry spells

➤ Meadow management:

A meadow cut will be taken from the meadow once per year in early August. The cuttings will be left for 1 to 7 days to allow the seed to shed then it will be raked up and removed.

➤ Uncut grass area:

The development includes an area of uncut grassland around the northern fenced boundary of the site. This should be maintained through the removal of pervasive weeds and may benefit from the sewing of a diverse grass seed mix. Over time, the uncut grassland area will provide suitable habitat for a suite of invertebrates, reptiles, amphibians, and small mammals. Further, once the grassland has matured and reached the categorisation of “rough grassland” it could provide rare foraging habitat for barn owl (*Tyto alba*).

Hedge

The development plan includes the planting of a 15m long hedge running roughly east-west across the southern boundary of the site. This hedge will help to section off the glamping area from the retained horse paddock. The below specification should be followed for the planting

and subsequent management of the hedge to fulfil the enhancement of biodiversity withing the development.

➤ Hedge specification:

The hedge will consist of the plating mix shown in table 2. Plants used will be of a minimum of 1 + 1 age (40-60cm) and will be planted at a density of 6 per metre (Standard planting for a new hedge) in double row. Cell grown trees are preferable. Planting will take place between November and April. 95 trees will be planted in clumps of 3-10

Species	Common name	Proportion (%)	No's
<i>Crageatus monogyna</i>	Hawthorn	50	45
<i>Prunus spinosa</i>	Blackthorn	20	20
<i>Rosa canina</i>	Dog rose	5	5
<i>Corylus avellana</i>	Hazel	15	15
<i>Ilex aquifolium</i>	Holly	10	10

➤ Guard specification:

Each tree planted will be guarded using a “**Tubex standard shelter**” and the holly will be guarded using “**Tubex shrubshelter**”. Both will have wooden stakes and re-usable cable ties.

➤ Hedge management:

A yearly check of the hedge will take place. This check will include the replacement of any broken stakes or guards and of any dead trees. The guards and stakes will be checked to ensure that they still stand upright and are stable in the ground.

Wildlife Friendly Shrubs

Included in the development plan is the planting of 50 wildlife friendly shrubs into areas of the site that will sporadically line the access track and in some areas will break up the outlines of the glamping pods.

Shrub specification

Pot grown shrubs (2-5l pots) will be pit planted and kept watered through dry conditions. An application of bark mulch would assist establishment. Planting can be carried out at any time of the year

Latin name	Common name	Number
<i>Sambucus nigra</i>	Elder	6
<i>Cytisus scoparius</i>	Broom	10
<i>Viburnum opulus</i>	Guelder rose	10
<i>Buddleja x weyeriana 'Sungold'</i>	Buddleia x weyeriana	7
<i>Sarcococca sp.</i>	Sweet Box	7
<i>Lavandula angustifolia</i>	Lavender	10
TOTAL		50

Bird boxes

To meet the requirement of increasing the potential for biodiversity through the development, two bird boxes will be installed on the stable/bike storage building (See figure 1). These boxes will be:

1 x **2H Schwegler robin box** (or equivalent)

&

1 x **Vivara pro Seville Woodstone nestbox with 28mm hole** (or equivalent)

The addition of these boxes will provide nesting habitat for birds which was not provided by the site previous to the development and will therefore increase the biodiversity potential of the site.

Bat boxes

Two bat boxes will also be erected. These will be placed on a suitable tree on the north-eastern aspect of the ownership of Mr. Cliffe, as shown in figure 1. The bat boxes will both be of **2F Schwegler bat box** (or equivalent) design. Boxes will be placed above 4m in height in an open area with direct flight lines. Orientation of South to West.

By including bat box installation within the development, new roosting opportunities for bats within the site will be established. Bats are schedule 1 protected species in the UK, and a large number of these species are also UK BAP species requiring conservation work for their continued survival.

MONITORING

5 years of monitoring of the site is proposed, to include an identification of the species present within the meadow, checking the conditions and status of both the bat and bird boxes and a general walkover survey of the whole site.

Biodiversity management schedule

The below table dictates the management timescales and schedule for the biodiversity enhancement measures within the project and should be adhered to.

Task	Year 1	Year 2	Year 3	Year 4	Year 5
Sowing of meadow and grass seed.					
Meadow cutting (August)					
Planting of hedge and shrubs					
Hedge/shrub check & Maintenance					
Installation of bird and bat boxes					
Checking of bird and bat boxes - winter					

Figures

Figure 1: The development layout plan with the location of the bat and bird boxes added.

