

Biodiversity Enhancement and Lighting Strategy

Rose View Park

Hill Farm Lane

Codmore Hill

Pulborough

RH20 1BW

NGR: TQ 0586 20289



V1.0 7th January 2026
V1.1 9th April 2026

Sylvatica Ecology Ltd

Company Registration Number: 07705793

<https://se-planning.com>

1.0	SUMMARY	4
2.0	INTRODUCTION	5
	<i>Project Background</i>	5
	<i>Author of Strategy and Plan</i>	5
3.0	EXISTING BASELINE	6
	<i>Habitats Present</i>	6
	<i>Protected Species</i>	7
4.0	IMPACTS, FUTURE BASELINE AND LIGHTING STRATEGY	8
	<i>Post Development Plan</i>	8
	<i>Habitat Installation</i>	9
	<i>Protected Species</i>	9
	<i>Bat and Bird Box Installation</i>	10
	<i>Location of Enhancement Measures</i>	10
	<i>Persons Responsible for Implementing Enhancement Measures</i>	11
	<i>Initial Aftercare and Long-Term Maintenance</i>	11
	<i>Biodiversity Net Gain Habitat Unit Change</i>	12
	<i>Lighting Strategy</i>	12
5.0	SUMMARY AND CONCLUSION	14

Limitations and Liabilities

Sylvatica Ecology Ltd retains the copyright of this report and its contents are for the sole use of the client (s). Copy of this document may only be undertaken in connection to the development works on of the property of Rose View Park, Hill Farm Lane, Codmore Hill, Pulborough, RH20 1BW and only once all outstanding fees have been paid in full in relation to ecological surveys and reporting. Reproduction of the whole, or any part of the document, without written consent from Sylvatica Ecology Ltd is forbidden.

It should be borne in mind that the behaviour of animals can be unpredictable and may not conform to standard patterns recorded in scientific literature. Therefore, this report cannot predict with absolute certainty that animal species will occur in apparently suitable locations or habitats, or that they will not occur in locations or habitats that appear unsuitable.

In order to minimise the likelihood of adverse effects on protected animal species over time, it is accepted good practice, in accordance with Natural England (NE) (formerly English Nature) guidance for ecological surveys to be repeated should works be deferred for over 12 months from the date of initial survey.

It is the duty of the landowner, developer and operations managers to act responsibly and to comply with current environmental legislation if protected species are suspected or found prior to, or during works.

The recommendations and information contained within this report are based on the information provided on the development works prior to the surveys being carried out. Should the development proposals change then the findings and recommendations contained within would potentially require revision.

The findings within this report do not constitute legal advice. Should this be required, then a suitably qualified professional practitioner should be contacted.

Author	Signed	Contact
Richard Law BSc (Hons) MRes CEnv MCIEEM FLS		rlaw@sylvaticaecology.co.uk

1.0 SUMMARY

- 1.1 This Biodiversity Enhancement and Lighting Strategy related to Rose View Park, Hill Farm Lane, Codmore Hill, Pulborough, RH20 1BW, and was prepared to address pre-commencement and pre-occupation planning conditions requiring a biodiversity enhancement strategy and a lighting strategy for biodiversity. The site comprised approximately 0.276 ha and was subject to a preliminary ecological appraisal undertaken in February 2025. Baseline habitats included hard standing, small areas of ruderal vegetation, deciduous trees, and both native species-rich and non-native hedgerows. The development proposals resulted in the loss of hard standing and ruderal habitat only, while all trees and hedgerows were retained.
- 1.2 Potential ecological impacts were identified for birds, bats, and terrestrial mammals during construction. Appropriate mitigation and precautionary measures were embedded within the proposals, including pre-works nesting bird checks, sensitive lighting design in line with Bat Conservation Trust guidance, and construction safeguards to prevent harm to mammals. No impacts were predicted for reptiles or amphibians due to the absence of suitable habitats.
- 1.3 Post-development habitats comprised developed land associated with four static caravan pitches and a new area of vegetated garden within private residential curtilage. Biodiversity enhancements included the installation of bat and bird boxes within the two retained ash trees along the frontal western aspect of the site, and the implementation of a lighting strategy designed to maintain dark corridors for bat commuting and foraging. The Strategy includes the location of all enhancement measures, confirmation of persons responsible for their implementation, and details of initial aftercare and long-term maintenance. The Biodiversity Net Gain assessment demonstrated a measurable net gain in habitat units, increasing from 0.6947 to 0.7841, equivalent to a 12.87% uplift.

