

Biodiversity Enhancement Layout (Condition 3 Discharge)

2 Barrack Cottages

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1.0. INTRODUCTION

- 1.1. This document provides the Biodiversity Enhancement Layout for the proposed development at 2 Barrack Cottages, Brighton Road, Shermanbury. The proposed development comprises the removal of an existing mobile home and four container units, and the erection of a three-bedroom detached chalet bungalow.
- 1.2. The purpose of this document is to formally discharge Condition 3 of the planning consent DC/25/1402, granted by Horsham District Council on 19 December 2025.
- 1.3. Condition 3 (Pre-commencement - Slab Level) states: "Prior to the commencement of the development taking place above ground-floor slab level, a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Suitability Assessment for Bats and Great Crested Newts (Babec Ecological Consultants, February 2023) shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following: a) detailed designs or product descriptions for biodiversity enhancements; and b) locations, orientations and heights for biodiversity enhancements on appropriate drawings. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter."

2.0. LEGISLATIVE FRAMEWORK

- 2.1. The enhancements detailed in this report allow the local planning authority to discharge its duties under paragraph 187(d) of the National Planning Policy Framework (NPPF) 2024 and Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 (as amended). This legislation requires planning policies and decisions to contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

3.0. BIODIVERSITY ENHANCEMENT LAYOUT

3.1. AIMS AND OBJECTIVES

- 3.1.1. The primary objective of this layout is to provide robust, long-term roosting and nesting opportunities for protected and priority species within the fabric and curtilage of the new three-bedroom dwelling.

3.2. DESIGNS AND PRODUCT DESCRIPTIONS

3.2.1. Bat Roosting Provision

A Vivara Pro Build-In WoodStone Bat Box (or box of similar specification) has been selected. This product is constructed from a breathable, insulating mix of wood fibres and concrete, which maintains stable internal temperatures required for bat occupancy. It is designed to be integrated directly into the cavity wall of the new dwelling, requiring no maintenance and leaving only the entrance slit visible (minimising visual impact).



3.2.2. Bird Nesting Provision

A WoodStone Open-Fronted Bird Box (or durable avian nest cup of similar specification) has been selected. Constructed from a durable woodcrete/woodstone mix to provide superior protection against predation and extreme temperatures, this box provides optimal nesting conditions for various local bird species.

3.2.3. Native Planting

All new landscape planting within the curtilage will consist of a native species hedgerow, situated along the western boundary, as identified in the annotated drawing (page 6), to maximise biodiversity value.

3.3. LOCATIONS, ORIENTATIONS AND HEIGHTS

- 3.3.1. The positioning of the enhancements has been selected based on ecological best practice to maximise functionality and encourage high uptake rates by target species. Full locations and specific details are shown in the annotated plan on page 6.

Enhancement Feature	Location	Height Requirements	Specific Considerations
Integrated Bat Roost	Built into the side (South-East) elevation, near the apex of the gable end.	Minimum 3 metres above ground level. Specified placement is 4.5m for optimal flight access.	Will remain entirely free from external illumination to encourage bat use. Positioned high to allow for drop-off flight entry.
Bird Nest Box	Externally mounted on the rear (North-West) elevation.	Recommended height is minimum 3.5 metres.	Positioned to avoid direct sunlight, preventing intense heat buildup. Distanced from bedroom windows to minimise disturbance.
Native Planting (Hedgerow)	Areas designated within the curtilage boundary.	N/A	Planting restricted strictly to native species, e.g., beech (<i>Fagus sylvatica</i>), to maximise biodiversity value. Areas identified are consistent across plans and elevations.



