

Condition No. 13:

No development shall take place until a Biodiversity Enhancement Strategy (BES) for protected, priority and protected species, prepared by a suitably qualified ecologist has been submitted to, and approved by, the local planning authority.

The content of the BES shall include:
(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;

(e) details of initial aftercare and long-term maintenance (where relevant); and

(f) a timetable for implementation. The BES shall be implemented in accordance with the approved details and retained as such thereafter.

Condition No. 14: (Refer to note No.7 'Ecology sensitive lighting strategy')

The development shall not be occupied until a 'Lighting Design Strategy for Biodiversity' in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) has been submitted to and approved in writing by the local planning authority.
The strategy shall identify:

(a) those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

(b) show how and where external lighting will be installed (through the provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in full accordance with the scheme and retained in the approved format thereafter. Under no circumstances shall any external lighting other than that included in the approved scheme be installed.

BIODIVERSITY ENHANCEMENT STRATEGY (BES)
GREENFIELD FARM, VALEWOOD LANE, BARNS GREEN, RH13 0QJ

The persons responsible for implementing the enhancement strategy measures is Mrs A. Ray.

The enhancement measures shown on the accompanying block plan (refer to 001) are to be read in conjunction with this strategy.

1. PURPOSE AND CONSERVATION OBJECTIVES

The purpose of this Biodiversity Enhancement Strategy is to protect retained ecological features and provide measurable, long-term enhancement for biodiversity within the site.

The objectives are to:

Retain and protect the existing mature boundary hedgerows and trees.
Strengthen habitat connectivity around and through the site by providing new native hedgerow planting and maintaining permeability for small mammals.
Increase native tree and shrub cover through the proposed planting shown on the block plan.
Provide additional roosting opportunities for bats.
Provide additional nesting opportunities for breeding birds.
Maintain dark and sheltered habitat corridors associated with retained and proposed hedgerows and trees.
Ensure the biodiversity enhancement features are correctly installed, managed, maintained and retained for the lifetime of the development.

2. HABITAT RETENTION AND PROTECTION

All existing mature hedgerows and trees identified for retention on the approved block plan shall be retained and protected throughout construction.

No materials, spoil, machinery, fuel or chemicals shall be stored within retained hedgerows, beneath retained tree canopies or within any ecological protection area

Any works affecting established hedgerow, scrub or trees shall avoid the main bird nesting season, generally 1 March to 31 August inclusive. Where works within this period cannot be avoided, the affected vegetation shall first be checked by the persons responsible and works shall proceed only where confirmation that no active nest would be disturbed.

If a protected species or evidence of a protected species is discovered during works, works within the affected area shall stop and advice shall be obtained from the Local Planning Authority before works recommence.

3. NATIVE HEDGEROW ENHANCEMENT

New native hedgerow planting shall be provided in the locations shown on the block plan, including infill planting where required to create continuous habitat links.

The hedgerow shall comprise locally appropriate native species. The planting mix may be based principally upon Hawthorn (Crataegus monogyna) and Blackthorn (Prunus spinosa) and supplemented by a range of native species such as:
Hazel (Corylus avellana)
Holly (Ilex aquifolium)
Dog Rose (Rosa canina)
Field Maple (Acer campestre)
Dogwood (Cornus sanguinea)
Spindle (Euonymus europaeus)
Wild Privet (Ligustrum vulgare)
Hornbeam (Carpinus betulus)
Guelder Rose (Viburnum opulus)

Planting shall be undertaken during the first available dormant planting season, normally November to March, avoiding frozen or waterlogged ground.

The base of new hedgerow planting and any associated boundary treatment shall remain permeable to small mammals. Any fencing within or immediately adjoining the ecological corridor shall be detailed so that the movement of small mammals is not unnecessarily obstructed.

New hedgerow plants shall be watered at planting and during establishment. Failed, dead, damaged or diseased plants shall be replaced with equivalent native stock during the next suitable planting season.

4. NATIVE TREE PLANTING

The proposed semi-mature Field Maple (Acer campestre), identified on the block plan as a Heavy Standard tree, shall be planted in the location shown.

The tree shall be securely staked and tied in accordance with good arboricultural practice and provided with an appropriate mulch layer around the base, while keeping mulch clear of the trunk.

The tree shall be watered thoroughly following planting and during dry periods throughout the establishment phase. Stakes, ties and guards shall be inspected at least annually and adjusted or removed as required.
Any proposed tree or shrub that fails to establish within the first five years shall be replaced during the next suitable planting season with the same species and broadly equivalent size, unless otherwise agreed with the Local Planning Authority following ecological or arboricultural advice.

5. BAT ROOSTING ENHANCEMENTS

Purpose:
To provide additional secure roosting opportunities for bats and strengthen the ecological function of the retained mature hedgerow and tree network.

Bat boxes shall be installed in the locations and quantities identified on the block plan.