2.0 INTRODUCTION

Project Background

2.1 This document presents both a biodiversity and enhancement strategy and lighting plan of land at Rose View Park, Hill Farm Lane, Codmore Hill, Pulborough RH20 1BW. The size of the site survey area was 0.276ha. This is in response to the following planning conditions as part of application DC/25/0318:

2.2 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a lighting design strategy for biodiversity has been submitted to and approved in writing by the Local Planning Authority.

2.3 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the Local Planning Authority.

2.4 **Figure 1: Location of Site**



Author of Strategy and Plan

2.5 This document has been authored by Richard Law BSc MRes CEnv MCIEEM FLS. Richard has been undertaking ecological survey work within the last 20 years on a number of differing locations throughout the United Kingdom for a variety of protected species, including bats (Class 2 2015-12576-CLS-CLS) reptiles, amphibians including great crested newt *Triturus cristatus* (Class 1 2016-20290-CLS-CLS) and terrestrial mammals including dormice *Muscardinus avellanarius* (2015-13188-CLS-CLS) and

birds including barn owl licence *Tyto alba* (CL29/00236). Richard is also qualified in track & sign and trailing *via* an international system of assessment (www.trackercertification.com).

3.0 EXISTING BASELINE

- 3.1 A preliminary ecological survey walkover was carried out at the Site on the 14th February 2025. The habitats were assessed in accordance with BS 42020 Biodiversity – Code of Practice for Planning and Development and broadly followed the ‘Extended Phase 1’ methodology as set out in the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Baseline Ecological Assessment and the Handbook for Phase 1 Habitat Survey. This method of survey provides information on the habitats in the survey area and assesses the potential for legally protected species to occur on or adjacent to the Site. The habitats were classified according to the UK Habitat Classification system (Butcher *et al.* 2023).

Habitats Present

3.2 **Table 1: Pre Development Habitats**

<i>Habitat Type</i>	<i>Area/ Number/ Length</i>	<i>Area/ Number/ Length Impacted</i>
Hard Standing	2312m ²	2312m ²
Deciduous Trees	2	No Impact
Ruderal Habitat	52m ²	52m ²
Non-Native Hedge	17m	No Impact
Native Species Rich Hedge	32m	No Impact

- 3.3 The proposed development would result in the loss of hard standing and a small area of ruderal habitat, both of which would be fully impacted. No impacts would occur to deciduous trees or to the non-native and native species-rich hedgerows, all of which would be retained and unaffected by the proposals.

Protected Species

3.4 Table 2: Protected Species Constraints Pre-Development

Type	Potential Impacts
Birds	Loss of nesting opportunities due to vegetation removal. Direct impacts on nests
Bats	Impacts on foraging and commuting habitat due to lighting. No predicted impacts on roosting bats
Reptiles and Amphibians	No predicted impacts due to the lack of any aquatic or terrestrial habitats affected by development
Terrestrial and Riparian Mammals	Potential impacts during construction phase

3.5 The proposals were predicted to result in potential impacts to birds, primarily through the loss of nesting opportunities and the risk of direct impacts to nests during vegetation removal. Bats may have experienced minor effects on foraging and commuting activity as a result of artificial lighting, although no impacts on roosting bats were predicted. No impacts were anticipated for reptiles and amphibians, due to the absence of suitable aquatic or terrestrial habitats affected by the development. Terrestrial and riparian mammals may have been subject to temporary disturbance during the construction phase only.

