



## ECOLOGY TECHNICAL NOTE: CRANE WOOD FARM - PLANNING CONDITION 5: BIODIVERSITY ENHANCEMENTS

<b>SITE NAME &amp; ADDRESS</b>	Crane Wood Farm, Whitewell Road, Cow Ark, Whitewell, Clitheroe, BB7 3DG
<b>PROJECT</b>	Planning permission for alterations to Crane Wood Farm Barn including: re-roofing of the main barn; replacing sheet roofing with reclaimed stone slate and re-roofing of adjoining slate covered lean-to shippon; alterations to window and door openings (part retrospective).
<b>APPLICATION NO.</b>	3/2025/0654
<b>DATE</b>	8 December 2025

### INTRODUCTION

Knight Sky Ecology Ltd was commissioned to provide a scheme for biodiversity enhancement measures in relation to the permitted development plans at Crane Wood Farm.

The production of the scheme is required to discharge planning condition 5 of the planning permission notice issued on 29 October 2025.

Specifically, the scheme focuses on biodiversity enhancement measures for barn owls, nesting birds and bats. The relevant wording of the condition is as follows:

- Prior to the commencement of development, details including the specification and location of at least 1 no. barn nesting owl, 1 no. bird nesting cup and 2 no. bat roosting features shall be submitted to and approved in writing by the Local Planning Authority and shall be made available prior to the commencement of works and retained in situ.

Condition 5 also includes strict adherence to mitigation measures for bats and birds during the works. It can be confirmed that Knight Sky Ecology has been commissioned to oversee these mitigation measures.



## BIODIVERSITY ENHANCEMENTS

The details of the 2no. barn owl boxes; 2no. nesting cups (increase in one cup); and 2no. bat boxes are provided in the below tables.

### BARN OWL BOXES X 2

#### Location & positioning

#### **Barn Owl Nest Boxes for Buildings**

Two barn owl boxes are to be erected in two barns within the farm in the locations illustrated below. The methods of installation are found here:

[https://www.youtube.com/watch?v=KAyrdU\\_UD7Q](https://www.youtube.com/watch?v=KAyrdU_UD7Q)

There are several methods of attaching the boxes dependent on the construction type of the barns. This includes the following:

- Hook-over: For attaching a nestbox to a horizontal beam.
- Sliding battens: For a corrugated sheet wall with horizontal rails.
- U-shaped frame: For a timber wall rail that's not wide enough to support the nestbox.
- Pair of stilts: For attaching an owl box to a vertical wood surface.
- Back bar: Uses a timber bar attached to the back of the box and a couple of wooden 'hooks'.





## Models



Available from:

<https://www.barnowltrust.org.uk/product/barn-owl-nestbox-barns-buildings/>

All at least three weeks for delivery. In the event that a certain box model is unavailable for purchase, a suitable like for like replacement will be sourced.

It is assumed that barn owls will have permanent access to the barns.

## Maintenance

It is important that the box depth is maintained by clearing out the box once it has more than about 80mm of nest debris. If jackdaws use a box it must be cleaned out every year (wear gloves and a dust mask). Boxes used only by breeding barn owls will need clearing out every two or three years.

The box has a sacrificial wooden floor which we recommend you replace every few years. This is designed to wick condensation away from the nest.

Under the Wildlife and Countryside Act 1981, it is an offence to disturb breeding barn owls so nest boxes should only be cleaned out between November and January – and preferably in dry, calm weather, so that any roosting owl does not get flushed out into the rain or wind.



## SWALLOW NEST CUP X 2

### Location and positioning

Nesting cups to be fixed onto the roof framework within the barn.

To ensure the swallows have sufficient room in the nest cup and when arriving and leaving there should be at least 6cm free space above the nest cup. When choosing a suitable spot for the nest it is essential that birds have constant access throughout the breeding season by leaving a window or door open permanently.



### Models

WoodStone® Swallow Nest Bowl (Plywood board mounted)



WoodStone® Swallow Nest Bowl (Plywood board mounted)

Available from:

[HERE](#)

### Maintenance

None required.

**BAT BOXES X 2**

**Location and positioning**

One box will be fitted to the north elevation of the stone barn (after completion of the works), and one box will be fitted on a tree to the west.

The box on the building is to be fitted under the roof ridge. The box on the tree is to be fitted on the main stem to achieve a height in excess of 3m.



**Models**

2no. Vivara Pro Low Profile WoodStone Bat Boxes



These Low Profile WoodStone® Bat Boxes have been designed to complement any building. They are manufactured from woodstone®, a breathable and insulating material made from concrete and FSC-certified wood fibres. Woodstone® is designed to be robust and hard-wearing, providing a warm and stable temperature for summer bat roosts.

There is a landing ramp and a rough interior surface to enable easy movement around the box, and the front panel is removable for inspection and cleaning.

Available from <https://www.nhbs.com/>

**Maintenance**

The models chosen do not require cleaning as bat droppings do not typically accumulate within these types of boxes to a level likely to cause problems for future habitation.