Biodiversity Measures Strategy

The Fox Inn, Bucks Green

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1.0 Introduction

1.1 Horsham District Council have granted planning permission (DC/26/0166) for the erection of a single storey side extension, and internal and external alterations at The Fox Inn pub in Bucks Green, Rudgwick, RH12 3JP (OS Grid Reference: TQ 07781 33004) hereafter referred to as the 'Site'.

1.2 Condition 4 of the planning permission (shown in Table 1 below) requires the production of a biodiversity measures strategy.

Table 1: Planning Condition 4

Pre-Commencement (Slab Level) Condition: Prior to any works above slab level, a Biodiversity Measures Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Measures Strategy shall include the following: a) Purpose and conservation objectives for the proposed measures or features; b) detailed designs or product descriptions to achieve stated objectives; c) locations of proposed measures or features by appropriate maps and plans (where relevant); d) persons responsible for implementing the measures or features; and e) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter. Reason: To support protected, Priority and threatened species and allow the Local Planning Authority to discharge its duties under National Policy N2 1(f) of NPPF August 2026 and s40 of the NERC Act 2006 (as amended).

1.3 To inform the planning application NPA prepared a Preliminary Ecological Appraisal (PEA NPA 30205 0400 P01) and an Ecology Addendum (NPA 30205 0401 P01). NPA have now been instructed to prepare information to discharge this condition. NPA are also preparing a bat mitigation licence application for the extension works which could disturb the Common Pipistrelle bat roost recorded on the current extension.

2.0 Proposals

2.1 The purpose of the proposed biodiversity measures is to enhance the biodiversity value of the Site, including for bats and birds. Table 2.1 below sets out the proposed measures, with the locations shown on the Biodiversity Enhancement Plan. These measures will be implemented by Hall & Woodhouse.

Table 2.1: Biodiversity Enhancement Measures

Biodiversity Measure	No.	Position/Description	Image
1B Schwegler 'Nest Box'	2	One with a 26mm hole and another with a 32mm hole. The boxes will be placed: • facing between north and east, • against the trunk of the tree so as to be more stable, • between 2.5-4m off the ground, • box tilted forward slightly to provide further protection from the rain, and • with a clear flight path to/from the box.	
Low Profile WoodStone Bat Box	2	Fixed to mature trees in the pub grounds. The bat boxes will be placed: • facing between south-east and south-west, • against the trunk of the tree so as to be more stable, • between 3-5m off the ground, and • with a clear flight path to/from the box.	
Native Tree Planting	2	See Biodiversity Enhancement Plan for approx. locations. and notes below on planting. 1 No. Silver Birch *Betula pendula,* and 1 No. Wild Cherry *Prunus avium*	
No Mow May	N/A	See Biodiversity Enhancement Plan for approx. extent of lawn which will not be mown in May to provide grassland species an opportunity to grow and flower.	

Tree Planting Notes

- trees to be stored and transported in accordance with good practice, roots must not be allowed to dry out, all nursery ties and canes to be removed prior to planting,
- trees to be planted in dormant state unless container grown,
- ensure no underground services in proposed tree location,
- planting pit to be 1m x 1m and ~0.6m deep and excavated with square sides and a broken up base to promote free drainage,
- sub soil and top soil horizons to be re-instated when back filling the pits,
- single diagonal stake with adjustable tree tie,
- irrigation leaky bag or tube to be used to aid watering,
- use a trunk guard at the base if an irrigation bag not being used,
- tree to be well watered immediately after planting,
- 1m diameter ring of bark mulch to be located over pit, 75mm thick layer, and
- if felt necessary, place chestnut-pail fencing in a ring around the tree to keep the deer off.

