

BIODIVERSITY ENHANCEMENT LAYOUT PLAN

SITE: BENTONS COTTAGE, BENTONS LANE, DIAL POST, RH13 8NP

FEBRUARY 2026

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1. Introduction

This report has been produced in order to deliver a Biodiversity Enhancement Layout Plan in connection with the replacement dwelling at Bentons Cottage, Bentons Lane. This report is intended to be submitted at the point of application so that any pre-commencement condition for the enhancement layout plan is not required.

A pre-commencement condition could be written as follows and this report has been written to address such a condition at the application stage:

“No development shall commence until a Biodiversity Enhancement Layout Plan for Protected and Priority Species, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

2. Objective

The objective of this report is to provide the biodiversity enhancement layout plan for measures identified in the accompanying GC3 Ecology Preliminary Ecological Appraisal. Specifically it will provide the finalised details and locations of the enhancement measures identified as set out in the next section.

3. Development Proposal

The site comprises the existing building to be demolished and replaced with a replacement dwelling as outlined in the accompanying documentation.

Biodiversity Enhancement Opportunities/Mitigation Summarised

Opportunities for ecological enhancements which could be incorporated into the scheme design are provided below:

- (i) The installation of two bird boxes on mature trees around the site will provide additional nesting habitat for birds. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.
- (ii) The installation of one integrated bat box in the existing large oak tree at the south of the site will provide additional roosting habitat for bats. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
- (iii) The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for foraging bats: Planting of native tree to increase bat foraging opportunities.

Mitigation and precautionary measures are also proposed to be incorporated into the scheme design are provided below:

- (iv) A low impact lighting strategy will be adopted for the site during and post development, to include the following measures:
 - Light spill on to hedgerow on the western, northern and southern boundaries should be avoided.
 - Use narrow light spectrum light sources to lower the range of species affected by lighting. Use light sources that emit minimal ultra-violet light.
 - Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required
 - The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for foraging bats:
 - in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. Not use bare bulbs and any light pointing upwards. Spread of light will be kept in line with or below the horizontal.

- Light spill will be reduced via the use of low- level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only.
- External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on.
- Wall lights and security lights will be 'dimnable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available.

(v) Nesting birds: A close inspection of all vegetation and buildings should be undertaken prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 5m buffer should be created between any machinery and active nests until the young have fledged.

(vi) Reptiles: Site clearance will be undertaken outside of the reptile hibernation season (November to February) insofar as is possible. A staged approach will be adopted for vegetation clearance, whereby the vegetation will be trimmed to 15cm and left overnight to allow any reptiles to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter reptiles from the working area. Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent reptiles from utilising these areas. Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.

(vii) Hazel Dormice: A precautionary working method will be implemented during construction, including the following measures: Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In

the unlikely event that a dormouse or evidence of dormouse is identified, works must cease and advice must be sought from a suitably qualified ecologist.

- (viii) Hedgehogs: A precautionary working method will be implemented during construction, including the following measures: Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

4. Enhancement Measures Identified

The biodiversity enhancement measures in the accompanying GC3 Ecology report were identified as follows:

ENHANCEMENT MEASURES:

1. The installation of one bat box at the site will provide additional roosting habitat for bats. The bat boxes will be installed on renovated building or mature trees around the site. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
2. The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for foraging bats: Planting of native tree to increase foraging opportunities.
3. The installation of two bird boxes on mature trees around the site will provide additional nesting habitat for birds. Tree boxes should be positioned approximately 3m above the ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.
4. A low impact lighting strategy for the site will be adopted for the site during and post development, as listed in the mitigation measures.

5. Details of Enhancement Measures to be Installed

Measure 1 – Bat Box

In accordance with enhancement measure 1, the following bat box will be installed on the site (Table 1). The box will be located as indicated in the layout plan (Appendix 1 of this report). The bat box will be installed on the mature tree at the south.

Table 1

Bat Box Specifications	Photograph
RSPB Single Chamber bat box. This single chamber bat box has been carefully constructed in FSC certified timber for a variety of bats. Rough sawn to provide grip and untreated to encourage roosting. 17 x 34 x 14 cm IRSPB branded.	

Measure 2 – Native Tree Planting

In accordance with enhancement measure 2, a native Silver Birch will be planted at the location in the layout plan as referenced. To be retained thereafter.

Measure 3 – Bird Boxes

In accordance with enhancement measure 3, the following two bird boxes will be installed on the site. These boxes will be located as indicated in the layout plan (Appendix 1 of this report). The boxes in the Appendix are referred to in the layout plan.

Table 2

Bird Box Specifications	Photograph
RSPB Apex Classic Nestbox. This classic style FSC certified timber 32mm entry hole nest box is suitable for a wide range of garden birds. Made in the UK with thick FSC certified timber for strength and durability, this box has good insulation properties, with drainage holes and a side panel, secured with a screw, that pivots open for easy end-of-season cleaning. 23 x 17 x 28 cm.	

