

Dryad Habitats & Ecology Ltd



Biodiversity Enhancement Layout Document.

Prepared by Jon Hayter ACIEEM, Principal Ecologist, level 2 and 4 licensed bat ecologist
and director of Dryad Habitats and Ecology Ltd.

(License no's; 2019-39842-CLS-CLS/2025-86542-SCI-CL20)

on behalf of Andrew Barrett

|Oreham Manor Farm,Oreham Common, Henfield, West Sussex, BN5 9SB | 29.8.26

Ref: OM001

Introduction

The purpose of this Biodiversity Enhancement Layout document is to detail the specification, location, and accompanying plans and drawings for the Biodiversity Enhancements specified in the Preliminary Ecological Appraisal by Collington Winter Environmental Ltd, October 2025 and requested by Horsham District Council in correspondence dated 24th March 2026.

Planning permission has been granted under application DC/25/1827 and this document relates to condition 8 of the granted permissions, to enable discharge and continuation of works from the slab level (pre commencement) condition contained within the document.

Recommended Enhancements

It is recommended that the following enhancements are included on site.

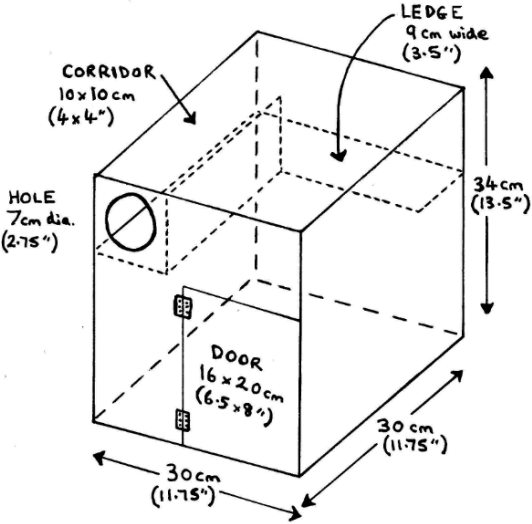
- Two hibernacula are constructed along the western and southern hedgerows, to assist with linking the terrestrial and aquatic habitat on site specifically for amphibians and reptiles.
- Two bat boxes will be included in the development, both will be affixed in a mature tree to the southern boundary.
- One small passerine colony box will be affixed to the eastern elevation below gutter and eaves level on the new dwelling.
- Two further single woodcrete multi purpose bird boxes will be installed into suitable individual mature trees within the southern hedgerow.
- One little owl box will be installed into a suitable mature tree to the southern boundary.

Full details and specifications are included within the table below and referenced on Plans 1- 3.

Table 1

Biodiversity Feature	Feature Specification	Location
1- 2 x Reptile and Amphibian Hibernacula Utilising the existing brick rubble, stone and timber on site to create a well drained pit filled with material and covered with soil or turf providing optimal condition for shelter and overwintering..		H1 is located at the eastern end of the southern hedgerow towards P1 to link the two habitats. H2 is located at the southern end of the existing western hedgerow which will be undisturbed by the works and links to good quality habitat off site.
2- 2 x bat boxes. Vivara Pro miramare large woodstone bat box 91449 Specifically designed for tree use or schwegler 2FN. Given the construction designs of the new building it is deemed that bat boxes are not suitable to be installed onto the new dwelling as there is insufficient height to the roof and too steep a pitch.		B1 and B2 Installed in the same tree at a height of 4m (minimum) and located on the eastern and southern elevations. There is to be clear flight access into the bat boxes and suitable minor pruning may

		be required of existing canopy.
3- Small passerine colony box in woodstone material There are numerous options available from vivara pro such as the IB MUo7 and schwegler 1SP		SC1 One colony box affixed under the eaves and gutter level on the eastern elevation around 2.5-3m high.
4- 2 x single bird boxes in woodstone material available from vivara pro or similar retailers.		BB1 and BB2 One affixed into two trees in the southern hedgerow on the south east, west or eastern sides of the tree at a height of between 3-4m. There should be open flight access into each box to allow for initial uptake and then

		parent birds to access boxes.
5- One little owl box	  Diagram labels and dimensions: - CORRIDOR: 10x10 cm (4x4") - HOLE: 7cm dia. (2.75") - DOOR: 16x20 cm (6.5x8") - LEDGE: 9cm wide (3.5") - Width: 30 cm (11.75") - Depth: 30 cm (11.75") - Height: 34 cm (13.5")	LO1 should be sited at least 3m above the ground in a mature tree horizontally along a supported bough,

Plan 1- Overall layout plans of Biodiversity Enhancements.



