

Biodiversity Enhancement Plan and Layout

Site Address: Land to the Rear of Mulberry Gate, Copthorne Road, Felbridge, Surrey

Planning Reference: DM/24/2794

Prepared By: David Leppard

Date: 30 January 2025

1. Introduction

This Biodiversity Enhancement Plan and Layout has been prepared in accordance with **Condition #3** of the planning approval for the change of use of land to residential garden. The document outlines the proposed biodiversity enhancements as set out in the **Preliminary Ecological Appraisal (JWK Wildlife Surveys, November 2024)** while ensuring a **proportionate approach** to site conditions.

The proposed enhancements have been designed to contribute to local biodiversity while considering the **small scale of the development** and the existing ecological value of the site.

2. Justification for Reduced Number of Bird & Bat Boxes

The **Preliminary Ecological Appraisal** recommended installing **five bird boxes and five bat boxes**. However, given the **limited scale of the development** and the site's existing ecological characteristics, a reduced number of **two bat boxes and two bird boxes** is proposed.

This approach ensures:

- The installations remain **proportionate** to the impact of the change of use.
 - The measures are **targeted for optimal use**, increasing their effectiveness.
 - Additional enhancements (outlined below) will **compensate for the reduced number** of boxes.
-

3. Biodiversity Enhancement Measures

The following measures will be implemented **prior to the garden's occupation** and will be retained in perpetuity:

A. Bat Box Installation (2 Boxes)

- **Type:** Schwegler 2F Bat Box (or equivalent).
- **Location:** Installed on a mature tree within the retained woodland area.

- **Orientation:** Positioned **3-5m high**, facing **south-east** or **south-west**, away from artificial light sources.

B. Bird Box Installation (2 Boxes)

- **Type:**Schwegler 1B Bird Box (or equivalent).
- **Location:** Installed on a mature tree within the woodland.
- **Orientation:** Positioned **at least 2m high**, facing **north or east** for optimal nesting conditions.

C. Wildflower Seeding in Woodland Edge

- A **native wildflower mix** (suitable for shaded woodland edges) will be sown in an **approx. 10sqm** area within the retained woodland.
- This will enhance habitat diversity and provide a **valuable nectar source** for pollinators.

D. Log Pile for Invertebrates & Small Mammals

- A **log pile** will be created in a **shaded area** of the woodland using natural timber from fallen branches or sourced locally.
- This will provide shelter for **insects, amphibians, and small mammals**, enhancing local biodiversity.

4. Additional Woodland Management Measures

In accordance with the **Preliminary Ecological Appraisal (JWK Wildlife Surveys, November 2024)**, the following **habitat improvements** will be carried out within the woodland to enhance biodiversity:

Selective Alder Removal

- Some **alder specimens** will be removed to create **small clearings**, allowing more sunlight to reach the ground.
- This will **encourage a richer ground-flora**, improving plant diversity.

Replacement of Alders with Native Trees

- Removed alder trees will be replaced with **suitable native species**, such as **oak (Quercus robur)**, to enhance long-term woodland structure.

Rhododendron Removal

- Any **invasive rhododendron** present within the woodland will be **cleared**, preventing it from outcompeting native vegetation.

Holly Thinning & Native Shrub Planting

- Areas of **dense holly understorey** will be selectively thinned.
- **Hazel (*Corylus avellana*)** and other **native shrub species** will be planted, particularly along site boundaries, to create **wildlife corridors** for species like **dormice and birds**.

Reference to Plan

- The area identified as '**Selective Alder Removal & Native Tree Planting Area**' on the attached **Biodiversity Enhancement Plan (BEP-001)** will be subject to light thinning to encourage ground flora regeneration. This will be done in a selective manner, ensuring the woodland structure is maintained.
-

5. Implementation & Maintenance

- The **bat and bird boxes** will be **checked annually** for damage and cleaned if necessary.
 - The **wildflower area** will be **left uncut until late summer** to allow flowering species to seed.
 - The **log pile** will be left **undisturbed** to support natural decomposition and wildlife use.
 - Woodland management works (e.g., alder removal, shrub planting) will be **staggered over multiple seasons** to minimize disturbance.
-

6. Conclusion

This Biodiversity Enhancement Layout ensures compliance with Condition #3 of planning approval **DM/24/2794** while maintaining a **pragmatic and proportionate approach** to biodiversity improvements. The combination of targeted installations and habitat enhancements will provide **measurable benefits to local wildlife** while ensuring practicality in a residential garden setting.

All measures outlined above will be implemented in accordance with the attached **Biodiversity Enhancement Plan (BEP-001)** to ensure proper placement and effectiveness.