Measure 4 – Lighting

- Works will be conducted during the daytime and therefore there is not anticipated to be any lighting impacts during the construction phase of the development itself. The works are not anticipated to last a long time therefore minimising ecological impact.
- External lighting after the development will be kept to a minimum and in accordance with the recommendations in the PEA.

Table 3

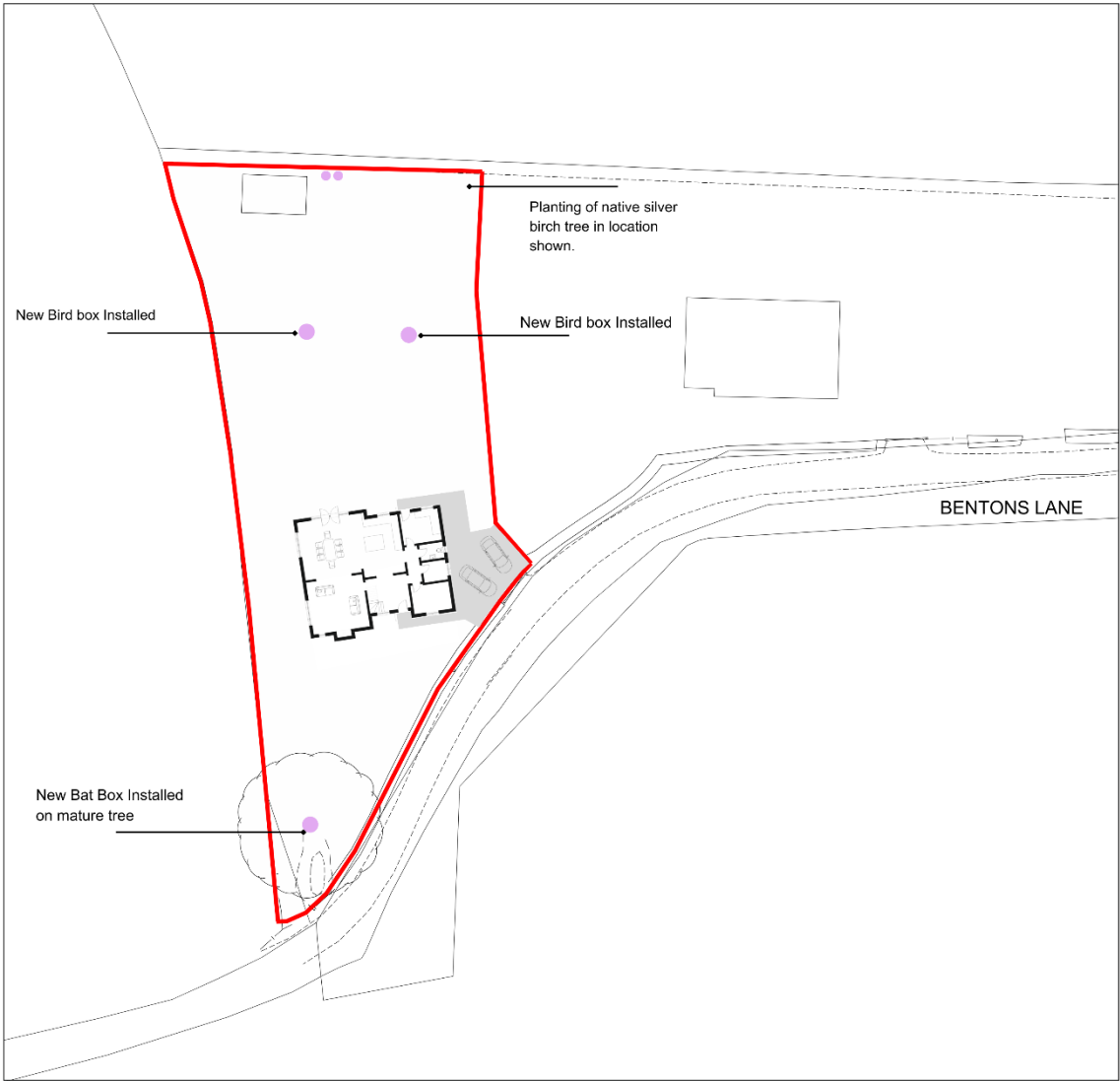
External Lighting	Photograph
Palin PIR LED GU10 PIR Wall Light. PIR Sensor: Yes. Dimmable: Yes. Warm Light: Yes (with warm bulb). Direction: Low, no light spill.	

Final Note

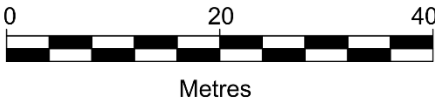
In order to be retained in perpetuity as would be required by condition, the enhancement measures specified in this report will be replaced over time where necessary. For example, a replacement bat box will be replaced, if necessary, due to general wear and tear.

Appendix 1: Layout Plan of Enhancement Measures.

Biodiversity Enhancement Layout Plan



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Surveyed MJM	Drawn MJM	Checked SJ	Drg No 25007-100	Date 26/02/2026	Scale A4 @ 1:500
			Bentons Cottage, Bentons Lane, Dial Post, RH13 8NP		
				Rev -	Sheet 1/1