This drawing is the copyright of Manxwood Consulting Ltd. It may be used for planning purposes by the client only without further consent of Manxwood.

The text within this drawing refers to the latest planning consent. All dimensions must be checked on site prior to construction of works.

Copyright © Manxwood Consulting Ltd. All rights reserved. 2015

This drawing is intended for planning purposes only and is not to be used for any other purpose. It is not a contract and does not constitute an offer.

This information is provided as a guide only. It is not intended to be used as a basis for any other decision. Manxwood Consulting Ltd. is not responsible for any errors or omissions in this drawing. It is not a contract and does not constitute an offer.



Site 112
20 The Manor
Oreham
Warrington
WA1 7TH

01925 201 100
email: info@manxwood.co.uk
web: www.manxwood.co.uk

Address
Oreham Manor Farm, Oreham
Common, Warrington, WA1 7TH

Reference **Approved**

Scale 1:1,000

Job No. 2007/08_R1

Drawn By MJD

Checked By MJD

Issue Date 19.12.2025

Issue No. 19.12.2025

Status Existing

Drawing Block Plan

Drawing No. 2007/08_R1_001

Revision 000



Indication: 0.01

Scale 1:1,000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000

000



This drawing is the copyright of Manorwood Construction Ltd and may be used for planning purposes by the Local Authority without breach of copyright.

Do not scale from this drawing unless for Local Authority planning purposes. All dimensions must be checked on site prior to construction of works.

Construction Design and Management Regulations 2017

This drawing is intended for Planning purposes only and as such does not highlight detailed design related health and safety risks.

This information can be provided on request however it is anticipated that the full extent of technical risks will be identified during the detailed Planning Regulations or construction design before and prior to construction works commencing on site.

All responsibilities and duties of Principal Designer as stated within the above regulations are expected to the client unless otherwise agreed in writing. Building Regulations or construction drawings.