Boxes shall be durable woodcrete or equivalent long-life units suitable for external installation. Suitable examples include Schwegler 2F, 2FN and/or 1FS bat boxes, or equivalent.

Tree-mounted bat boxes shall:

Be installed on suitable mature trees selected by the persons responsible.
Normally be positioned at least 3.0m above ground level.
Have a clear flight approach to the entrance.
Be located in a sheltered position and away from direct artificial light.
Be installed without damaging features that could themselves support roosting bats.
Be left undisturbed once installed.

Bat boxes shall be retained for the lifetime of the development. Any damaged or missing box shall be replaced with an equivalent unit. Bat boxes shall not be opened, cleaned or relocated.

6. BIRD NESTING ENHANCEMENTS

Purpose:
To provide additional nesting opportunities for a range of common native bird species using the site's hedgerows, trees and adjoining farmland.

Bird boxes shall be installed in the locations and quantities identified on the block plan.

Boxes shall be durable timber, woodcrete or equivalent long-life units. A varied provision should be used where practicable, such as:

28mm entrance nest box suitable for smaller hole-nesting birds;
32mm entrance nest box or equivalent general-purpose box;
Open-fronted / wren-type box in a suitably sheltered position; and
Starling-type box where appropriate.

Suitable proprietary examples include Vivara Pro WoodStone nest boxes and Schwegler nest boxes, or equivalent.

Tree-mounted bird boxes shall normally be positioned approximately 2.5-4.0m above ground level, away from prolonged direct southern sun exposure and in locations protected from excessive disturbance.

Boxes shall be inspected annually. Old nesting material may be removed during the winter period when the box is confirmed to be unoccupied. Damaged or missing boxes shall be replaced like-for-like or with an ecologically equivalent unit.

7. ECOLOGICALLY SENSITIVE LIGHTING STRATEGY

The lighting strategy has been prepared in accordance with Guidance Note 08/23, Bats and Artificial Lighting at Night, produced by the Institute of Lighting Professionals and Bat Conservation Trust.

The external lighting strategy shall minimise disturbance to bats and other nocturnal wildlife and maintain the ecological function of retained and proposed hedgerows, trees and other linear habitat features.

Retained and proposed boundary vegetation shall, wherever practicable, remain as dark ecological corridors, providing continuous sheltered routes for bat commuting and foraging and for other nocturnal fauna.

PERMANENT EXTERNAL LIGHTING

External lighting shall be kept to the minimum reasonably necessary for safe access, movement and security.

All external lighting shall comply with the following principles:

No external lighting shall be directed towards retained or proposed hedgerows, mature trees, bat boxes, bird boxes or other identified ecological enhancement features.

Lighting shall be positioned and designed so that direct illumination and unnecessary light spill onto ecological corridors is avoided.

All external luminaires shall be LED fittings capable of providing good optical control and a sharp cut-off to minimise light spill into adjoining habitat.

External luminaires shall have no ultraviolet (UV) output. Metal-halide and fluoerescent light sources shall not be used.

A warm-white light source with a correlated colour temperature not exceeding 2700 Kelvin shall be used for external lighting.

Light sources shall be selected to minimise the shorter blue and ultraviolet wavelengths most likely to affect nocturnal wildlife. Where technically appropriate, luminaires should provide spectral output predominantly above approximately 550 nm.

Luminaires shall be mounted horizontally and shall not incorporate any upward tilt.
Up-lighting, upward-pointing luminaires and exposed bare lamps shall not be permitted.

Mounting heights shall be kept as low as reasonably practicable while still achieving the required safe illumination of the intended area.

Luminaires shall be fitted with cowls, shields, baffles or other optical control where necessary to prevent illumination of adjacent ecological features.

Lighting shall be directed only onto the surface or area requiring illumination and shall not illuminate the wider site unnecessarily.

Continuous overnight lighting shall be avoided wherever practicable.

Security lighting shall be controlled by PIR or equivalent motion sensors and shall operate only for the minimum period necessary, with timers set to less than one minute wherever practicable.

Lighting controls shall be adjusted so that luminaires are not repeatedly activated unnecessarily by vegetation movement or wildlife.

No permanent lighting shall be installed directly adjacent to or aimed towards any bat roosting feature.

The retained and proposed hedgerows around the site shall therefore function as substantially unlit habitat corridors, with illumination concentrated around those parts of the development where lighting is genuinely required.

BAT AND BIRD ENHANCEMENT FEATURES

Bat boxes shall not be directly illuminated. Their entrances and immediate flight approaches shall remain dark.

Bird nesting boxes shall also be positioned away from direct artificial lighting to maintain suitable nesting conditions and reduce unnecessary disturbance.

Where the final location of any lighting unit has the potential to affect a bat box, retained mature tree or important hedgerow, the location and orientation of that luminaire shall be reviewed by the persons responsible prior to installation.

