Biodiversity Enhancement Strategy for Protected and Priority Species

Project Reference: LOCK HOUSE
Site Address: LOCK HOUSE, LOCK LANE, PARTRIDGE GREEN, RH13 8EG
Applicant: NICHOLAS SUTTON
Date: Nov 11, 2026

(a) Purpose and Conservation Objectives

Purpose

This Biodiversity Enhancement Strategy has been prepared to satisfy the planning condition requiring biodiversity enhancements for protected and priority species at the development site. The strategy aims to provide a net gain in biodiversity value through the implementation of various enhancement measures that will benefit local wildlife populations and contribute to wider ecological networks.

Conservation Objectives

1. To protect and enhance habitats for protected and priority species identified during ecological surveys
2. To increase the overall biodiversity value of the site post-development
3. To create new habitats that complement and enhance the local ecological network
4. To contribute to local and national biodiversity action plan targets
5. To ensure long-term management of biodiversity features within the development
6. To raise awareness about local biodiversity through information provision to residents/users

(b) Detailed Designs to Achieve Stated Objectives

Bat Enhancement Measures

1. **Integrated Bat Boxes:**
    - Installation of 2 Schwegler 1FR bat tubes integrated within the building fabric
    - Positioned on south and west-facing elevations at heights of 6-8m
    - Detailed specifications:
        - Material: Woodcrete (long-lasting, breathable material)
        - Dimensions: 26cm x 13.5cm diameter
        - Installation method: Surface fixed
2. **Bat-friendly Lighting Scheme:**

- External lighting will be limited to one hooded, downward-facing light over the entrance door of each dwelling and low-level hooded lights along the pedestrian walkways, for safe access only.

- No other external lighting is proposed. No floodlighting, uplighting, decorative or feature lighting, or lighting of trees, hedges, boundaries or parking areas will be installed.
- The scheme follows the Institution of Lighting Professionals (ILP) *Guidance Note 01/21: The Reduction of Obtrusive Light* for a rural, dark landscape (Environmental Zone E1/E2) and *Guidance Note 08/23: Bats and Artificial Lighting at Night*.

1. **Only where needed:** light is provided only at entrance doors and on walkways, to let residents and visitors see to arrive and leave safely.
2. **Low level and low output:** fittings are mounted low and use the lowest output that gives safe passage.
3. **Downward only:** every fitting is fully hooded or shielded, with no light emitted above the horizontal (0% upward light ratio).
4. **Warm colour:** all lamps are warm white, 2700K or lower, which is less disruptive to bats, insects and the night sky.
5. **On only when needed:** all lights are controlled by PIR motion sensors with a short timer, and photocells so they cannot operate in daylight.
6. **Dark corridors kept dark:** no light is directed towards trees, hedgerows, woodland edges or watercourses.

Fitting schedule

Two fitting types are proposed; quantities match the layout drawing.

Ref	Location	Fitting type	Max output	Colour temp	Mounting	Control
L1	Over the entrance door of each dwelling ([x] no.)	Wall-mounted downlight with full hood/cowl, LED, IP65, dark finish	500 lumens (approx. 5–7W LED)	2700K or warmer	Directly above door, max 2.2m above ground, light aimed straight down at the doorstep	PIR + photocell, 1–2 min timer
L2	Pedestrian walkways ([x] no.)	Low-level hooded bollard or step/wall light with louvre or shield, LED, IP65, dark finish	200 lumens (approx. 3W LED)	2700K or warmer	Bollards max 1.0m high; wall/step lights max 0.5m; spaced only as needed for safe passage	PIR + photocell, 1–2 min timer

An equivalent product meeting every column above may be substituted; manufacturer data sheets can be supplied before installation if required.

- No external lighting to house 1 or house 6 due to proximity to ancient woodland.

Plant Species Enhancement

1. **Native Hedgerow:**
    - 50m of native hedgerow along site boundaries
    - Species mix: hawthorn (40%), blackthorn (20%), field maple (15%), hazel (15%), dogwood (5%), dog rose (5%)
    - Double-staggered row planting at 5 plants per meter
    - Managed on 3-year rotational cutting cycle
2. **Wildflower Meadow:**
    - 1000m² of native wildflower meadow in designated green spaces
    - UK native seed mix appropriate for local soil conditions
    - Species to include: common knapweed, oxeye daisy, bird's-foot trefoil, meadow buttercup, red clover, yellow rattle
    - Annual maintenance regime with autumn cut and removal of arisings

(c) Persons Responsible for Implementing Enhancement Measures

Implementation Phase

- **Principal Contractor:** Cosmo Empire Limited
    - Responsible for overall compliance with Biodiversity Enhancement Strategy during construction
    - Ensuring proper installation of integrated features during building works
- **Ecological Clerk of Works:** Phlorum environmental consultancy
    - Supervision of habitat creation works
    - Provision of toolbox talks to construction staff
    - Regular site inspections during implementation of biodiversity features
    - Sign-off on completed enhancement measures
- **Landscape Contractor:** [TBA]
    - Implementation of all soft landscaping elements including hedgerows and wildflower meadows
    - Creation of wildlife pond and hibernacula
    - Installation of external nest boxes and insect hotels

Management Phase

- **Site Management Company:** Cosmo Empire Limited
    - Ongoing maintenance of all biodiversity features
    - Implementation of management prescriptions as detailed in section (e)
- **Resident Biodiversity Champion:** To be appointed following occupation
    - Liaison between residents and management company
    - Promotion of biodiversity awareness among residents
    - Organization of community engagement activities

(d) Details of Initial Aftercare and Long-term Maintenance

Initial Aftercare (Years 1-2)

Building-integrated Features

- Inspection of bat boxes 6 months after installation to ensure proper fixing
- Monitoring of use by target species annually in appropriate seasons
- Repairs or replacements as necessary

Planting Schemes

- Native Hedgerow:
    - Watering during establishment period (first growing season)
    - Weed control through mulching and hand weeding (no herbicides)
    - Replacement of failed plants (minimum 95% success rate required)
    - Formative pruning in winter of year 2
- Wildflower Meadow:
    - Protection from trampling during establishment
    - Cutting regime: First year - three cuts with removal of arisings
    - Hand removal of pernicious weeds
    - Watering during establishment if prolonged dry periods occur

Long-term Maintenance (Years 3+)

Building-integrated Features

- Annual inspection of all bat boxes (autumn/winter)
- Repair/replacement as necessary

Planting Schemes

- Native Hedgerow:
    - Cutting on 3-year rotational basis (one-third each year) in January/February
    - Height maintenance at 2-2.5m
    - Annual inspection for gaps with replacement planting as required
- Wildflower Meadow:
    - Annual cut in late August/September with removal of arisings
    - No fertilizer application
    - Rotational cutting (leaving 10% uncut each year as refuge areas)
    - Re-seeding of bare patches if necessary in autumn

Monitoring and Reporting

- Annual monitoring surveys for first five years to assess use by target species
- Annual monitoring report to be submitted to Local Planning Authority for first five years
- Subsequent monitoring at five-year intervals to ensure continued functionality
- Adaptive management approach - maintenance regimes to be reviewed and adjusted based on monitoring results

Declaration

This Biodiversity Enhancement Strategy has been prepared in accordance with current best practice guidelines and local planning requirements. The proposed enhancement measures are appropriate to the scale of development and local ecological context, and their implementation and long-term management will be secured through appropriate planning mechanisms.