Unit 114
25 The Broom
Chesham
West Sussex
PO19 7BB

tel: 01293 381 382
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

Address
Oreham Manor Farm, Oreham
Common, Hatfield, Herts SG9 9BB

Submission **Amended**

Scale @ A3 1:500

Job No. 216708_R1

Drawn By MD

Checked By BK

Drawn On 19.12.2023

Issued On 19.12.2023

Status Existing

Drawing Block Plan

Drawing No. 216708_R1_001

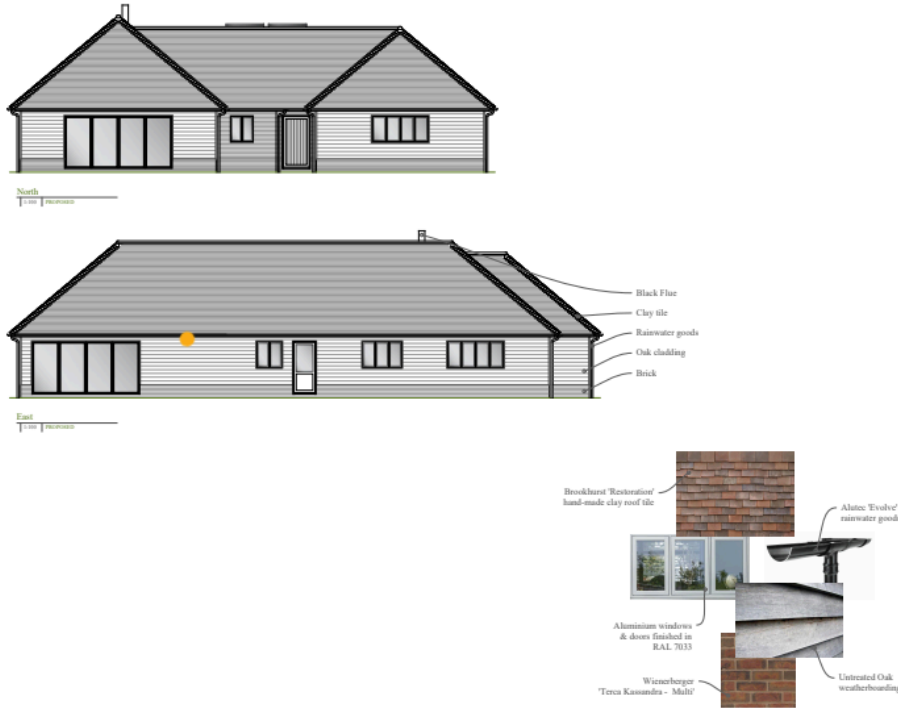
Revision 000

Indication 0.0'

1m @ 1:500

0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

Plan 2- Suggested location of Biodiversity Enhancements on new dwelling- Orange dot shows Bird Colony box location.



This drawing is the copyright of Manorwood Construction Ltd and may be used for planning purposes by the local authority without breach of copyright.

Do not scale from this drawing unless the local authority planning process. All dimensions must be checked on site prior to construction of works.

Construction (Design and Management) Regulations 2015

This drawing is intended for Planning purposes only and is not to be used for any other purpose without the written consent of Manorwood Construction Ltd.

This information can be provided on request however, it is understood that the information is not to be used for any other purpose without the written consent of Manorwood Construction Ltd.

All construction and design of the building must be in accordance with the relevant Building Regulations and Planning Regulations.

MANORWOOD
BUILDING LTD (INCORPORATED)

Site 114
20 The Square
Chalfont St Giles
 Bucks HP8 4NR

AS 01/01/2015
and approved for use with the local authority

Address
The Manor House, Farm, Chalfont St Giles, Bucks, HP8 4NR

Information **Amended**

Scale (A1) 1:100

Job No. 2017/01_01

Drawn By: MD

Checked By: MD

Issue Date: 19.12.2015

Issue Date: 19.12.2015

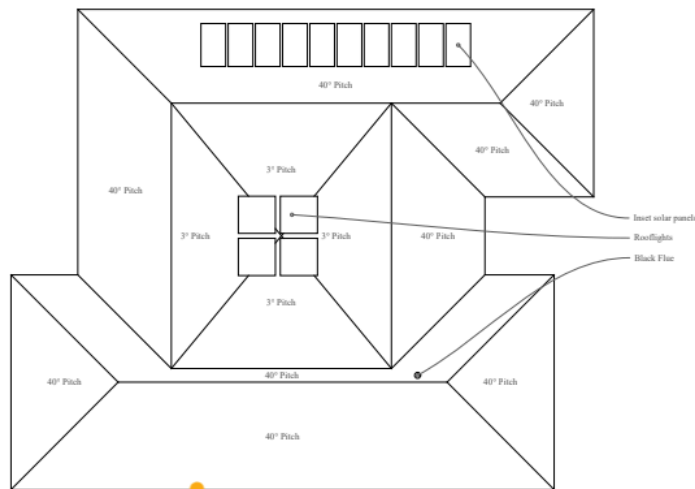
Status: Proposed

Drawing: N/E Elevation

Drawing No: 2017/01_01_01

Revision: 000

See also:
101 **Amended**
102 **Amended**
103 **Amended**
104 **Amended**
105 **Amended**



Roof Plan

This drawing is the copyright of Manorwood Construction Ltd and may be used for planning purposes by the local authority without breach of copyright.

Do not scale from this drawing unless the local authority planning process. All dimensions must be checked on site prior to construction of works.

