

BIODIVERSITY ENHANCEMENT LAYOUT

Proposed residential extension — Karenza, Hook Lane, Aldingbourne, West Sussex, PO20 3TB

Submitted to Arun District Council in discharge of the biodiversity enhancement planning condition.

Site	Karenza, Hook Lane, Aldingbourne, West Sussex, PO20 3TB
Local Planning Authority	Arun District Council
Planning application ref.	AL/41/26/HH
Condition discharged	Condition 3 — Biodiversity Enhancement Layout
Date	31/07/2026

1. Introduction and purpose

This Biodiversity Enhancement Layout (BEL) has been prepared to discharge the biodiversity enhancement condition attached to the planning permission for a residential extension at Karenza, Hook Lane, Aldingbourne, PO20 3TB. It finalises the details and locations of the enhancement measures identified in the Preliminary Ecological Appraisal (PEA), reference PEA-SCT-KARENZA, dated 25 May 2026 (Sections 6.2 and 6.3 of that report).

The condition requires, in summary:

"Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (reference PEA-SCT-KARENZA) dated 25 May 2026, shall be submitted to and approved in writing by the Local Planning Authority. The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter."

The measures set out below deliver a net enhancement for biodiversity, are targeted at the protected and priority species identified for the site and its context, and can be secured and retained for the lifetime of the development.

2. Ecological context

The site lies within the Zone of Influence of the Singleton and Cocking Tunnels SSSI and the South Downs Bat SAC — a designation of national and international importance for hibernating bats — with the nearest tunnel entrance approximately 11 km distant. The PEA assessed the existing dwelling as having low/negligible potential to support roosting bats, with the principal potential impact pathway being artificial light at night (ALAN) affecting bat commuting and foraging corridors.

The enhancement measures therefore prioritise: (i) new roosting and nesting provision for bats and birds; (ii) new boundary commuting/foraging corridors and protection of existing commuting/foraging corridors. This is consistent with the mitigation-and-enhancement hierarchy set out in the PEA.

3. Specification of enhancement measures

The finalised specification for each measure are set out below.

Ref	Measure	Finalised specification & quantity	Location, height & aspect
E1	Integrated bat box	1 no. maintenance-free woodcrete or integrated bat boxes/access bricks suitable for crevice-dwelling species (e.g. Schwegler 1FR / Ibstock Enclosed Bat Box, or approved equivalent). Self-contained; no internal roost access to the dwelling.	Built into or fixed to the new-build fabric on the west elevation. This will be installed 4m above ground level, with a clear, un-obstructed flight line and not above windows, doors or external lights.
E2	Integrated bird boxes / swift bricks	2 no. integrated swift bricks (e.g. Manthorpe swift brick / Ibstock Swift Box, or approved equivalent), universally usable by swift, house sparrow and starling.	Built into the gable / eaves of the new elevation on a cool, shaded east aspect. Minimum 4m above ground level, at least 1 m apart, with clear access and away from external lighting.
E3	Native species hedgerow — front boundary	New native, locally-characteristic hedgerow along the front boundary. Pot grown (40–60 cm) at 5–6 plants/m. Wild Privet (<i>Ligustrum vulgare</i>).	Along the front (southern) boundary to Hook Lane, over an approximate length of 10m, reinforcing the retained boundary hedgerows as a dark commuting/foraging corridor.

4. Location/Layout plan

4.1 Integrated bat box (E1)

Location: new-build fabric on the west elevation, minimum 4–5 m above ground level, with a clear flight line, not above windows or doors, and away from external lighting.

The location is shown in the red box below.



4.2 Integrated bird boxes / swift bricks (E2)

Location: gable / eaves of the new elevation on a cool east aspect, 4m above ground level, at least 1m apart and away from external lighting.

