

Olde Denne, Byfleets Lane, Warnham RH12 3PD

Biodiversity Enhancement Strategy

This Biodiversity Enhancement Strategy is prepared following the grant of full planning permission for the demolition of the existing garage and stable outbuildings and partial change of use of land to accommodate the revised positioning of replacement garage with a studio and games room above.

The proposal also included some other minor alterations to include, the installation of timber entrance gates, fencing behind the existing hedge line and a replacement hardstanding.

A condition of the approval granted under application DC/25/1812 required

Pre-Commencement (Slab Level) Condition:

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (The Ecology Co-op, November 2025), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

The original application was accompanied by a Preliminary Ecological Appraisal dated 14th November 2025 by the Ecology Co-Op and a Biodiversity Net Gain Assessment dated 30th October 2025 by Sylvatica Ecology Ltd.

Purpose and conservation objectives for the proposed enhancement measures;

The Preliminary Ecological Appraisal dated 14th November 2025 by the Ecology Co-Op sets out the opportunity for habitat enhancement to benefit insects, birds, and bats.

Proposed enhancements to achieve stated objectives

Planting

The proposal includes a proposed new section of hedgerow comprised of a mix of native species such as hazel, hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, honeysuckle, dogrose *Rosa canina*, holly, and spindle *Euonymus europaeus*, which provide a good source of food for wildlife.

The planting will also include native shrub species and flowering species known to encourage insect diversity.

A new 27m hedgerow will be planted to the east of the application site and two medium sized native trees will be planted

The new native hedge and all additional planting will be composed of at least two of the following species:

- hawthorn *Crataegus mongyna*
- blackthorn *Prunus spinosa*
- field maple *Acer campestre*
- wild privet *Ligustrum vulgare*
- dogwood *Cornus sanguinea*
- hazel *Corylus avellana*
- guelder rose *Viburnum opulus*
- purging buckthorn *Rhamnus cathartica*
- spindle *Euonymus europaea*
- wayfaring tree *Viburnum lantana*.

The new hedgerow will be planted as a double row with five plants per linear metre as a minimum.

The hedges and trees will be planted as bare root stock whilst they are dormant between November and March in the absence of heavy frost.

Enhancements for bats

The development will include bat roosting opportunities on site. Two bat boxes will be installed. One crevice bat box and one cavity bat box will be installed as high as possible (minimum 4m above ground) on the southern aspect of a tree on the boundary of the site with unobstructed flightlines to/from the box.

These boxes will be Beaumaris Midi woodstone box



As best practice, the lighting scheme will be designed to minimize light spill around these roosting features and potential commuting routes, this will include any lighting being shielded to avoid vertical lightspill

locations of proposed enhancement measures

The bat boxes will be located on a tree on the boundary as shown below or a similar tree where the minimum height can be achieved and unobstructed flightlines can be maintained.



The hedgerow will be located as shown on the plans below.



Persons responsible for implementing the enhancement measures

The owners of the property, Mr and Mrs Coveney, will be responsible for implementing the enhancement measures

Details of initial aftercare and long-term maintenance

With the hedgerow planted, guards to protect the hedge trees from rabbits and deer may be necessary.

Once established, the hedge will be cut in 15m sections on alternating annual rotation.

The bat boxes will be retained on the building and should they become damaged in any way will be replaced on a like for like basis.