

Dorset Council Natural Environment Team (NET) DBAP BIODIVERSITY PLAN

- This Biodiversity Plan is only valid with a NET signed Certificate of Approval related to this Biodiversity Plan.
- This Biodiversity Plan is solely for use for planning applications falling under the Dorset Biodiversity Appraisal Protocol (DBAP).
- Please read the published guidance on completing this Biodiversity Plan, available on our webpages [The Dorset Biodiversity Appraisal Protocol - Dorset Council](#).
- Please complete all sections within this form relevant to the application. Please do not delete or alter sections of this form. Use a continuation sheet if necessary. Any forms submitted with incomplete information will be returned.

SECTION A: Planning Application Details			Ref number: (NET use only)				
Application ref. (if known)		Planning Officer (if known)		Outline	RM/Full	Hybrid	Compensation Payment
P/FUL/2022/06840		Ursula Fay		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Proposed development (provide a brief description of the proposed development stating area in hectares where appropriate)							
Redevelopment of existing hotel to provide new tourist accommodation including: 30 hotel bedrooms, apartment and villa accommodation and associated leisure and dining facilities. Site boundary approx 4.1ha.							
Number of units	30 hotel rooms; 18 apartments; 26 villas	Grid reference	SZ030832				
Site address	Knoll House Hotel Ferry Road Dorset Studland			Post code	BH19 3AH		
Ecological consultant name	Dominic Farmer	Ecological consultancy name	Ecology Solutions				
SECTION B: Details of all Biodiversity Features Affected							
Protected species / BAP interests	Habitat feature (e.g., sett, pond, hedgerow, roof void, tree roost)	Type of bat roost (e.g., maternity, summer, hibernation, historic)	Population estimate and status (High, Medium, Low or Unknown)				
Common Pipistrelle & Soprano Pipistrelle	Day roosts (building)	Summer day roost	Low				
Birds	Trees / amenity planting (potential nesting habitat)	N/A	Low				
Slow Worm	Grassland	N/A	Low				
Badgers	Grassland, Amenity Planting, Trees (foraging opportunities)	N/A	Unknown				

All submissions under DBAP require a DERC search. Refer to Table 1 in Section A, General Guidance	SNCI (Within 500m):	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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List the relevant reports (include all reports and dates of the survey(s))

Relevant reports
 Environmental Statement Chapter 7 Biodiversity (Nov 22)
 Environmental Statement Technical Appendix 7.1 (Nov 22)
 Shadow Habitat Regulations Assessment Appendix 7.2 (Nov 22)

Survey Dates
 Habitat Surveys: May-Oct 22
 Badger Survey: Oct 22
 Bat Surveys: Oct 22 (internal/external building & tree assessment); May-Aug 22 (emergence/re-entry)
 Reptile Surveys: Aug-Sep 22

SECTION C and D are for bats only

SECTION C: Details of the Existing Bat Roost(s) and/or Feature(s)

Roost type e.g., roof void, cavity, tree	Beneath tiles on building B1 (Common Pipistrelle) and between roof sheeting on building B5 (Soprano Pipistrelle)	Foraging / commuting habitat	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Roost dimensions (m)	Void width N/A	Void length N/A	Void height N/A (At apex)	
Roof aspect	N / S <input type="checkbox"/>	NE / SW <input checked="" type="checkbox"/>	E / W <input type="checkbox"/>	SE / NW <input checked="" type="checkbox"/>

SECTION D: Summary of Mitigation Measures (Please provide net gain measures in Section H)

Type of mitigation

Permanent replacement	<input checked="" type="checkbox"/>	Modified roost	<input type="checkbox"/>	Temporary replacement roost	<input type="checkbox"/>	Bat boxes / bricks	<input checked="" type="checkbox"/>
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Timing of works to roost (please specify when works will take place by calendar month)

When works to existing roost will take place	Once a licence is obtained from Natural England.
Completion of temporary roost provision (if applicable)	N/A
Completion of permanent roost (if applicable)	Bat boxes to be installed once building is constructed and prior to operation.
EPS Licence required	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Bat Low Impact Licence Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Description of alternative temporary replacement roost (include position e.g., existing building, new structure, tree)

Temporary roost type e.g., bat box								
Temporary roost void dimensions(m)	Void width		Void length N/A			Void height (at apex)		
Roof aspect	N / S	<input type="checkbox"/>	NE / SW	<input type="checkbox"/>	E / W	<input type="checkbox"/>	SE / NW	<input type="checkbox"/>