3.4. IMPLEMENTATION AND MANAGEMENT

- 3.4.1. All specified biodiversity enhancement measures shall be fully installed and implemented strictly in accordance with these approved details. All integrated and externally mounted features shall be retained in that manner thereafter in perpetuity. Any replacements must be on a like-for-like basis regarding specification, location, orientation, and height.
- 3.4.2. To maximise local biodiversity and align with West Sussex landscape character, the native hedgerow will be established during the dormant season (November to March) using a staggered double row of bare-root whips (40–60 cm height) planted at a density of five plants per linear metre. The species mix will comprise 40% Hawthorn (*Crataegus monogyna*), 20% Beech (*Fagus sylvatica*), 20% Blackthorn (*Prunus spinosa*), 10% Hazel (*Corylus avellana*) and 10% Field Maple (*Acer campestre*). Prior to planting, the trench must be cleared of competitive amenity grassland via manual cultivation, turned to a depth of 300mm. To protect the young whips from browsing animals and harsh weather, each plant will be fitted with a spiral guard and bamboo cane, followed by the application of woodchip mulch to retain moisture and suppress weeds.
- 3.4.3. During the first three years, critical establishment maintenance will include regular watering during dry summer spells (April to September) and hand-weeding twice annually. An annual inspection every September will identify any failed or diseased whips, which must be replaced on a like-for-like basis during the subsequent winter planting window to maintain a continuous boundary structure. Long-term management will involve trimming the hedge within the winter period. Cutting will also be managed on a two-to-three-year rotation rather than annually to allow species like Hawthorn, Blackthorn, and Beech to flower and fruit successfully on second-year growth.

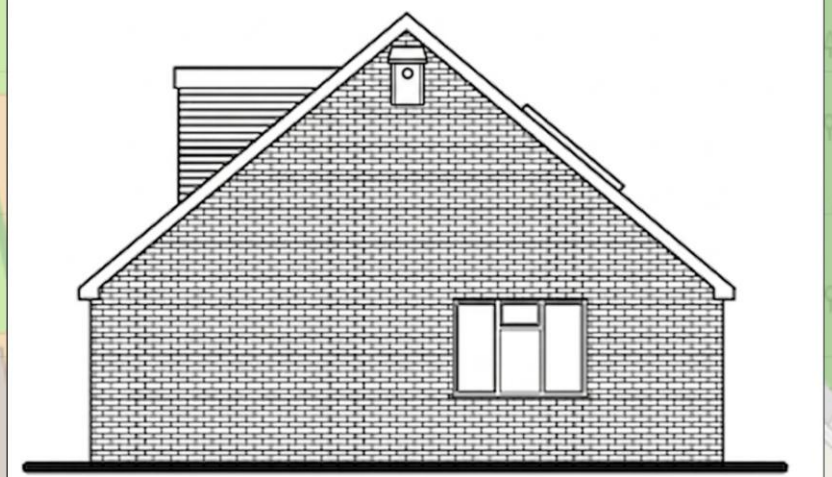


-  Redline boundary
-  Native hedgerow
-  New building
-  Bat box location
-  Bird box location

0 10 20 m



Side (South-East) Elevation



Side (North-West) Elevation



APPENDIX A: LEGISLATION AND POLICY

The Environment Act 2021 and NERC Act 2006

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 (as significantly strengthened by Section 102 of the Environment Act 2021) places a statutory duty on all public authorities in England, including local planning authorities. Previously an obligation merely to "conserve" biodiversity, the amended legislation mandates that public bodies must proactively consider what actions they can take to "conserve and enhance" biodiversity in the exercise of their functions. By integrating permanent bat roosting features, avian nesting provisions, and native, species-rich hedgerows, this scheme directly enables Horsham District Council to fulfil its strengthened legal duty to deliver measurable ecological enhancements at the site level.

National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England and how these should be applied. Paragraph 187(d) [formerly 180(d) in the December 2023 iteration] explicitly directs that planning policies and decisions should contribute to and enhance the natural and local environment by:

- Minimising impacts on and providing net gains for biodiversity;
- Establishing coherent ecological networks that are more resilient to current and future pressures.

The enhancement measures detailed in this document ensure full compliance with the NPPF by securing long-term habitat improvements and promoting ecological connectivity within the curtilage of the proposed development.

Local Policy Context: Horsham District Council

The layout and specification of the proposed enhancements are designed to strictly align with both adopted and emerging local planning frameworks within the Horsham District.

- Horsham District Planning Framework (2015): Policy 31 (The Natural Environment and Landscape Character) requires developments to maintain and enhance the existing network of green infrastructure. It stipulates that development proposals must protect, conserve, and enhance biodiversity, ensuring that species and habitats are supported.
- Biodiversity and Nature Recovery Guidelines: In accordance with the Council's broader environmental objectives (including the Wilder Horsham District initiative and emerging Local Plan requirements), all new developments, regardless of size, are expected to provide distinct opportunities for biodiversity enhancements. The prescribed native hedgerow mix (comprising hawthorn, beech, blackthorn, hazel, and field maple) specifically aligns with West Sussex landscape character profiles, acting as a vital wildlife corridor and buffer habitat to support local priority species.