Construction (Design and Management) Regulations 2015

This drawing is intended for Planning purposes only and is not to be used for any other purpose without the written consent of Manorwood Construction Ltd.

This information can be provided on request however, it is understood that the information is not to be used for any other purpose without the written consent of Manorwood Construction Ltd.

All construction and design of the building must be in accordance with the relevant Building Regulations and Planning Regulations.

MANORWOOD
BUILDING LTD (INCORPORATED)

Site 114
20 The Square
Chalfont St Giles
 Bucks HP8 4NR

AS 01/01/2015
and approved for use with the local authority

Address
The Manor House, Farm, Chalfont St Giles, Bucks, HP8 4NR

Information **Amended**

Scale (A1) 1:100

Job No. 2017/01_01

Drawn By: MD

Checked By: MD

Issue Date: 19.12.2015

Issue Date: 19.12.2015

Status: Proposed

Drawing: Roof Plan

Drawing No: 2017/01_01_01

Revision: 000

See also:
101 **Amended**
102 **Amended**
103 **Amended**
104 **Amended**
105 **Amended**

Plan 3- Images of the southern end of the site showing hedgerow and trees for bat boxes, bird boxes and little owl box locations.



Manufacturers and Retailers

The bat boxes can be sourced from the Wildlife and countryside services website, www.wildlifeservices.uk or direct from the manufacturer at info@vivarapro.com

The Small passerine colony bird box options are also available from the Vivara pro website or through accredited Schwegler www.schwegler-natur.de retailers directly.

The individual bird boxes again are specified via the Vivara pro website or various other contemporary retailers.

The little owl box can be sourced from the Barn Owl trust website www.barnowltrust.org.uk, or home made following the plans above.

The Reptile and Amphibian hibernaculum can be constructed from site won materials following guidance in the www.froglife.org or www.arc-trust.org publications available online.

Maintenance Actions

Clearing out nestboxes and bat boxes.

Bird Boxes- Taken from the RSPB website- www.rspb.org.uk.

It's suggested to clean bird boxes out after each nesting season, so that they're ready for the next breeding season. Cleaning them annually, between September and January at the very latest is considered best practice, however, ensure that the box is not in active use before cleaning, as some birds can nest later or earlier in the season.

Use gloves to empty out any remnants of the previous nest, before pouring boiling water on the inside of the nest – this can prevent the risk of parasites in nests the following season. Make sure the box is fully dried before you put it back up. Please note: if any unhatched eggs are found in the box, they can only legally be removed from September to January in England and Wales and from August to January in Scotland, and they must be destroyed once removed.

Little owl- Taken from the Barn Owl Trust -www.barnowltrust.org.uk.

After 2 or 3 years of occupation the box should be cleared out during autumn or winter.

As with Barn Owls, Little Owl nestboxes should be cleared out periodically to reduce the risk of young owls getting out prematurely. Any depth of debris more than about 1" (25mm) should be removed. Little Owl nestboxes are usually small enough to deter use by species such as Stock Dove and Jackdaw, but any evidence of these species (sticks, bits of straw, etc.) should also be removed.

If outside, check that the box is still well-fixed, in good condition and dry inside. If there is any doubt that the box will still be up by the next time you check, strengthen its attachment or take it down and re-hang it. In the case of tree-mounted nestboxes, be aware that trees expand as they grow and nestboxes can literally be pushed off as the exposed parts of screws and nails gradually disappear into the tree. Similarly, anything wrapped around a trunk or branch may need to be slackened off.

Pairs may become territorial from late winter onwards so any works are best carried out in late autumn once young have fledged and dispersed.

Bat boxes.

Bat boxes are generally self cleaning and require minimal maintenance, it is suggested that only a licensed bat ecologist should disturb bat boxes once installed as if the box is in use, there is potential for committing an offence when interfering with bat boxes.

Dryad Habitats & Ecology Ltd, 1 Priory Cottages, Woodcutts, Salisbury, Wiltshire, SP5 5RR

Telephone- 07552463205. Email- Jonlhayter@gmail.com