Make of bat box			How many		Position					
Details of permanent roost										
Replacement roost type e.g., roof void, bat box	Bat boxes									
Replacement roost void dimensions(m)	Void width N/A		Void length N/A			Void height (at apex) N/A				
Roof aspect	N / S	<input type="checkbox"/>	NE / SW		<input checked="" type="checkbox"/>	E / W		<input type="checkbox"/>	SE / NW	<input checked="" type="checkbox"/>
Make of bat box / brick to be installed			Number		Make of bat box / brick to be installed			Number		
Schwegler 1FF – if unavailable then Beaumaris Maxi boxes will be used instead.			5 within red line; 5 within blue line		Schwegler 2F – if unavailable then Harlech Woodstone boxes will be used instead.			5 within red line; 5 within blue line		
Details of mitigation only (include foraging habitat, method statement, monitoring/compliance & description of bat roost features. Include: a plan showing locations of access point(s), bat bricks/boxes, internal roosting features). Note: Ensure measurable net gain is placed in Section H.										
It is proposed that three new bat boxes, designed to be suitable for crevice-dwelling species such as Pipistrelle bats, are erected on the proposed new building on the northwestern, southeastern and southwestern aspects in order to maintain roosting features in similar locations to those lost. As a further enhancement, an additional 7 bat boxes are proposed on retained trees within the site, with an additional 10 bat boxes proposed in the offsite woodland. Proposed bat boxes are shown on Figure 7.5.										
The method statement for the loss of roosts would be agreed as part of the licencing process with Natural England and will include pre-demolition inspections of roosting features; toolbox talks with all relevant contractors; the installation of a bat box prior to demolition works; removal of any suitable roosting features under direct supervision of a suitably qualified ecologist with any bats discovered safely transported to the bat box as necessary; annual monitoring of new bat boxes with maintenance/replacements carried out as necessary.										
Losses to existing trees will be offset through new tree planting. A sympathetic lighting strategy could be secured by way of a planning condition which would ensure no adverse impacts occur to those habitats utilised by bats, for example the adjacent woodland habitat, as a result of the proposed development.										
Sections E and F are for all other protected species (other than bats) and habitats										
SECTION E: Summary of Mitigation Measures (Please provide net gain measures in Section H)										
Type of mitigation										
Avoidance of harm through best practice	<input checked="" type="checkbox"/>	Measures to deter individuals from location			<input checked="" type="checkbox"/>	Capture and translocation of individuals		<input checked="" type="checkbox"/>		
Controlled destruction of place of shelter / breeding site	<input type="checkbox"/>	Replacement of place of shelter / breeding site			<input type="checkbox"/>	Habitat enhancement measures		<input checked="" type="checkbox"/>		
EPS/NE Licence required	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Low impact class licence	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	GCN DLL	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		

SECTION F: Detail Mitigation Measures & Method Statement Details (Please provide net gain measures in Section H)

List and quantify all mitigation features that must be applied to mitigate impacts to protected species and habitats and that will form a permanent part of the new development (e.g., number of bird boxes, length of native hedge planting, number or area of ponds).

Note: Please ensure long-term management plans for habitats such as hedgerows are referenced here.

Birds

The clearance of any trees/amenity planting will be undertaken outside of the bird breeding season (March-August inclusive). Should this not be possible potential nesting habitat is subject to a check survey immediately prior to its removal by an experienced ecologist. Should any nesting birds be identified then the nest should be fully safeguarded in situ and subject to a disturbance buffer of at least 5 metres and only removed once it has been confirmed any fledglings have left the nest. Losses to existing trees/amenity planting (potential nesting habitat) are to be more than offset through new tree and hedgerow planting. The provision of 10 bird boxes within the site boundary and 10 bird boxes within the offsite woodland is also recommended as an enhancement and could be secured through an appropriately worded planning condition. Proposed bird boxes are shown on Figure 7.5.

Slow Worm

A habitat manipulation exercise supplemented with a small-scale in-situ relocation exercise (moving reptiles to retained / new areas of rough grassland) will be carried out in the small areas of rough grassland to be lost to the Proposed Development. This will ensure no reptiles are injured or killed during the construction phase. New areas of species-rich grassland within the Application Site will be specifically managed to provide enhanced opportunities for reptiles, while the provision of log piles (see figure 7.5 for suitable locations) will provide new sheltering/hibernation opportunities for this faunal group such enhancement measures would be detailed within a LEMP or similar that could be secured via a planning condition. A detailed method statement would be provided as part of a CEMP / Mitigation Strategy which could be secured through a suitably worded planning condition.