3.6 Figure 2: Pre Development Habitat Map

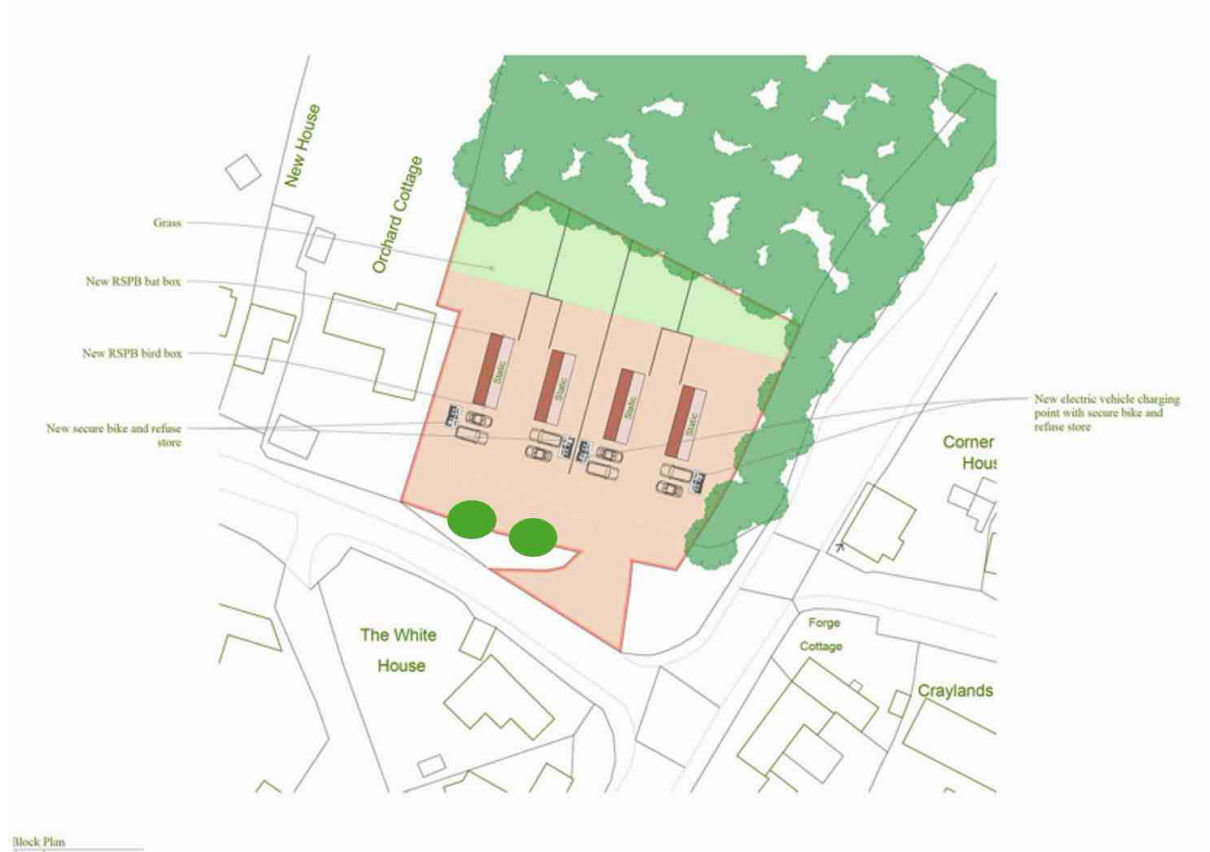


4.0 IMPACTS, FUTURE BASELINE AND LIGHTING STRATEGY

- 4.1 This section describes the post development habitats, future protected species baseline and presents the lighting strategy for this location in terms of biodiversity. This information is based on the proposal plan submitted as part of the planning application/ approval and the predicted impacts on any protected species, as a result, of this development.

Post Development Plan

- 4.2 **Figure 3: Development Plan (with approximate location of retained trees included)**



- 4.3 The post development habitats comprise of hardstanding, static caravans and associated ancillary buildings, with an area of vegetation garden to the rear of the developed land/ sealed surface along the border of the adjacent habitat to the north. The deciduous trees and native and non-native hedging is to be retained.

Habitat Installation

4.4 Table 3: Post Development Habitat

Type	Area	Description of Habitat Created
Developed Land/ Sealed Surface	1793m ²	This will comprise of four installed static caravan pitches with associated parking and storage
Vegetated Garden	571m ²	This will comprise of a mixture of hard-wearing grass species and will not be subject to any management prescriptions as these will be within private residential curtilage.

- 4.5 The proposals would result in the creation of developed land/sealed surface covering approximately 1793m², comprising four static caravan pitches with associated parking and storage areas. In addition, 571m² of vegetated garden would be created, consisting of a mix of hard-wearing grass species within private residential curtilage and not subject to any specific management prescriptions.