CONSTRUCTION-PHASE LIGHTING

Construction activities shall, wherever practicable, take place during daylight hours so that temporary artificial lighting is minimised.

Where temporary lighting is unavoidable:

It shall be directional and focussed solely upon the working area.

Retained hedgerows, trees and identified dark corridors shall remain unlit.

Lighting shall be switched off when works cease.

Temporary floodlighting shall not be directed horizontally or upward towards boundary vegetation.

Lighting shall not be left operating continuously overnight unless required for an overriding health, safety or security reason.

IMPLEMENTATION AND RETENTION

The lighting installation shall be implemented in accordance with the approved layout and these ecological lighting principles prior to first occupation/use of the development.

The Site Owner shall thereafter ensure that replacement or additional external lighting does not materially increase illumination of retained or created ecological habitat.

Any future lighting proposed within or immediately adjacent to an identified dark corridor shall be subject to ecological review before installation.

LIGHTING FIXTURES

Warm white LED, maximum 2700K.
Fully shielded and downward directed with zero upward tilt.
Maximum mounting height 1.8m above adjacent ground level.
PIR controlled with maximum 60-second operating period.

No direct illumination of retained/proposed hedgerows, trees, bat boxes or bird boxes.
Exact fitting to be selected to comply with the requirements of Section 7 and ILP Guidance Note 08/23.

8. RESPONSIBILITY FOR IMPLEMENTATION

The Client / Site Owner shall be responsible for ensuring that the approved biodiversity enhancement measures are implemented and retained.

The Principal Contractor / Site Manager shall be responsible for:

Protecting retained habitats during construction.

Ensuring site personnel are made aware of the ecological requirements.

Installing the approved enhancement measures at the correct locations and at the correct stage of the works.

Stopping works and seeking ecological advice if an unexpected ecological constraint is encountered.

Confirming suitable locations for bat and bird boxes where necessary.

Undertaking any pre-works ecological checks required by this strategy.

Advising upon any ecological issue arising during implementation.

9. INITIAL AFTERCARE AND LONG-TERM MAINTENANCE

For a minimum establishment period of five years following planting:

New hedgerow and tree planting shall be inspected at least annually.

Plants shall be kept adequately watered during establishment and prolonged dry weather.

Competing weed growth around new planting shall be controlled.

Stakes, ties, guards and protective fencing shall be checked and adjusted as necessary.

Dead, dying, diseased or failed plants shall be replaced during the next suitable planting season.

Hedgerow cutting shall avoid the bird nesting season following checks by the persons responsible.

Where practicable, hedgerow cutting shall be undertaken outside the autumn fruiting period so that winter food resources for birds are retained.

Bat boxes shall be visually checked annually to confirm that they remain securely in position.

Bird boxes shall be inspected annually and cleaned only during the appropriate winter period when unoccupied.

Enhancement features shall not be removed or relocated without prior ecological advice.

Following the five-year establishment period, retained and created habitat features shall continue to be managed so that their biodiversity function is maintained for the lifetime of the development.

10. TIMETABLE FOR IMPLEMENTATION

PRE-COMMENCEMENT

Retained hedgerows and trees identified and protected.
Final bat box, bird box and planting locations checked against the approved block plan.

DURING CONSTRUCTION

Retained habitats protected throughout the works.

Ecological precautions and sensitive working methods followed.
Unexpected ecological constraints reported immediately to the Local Planning Authority.

PRIOR TO FIRST OCCUPATION / FIRST USE OF THE DEVELOPMENT

Bat boxes and bird boxes installed in their approved locations.
Any biodiversity measures that can reasonably be completed outside the planting season installed.

FIRST AVAILABLE PLANTING SEASON

Proposed native hedgerow, hedgerow infill and Field Maple planting completed.
Where the first occupation / use occurs outside the planting season, planting shall be completed during the immediately following November-March planting period.

POST-COMPLETION

Five-year establishment and replacement programme commenced.
Biodiversity enhancement features retained and managed thereafter for the lifetime of the development.

11. RETENTION

All biodiversity enhancement measures shown on the approved block plan and described within this strategy shall be implemented in full and retained thereafter. Any failed planting or damaged biodiversity feature shall be replaced with an equivalent feature so that the intended ecological function of the scheme is maintained.

END OF BES NOTES

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2015



PROMETHEAN
PLANNING

Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

tel: 01243 201 102
email: enquiries@prometheanplanning.co.uk
web: www.prometheanplanning.co.uk

Address

Greenfield Farm, Valewood
Lane, Barns Green RH13 0QJ

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NOTE:

Retained and proposed hedgerows and tree lines shall be maintained as dark ecological corridors and shall not be directly illuminated by external lighting.

● Light fixture



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Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

tel: 01243 201 102
email: enquiries@prometheanplanning.co.uk
web: www.prometheanplanning.co.uk

Address
Greenfield Farm, Valewood
Lane, Barns Green RH13 0QJ

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