Badger

A precautionary approach with regard to Badgers is proposed during construction. Such measures include: 30m exclusion buffer surrounding any active setts; obtaining Natural England EPS licence where necessary; creation of artificial setts if necessary; any open pits/trenches left overnight to be provided with a means of escape; briefing all contractors with regard to Badgers; daily inspections of any soil/soft building materials for potential mammal burrows; safe storage of harmful chemicals. Such measures would form part of a CEMP which could be secured via a planning condition.

SECTION G: Details of Off-site Compensation

Residual biodiversity losses may occur due to loss of nesting habitat, rough grasslands, hedgerows etc. and maybe addressed by an appropriate funding contribution or equivalent measures on another site.

After on-site mitigation, will the scheme result in a residual loss to biodiversity?

(If 'yes' please summarise additional off-site compensation measures below).

Yes

No

SECTION H: Details of all Net Gain Measures (for all species)

Summarise all the biodiversity net gain measures that will be put in place to ensure that there is NET gain to your development in accordance with National Planning Policy Framework and Section 40 of the Natural Environment & Rural Communities Act 2006.

Note: Please do not include any mitigation in this section.

Provision of new green roofs, other neutral grassland, green walls and native hedgerow and tree planting, as reflected within the biodiversity net gain calculation. Additional recommended enhancement measures that are not accounted for within the net gain calculation include the provision of bat and bird boxes and the provision of log piles.

SECTION I: Provide an Annotated Illustrative Masterplan / Plan Drawings. (Please make sure that the red-line boundary, ecological features, mitigation, and enhancements are clearly indicated).

See Figure 7.5.

SECTION J: Compliance Measure (Please tick the relevant box. In each case, compliance must be supplied to NET. This is for NET information only and must not be relied upon for the discharge of planning conditions).

Tick here for cases requiring an EPS / BLIL licence or of an area greater than 0.1ha for a post construction compliance visit and report to be sent to the NET.



Tick here for simple cases where photographic evidence of the completed mitigation / enhancement measures is appropriate.



SECTION K: Declaration (To be completed by applicant/agent or ecological consultant prior to submission). Note: This form is not valid unless signed by all parties as set out below:

I hereby confirm that the measures set out in this BP will be completed in full including where stated above an application for an EPS/NE/Low Impact Licence.

Applicant/agent name: Ben Read

Signature:



Date: 09.01.24

Or if signed by the ecological consultant: The applicant will comply with the measures set out in this BP and complete them in full.

Ecological consultant name: Dominic Farmer

Signature:



