



BIODIVERSITY ENHANCEMENT STRATEGY

LAND AT MANOR FARM
WINTERBOURNE EARLS
SALISBURY
SP4 6HD

JULY 2025

ON BEHALF OF HARVEY FARMS (WINTERBOURNE) LIMITED



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1.0 INTRODUCTION

LC Ecological Services Limited was commissioned by Harvey Farms (Winterbourne) Limited to produce a Biodiversity Enhancement Strategy to discharge planning condition 10 from the approved application PL/2024/05302, for the change of use of certain existing agricultural buildings to commercial use on land at Manor Farm, Winterbourne Earls, Salisbury, SP4 6HD.

Condition 10 reads:

‘No conversion of the 8 agricultural buildings shall commence until details of the number, design, and locations of features for wildlife such as bird/bat boxes and log piles shall be submitted to the local authority for approval. These details shall be clearly shown on a scaled elevation plan. The approved details shall be implemented before occupation the final works. These features will continue to be available for the target species for the lifetime of the development.

The ecological mitigation measures shall be provided in accordance with the agreed details before there is any occupation of the converted commercial buildings. These measures shall be maintained in that condition for the lifetime of the development.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity’.

1.1 Purpose of the report

The biodiversity enhancement strategy aims to ensure that the mitigation is successfully established, and functions as designed. The objectives include:

- Purpose and conservation objective for the proposed enhancement measures.
- Detailed design to achieve the stated objective.
- Location of the proposed enhancement measures.
- Persons responsible for implementing the enhancement measures.
- Detailed of the initial aftercare and long-term maintenance.

2.0 BIODIVERSITY ENHANCEMENT STRATEGY

The biodiversity enhancements comply with the National Planning Policy Framework (NPPF, 2024) and ensures a biodiversity net gain on site. This enhancement strategy seeks to maximise the site's ecological value post-development for priority and protected species. This strategy provides details on the bat and bird boxes and log piles for reptile hibernaculum, amphibians and invertebrates.

2.1 Bat box

Four external mounted bat boxes will be installed on the southern or western elevation of the buildings. The location of the bat boxes is shown in appendix I, which will be sited away from lighting, windows, and doors. The bat boxes will be a Beaumaris woodstone box¹. The box will be installed at least three metres above ground level, with no illumination close to the bat boxes. This box is designed to support crevice dwelling species including pipistrelle bats (*Pipistrellus spp.*), and Myotis species (*Myotis spp.*).

2.2 Bird box

Two 9A Schwegler House martin² (*Delichon urbicum*) boxes and three Vivara Pro Woodstone swift nest boxes³ (*Apus apus*) will be installed at the eaves along the eastern or northern elevations of the building, as shown in appendix I, away from lighting, windows, and doors. The nest boxes will be placed at a minimum height of 2 metres from the ground at the eaves.

2.3 Log piles

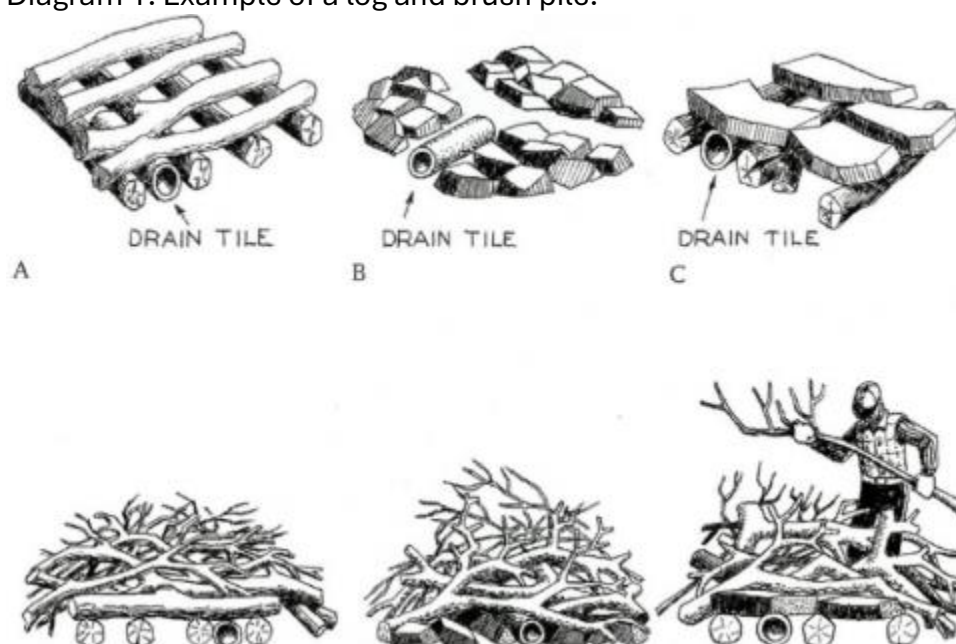
Two log and brushwood piles will be created in the south of the site amongst the newly planted hedgerows and associated planting. A neat stack of logs of an equal length, or neat stacks of brushwood that are cut to equal lengths and with the side shoots removed will be created. Stacks of brushwood will be supported with stakes (e.g. lengths of brushwood with a sharpened end and hammered into the ground) to keep them secure and prevent them from collapsing. The log pile will measure one metres by 2 metres high. The foundation of the pile will have larger logs of between 6-10 inches in diameter in parallel lines. The next layer will have branches and smaller logs, and the top layer will be brush piles.

¹ [Beaumaris Woodstone® Bat Box | NHBS Practical Conservation Equipment](#)

² [9A Schwegler House Martin Nest | NHBS Practical Conservation Equipment](#)

³ [Vivara Pro WoodStone® Swift Nest Box | NHBS Practical Conservation Equipment](#)

Diagram 1: Example of a log and brush pile.



3.0 Responsible persons

Harvey Farms (Winterbourne) Limited will be responsible for the implementation of this biodiversity enhancement strategy and maintenance of these features.

3.1 *On-going management*

Harvey Farms (Winterbourne) Limited will monitor the bat and bird boxes once a year to ensure they are still fit for purpose. This will include visual checks of the boxes to ensure they are secured with no damage. In the event the boxes are damaged, they will be replaced like-for-like.

Visual checks of the reptile hibernaculum will be conducted by a suitably qualified ecologist once it has been completed to ensure it has been installed as per the specifications in section 2.3. Harvey Farms (Winterbourne) Limited will continue to conduct yearly checks of the reptile hibernaculum to ensure it is fit for purpose. If it becomes damaged, additional logs and brush will be placed on top of the hibernaculum.

3.2 *Timing of works*

The bat and bird boxes will be installed on completion of the construction of the building. The reptile hibernaculum will be created once the planting has been completed on site.