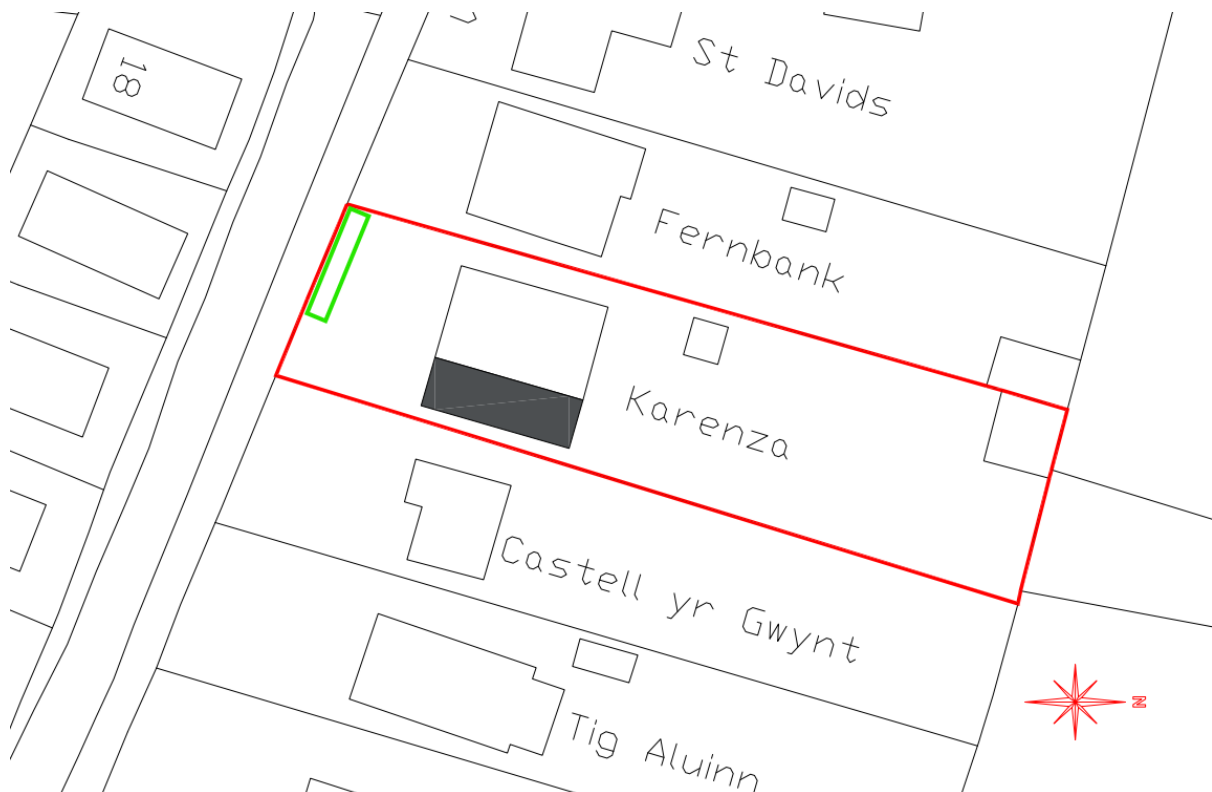
The location is shown in the red boxes below.



4.3 Native species hedgerow (E3)

Location: along the front (southern) boundary to Hook Lane, over an approximate length of 10m, reinforcing the retained boundary hedgerows as a dark commuting/foraging corridor.

The location is shown in the green box below.



Note: the final positions on the site plan and elevations outlined above may be adjusted on site by up to 1 m to suit construction, provided the specification (height, aspect, clear flight line and “unlit” requirement) is maintained.

5. Implementation and timing

- All integrated features (bat box E1, bird boxes/swift bricks E2) will be built in during construction and completed prior to first occupation of any part of the development.
- The native hedgerow (E3) will be planted in the first available planting season (November–March) on or before first occupation; where occupation would otherwise precede the planting season, planting will be carried out in the next available season and secured in the interim.

6. Retention, management and maintenance

- All enhancement features will be retained in perpetuity. Any feature that is lost, damaged or fails will be replaced like-for-like at the next appropriate opportunity.
- The bat box and integrated bird bricks are maintenance-free and self-cleaning; no routine intervention is required.
- The new hedgerow will be watered to establishment and will be trimmed on rotation outside the bird nesting season, allowed to develop to a dense, wildlife-rich structure.

7. Policy and legislative compliance

This layout secures measurable biodiversity enhancement and supports the following:

- **Arun Local Plan Policy ENV SP1 (Natural Environment)** and **Policy ENV DM5 (Development and Biodiversity)** — the scheme protects existing habitats and delivers a net gain in biodiversity on site.
- **NPPF (2024), Chapter 15** — measurable net gains for biodiversity and the protection of designated sites.
- **Section 40, Natural Environment and Rural Communities Act 2006** — the duty to conserve and enhance priority habitats and species (bats, breeding birds).
- **Conservation of Habitats and Species Regulations 2017** — by reinforcing dark corridors, the measures protect the integrity of the South Downs Bat SAC, consistent with the conclusions of the PEA.

8. Summary

The enhancement measures set out in this layout finalise the recommendations of the Preliminary Ecological Appraisal (PEA-SCT-KARENZA). They provide new roosting and nesting opportunities, reinforce and protect the site’s dark commuting and foraging corridors, and maintain habitat permeability for priority species. Subject to written approval, they will be implemented prior to first occupation and retained thereafter, in accordance with the condition and with Arun Local Plan policies ENV SP1 and ENV DM5.