Date: 08.01.24

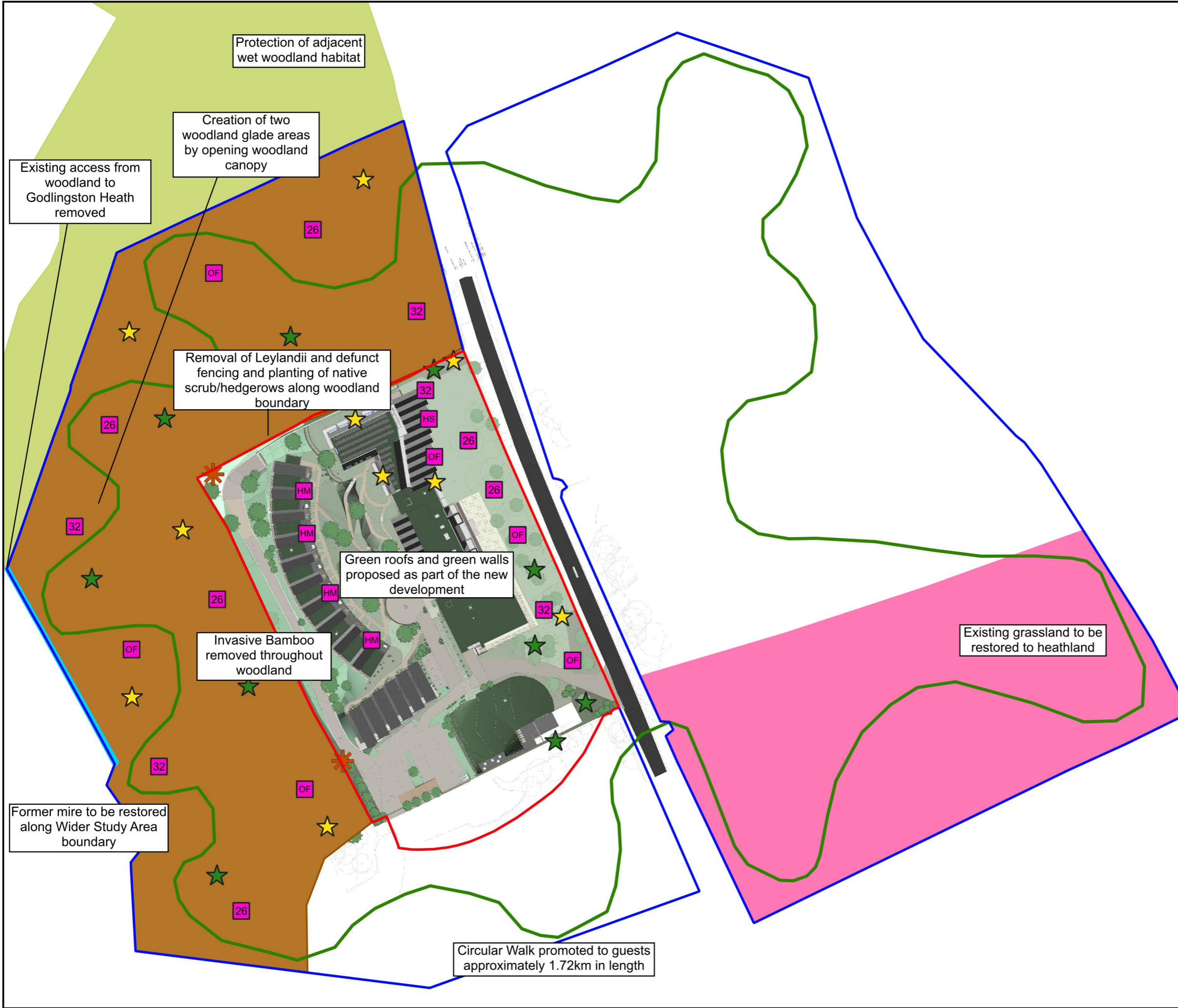
NET

Signature:

Date:

Checklist

- Ensure your Biodiversity Plan is complete
- All relevant ecology reports are submitted (unless agreed otherwise with the Natural Environment Team prior to submission)
- Submit all necessary documentation to biodiversityprotocol@dorsetcouncil.gov.uk
- Make the payment when submitting your Biodiversity Plan. For charges & payment methods visit [Dorset Biodiversity Appraisal Protocol fee structure - Dorset Council](#)
- Where ecological consultants sign this form on behalf of the applicant, the applicant is not obliged to engage that consultant for further work.
- For applications requiring compensation, please ensure you submit a draft undated Unilateral Undertaking (UU) to Planning along with the NET signed BP and certificate. A template UU can be requested by emailing biodiversityprotocol@dorsetcouncil.gov.uk



KEY:

- APPLICATION SITE
- WIDER STUDY AREA
- ENHANCED WOODLAND
- RESTORED HEATHLAND
- MIRE RESTORATION
- ADJACENT WET WOODLAND
- CIRCULAR WALK TO BE PROMOTED TO GUESTS
- ★ PROPOSED 1FF BAT BOX
- ★ PROPOSED 2F BAT BOX
- OF PROPOSED OPEN FRONTED BIRD BOX
- HS PROPOSED HOUSE SPARROW TERRACE
- HM PROPOSED HOUSE MARTIN NEST
- 32 PROPOSED 32mm BIRD BOX
- 26 PROPOSED 26mm BIRD BOX
- ✱ PROPOSED LOG PILE



 ECOLOGYSOLUTIONS <small>Part of the ES Group</small>	Farncombe House Farncombe Estate Broadway Worcestershire WR12 7LJ +44(0)1451 870767 info@ecologysolutions.co.uk ecologysolutions.co.uk
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**9405: KNOLL HOUSE HOTEL,
STUDLAND, SWANAGE**

FIGURE 7.5: ECOLOGICAL ENHANCEMENTS	Rev: B Jan 2024
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