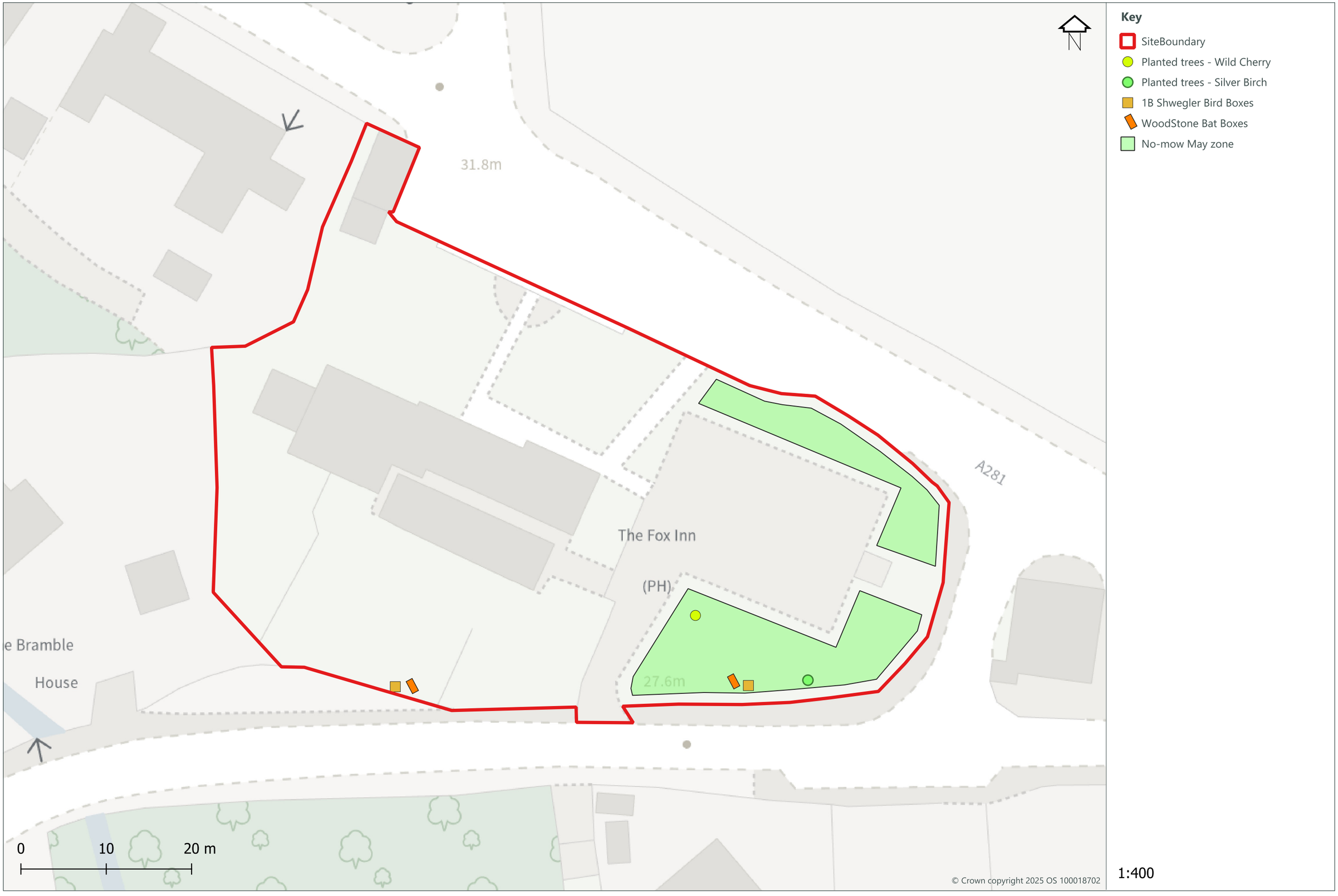
3.0 Aftercare & Maintenance

3.1 Hall & Woodhouse will be responsible for the aftercare and maintenance of the biodiversity enhancement measures. They will:

- undertake regular checks to ensure the habitat boxes are still in position and re hang them if fallen and/or replace if broken.
- not mow the extent of lawn around the eastern car park in at least May. Arisings to be collected and composted off-site.
- maintain the 2 No. proposed native trees as set out below in Table 3.1.

Table 3.1: Tree Maintenance

Maintenance Operations	*Frequency/Schedule*
• Undertake formative pruning of branches to trees during establishment to encourage healthy growth / remove dead, dying or diseased wood and suckers. Chip arisings as required and compost onsite (unless diseased).	Annually for the first two-three years, during December-January.
• Inspect trees for wind firmness. Straighten in upright position and firm around base. Adjust straps/ re-set stakes and adjust ties as necessary. • Inspect the condition of stakes, ties and guards. Replace all broken items. Adjust to accommodate tree growth and prevent rubbing.	Quarterly, in years 1,2,3, then annually. After storm events
• Remove stakes and ties once trees have established.	As necessary, typically after 3-5 years
• Undertake watering as necessary to ensure the establishment and thriving of all trees	As necessary, in years 1,2, 3 (unless supply is restricted by emergency legislation).
• Secure loose edges of bio-degradable mulch mat with bio-degradable pegs.	Quarterly, in years 1,2,3, then annually. After storm events
• Maintain a weed-free area around each tree to 1m radius. • Monitor for, and control weed growth during the growing season, including invasive non-native species, undesirable species, and injurious weed species listed in the Weeds Act 1959 and Wildlife and Countryside Act 1981. Control is to be managed by hand where practicable. Only where necessary and agreed in advance with the client / Landscape Architect, manage with a suitable non-residual, targeted herbicide applied during the growth season. All injurious weeds and non-native invasive weeds are to be treated in accordance with guidance by Defra and the Environment Agency.	Monthly, or as required, during the growing season for years 1, 2, 3.
• Replacement of failed trees, once reason for failure has been investigated. Replacement trees are to be of the same species (dependant on reasons for initial failure) and of an equivalent size to match adjacent / nearby trees.	Annually, to be planted during the next available season.
• Inspection to ensure trees are free from disease and in a healthy and safe structural condition.	Annually or as advised by qualified arboriculturist, and after storm events.
• Any required / recommended tree works to be undertaken accordingly / as soon as practicable by suitably qualified arboricultural contractor. • Deadwood and Ivy to be retained as far as H&S and tree health allows.	As required, generally between September-February (to avoid the nesting bird season).



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