Protected Species

4.6 Table 4: Protected Species Management Measures

Type	Management Prescriptions
Birds	A suitably experienced ecologist would check areas of vegetation, immediately prior to works being carried out (within 24hrs). If birds were found to be breeding at this time in these locations, clearance works would not be permitted to proceed until the young had fledged the nest and at least a 10m works exclusion zone be placed around the nest. If any vegetation is cleared outside of the bird nesting season, then all resultant brash should be removed from site to ensure that it does not provide suitable nesting habitat.
Bats	Any lighting installed, as a result, of this application will conform to the specifications which are outlined within BCT Guidance Note (2023). This will reduce any light pollution that could impact nocturnal activity of fauna, namely bat species, some of which are extremely sensitive to light pollution. Light spill into adjacent habitats will be reduced and avoided by the following: • <i>All luminaries will lack UV elements; metal halide and fluorescent sources will be avoided,</i>

- *A warm white light spectrum on external lighting will be adopted (<2700kelvin) to reduce the blue light component,*
- *LED luminaries will be used where a sharp cut off is required to avoid light spill into adjacent habitat,*
- *External luminaries will feature wavelengths higher than 550nm to avoid the component of light most disturbing to bats,*
- *Column heights of external lighting will be limited,*
- *Luminaries will be mounted on the horizontal plane, with no upwards tilt,*
- *Security lighting will be set on motion sensors and on short timers (<1min).*

Terrestrial and Riparian
Mammals

During any construction phase any deep trenches or excavations should be covered overnight to ensure any animals including hedgehogs, do not become trapped. This measure would also be pertinent for all mammals, including badger.

- 4.7 Management measures would have been implemented to avoid impacts on protected and notable fauna during construction. These included pre-works checks for nesting birds with appropriate exclusion zones where required, the adoption of sensitive lighting design to minimise disturbance to bats, and precautionary measures during construction to prevent terrestrial and riparian mammals from becoming trapped in excavations.

Bat and Bird Box Installation

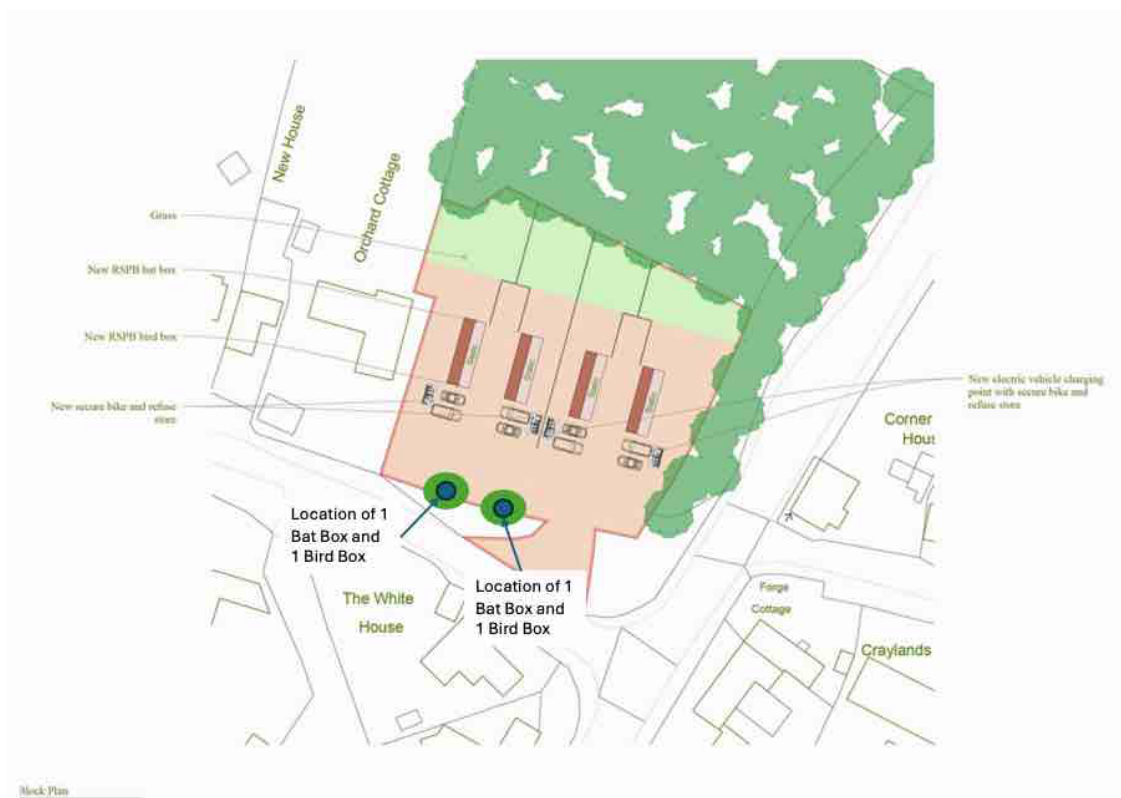
- 4.8 Two bird boxes and two bat boxes can be installed as part of the development. These would be installed at a minimum height of 3.0m and orientated to the southwest or southeast and placed within the retained trees along the frontal aspect of the site. These do not require any long-term management or maintenance, with one bat box and one bird box installed in each tree. The bird boxes would be installed approximately 1.0m below the bat box. The following bird and bat boxes will be installed:

- 2 x Large Multi Chamber WoodStone® Bat Boxes
- 2 x Vivara Pro Seville 32m WoodStone® Bird Boxes

Location of Enhancement Measures

- 4.9 The locations of all proposed biodiversity enhancement measures are shown on Figure 5: Location of Enhancement Measures, submitted as a separate figure accompanying this Strategy. The two bat boxes and two bird boxes will be installed within the two retained ash trees along the frontal southern aspect of the site, fronting Hill Farm Lane. One bat box and one bird box will be installed in each tree. All boxes will be fixed at a minimum height of 3.0m above ground level and orientated to face a southwesterly or southeasterly aspect to maximise solar gain and thermal suitability for nesting and roosting species.

4.10 **Figure 4: Location of Bat and Bird Boxes**



Persons Responsible for Implementing Enhancement Measures

- 4.11 The developer/landowner of Rose View Park, Hill Farm Lane, Codmore Hill, Pulborough RH20 1BW will be responsible for ensuring that all biodiversity enhancement measures specified within this Strategy are procured and installed in full prior to first occupation. The physical installation of bat boxes and bird boxes will be carried out by a competent contractor appointed by the developer. Sylvatica Ecology Ltd will provide ecological oversight to confirm that all enhancement measures have been installed in accordance with the specifications set out in this Strategy. Evidence of installation (in the form of photographs and written confirmation) will be provided to the Local Planning Authority upon request.

Initial Aftercare and Long-Term Maintenance

- 4.12 The bat and bird boxes specified within this Strategy are manufactured from WoodStone® – a durable, weatherproof composite material that does not require regular maintenance or treatment. Following installation, all boxes will be inspected within the first 12 months to confirm they have been correctly fixed and remain structurally sound. Thereafter, a visual check of box condition is recommended on an approximately five-yearly basis. Any boxes found to be damaged or dislodged should be replaced on a like-for-like basis by a competent contractor.
- 4.13 The vegetated garden area will be managed within private residential curtilage. It is recommended that any new planting within the garden area utilises native species consistent with those listed in Tables 8

and 9 of the accompanying Preliminary Ecological Assessment (Sylvatica Ecology Ltd, February 2025). The retained ash trees and hedgerows shall be preserved and, where management is required, this should be undertaken outside the bird nesting season (March to August inclusive), or following a pre-works nesting bird check by a suitably experienced ecologist. The dark corridor identified along the northern boundary and eastern hedgerow of the site shall be maintained free of external artificial lighting in perpetuity, consistent with the Lighting Strategy set out in this document.

Biodiversity Net Gain Habitat Unit Change

4.14 **Table 5: Pre Development and Post Development Habitat Units with Predicted Biodiversity Net Gain**

<i>Pre-Development</i>		<i>Post Development</i>		<i>Biodiversity Net Gain</i>	
<i>Units</i>		<i>Units</i>			
Habitat Units	0.6947	Habitat Units	0.7841	+0.0894	+12.87%
Hedgerow Units	N/A	Hedgerow Units	N/A	N/A	N/A

- 4.15 The Biodiversity Net Gain assessment indicated an increase in habitat units from 0.6947 pre-development to 0.7841 post-development, representing a net gain of 0.0894 habitat units, equivalent to a 12.87% increase. No hedgerow units were applicable either before or after development, and therefore no change was recorded for this habitat type.

Lighting Strategy

- 4.16 To avoid adverse impacts on the surrounding habitats, notably to prevent any impacts on bat commuting and foraging habitat, a post development lighting strategy will be implemented. Methods of lighting to limit impacts on bat species have already been introduced previously, but this section will detail the location of dark corridors that will be maintained post construction. It is predicted that the lighting impacts during the construction phase will be extremely limited. Works will be limited to daylight hours only, with construction activity being conducted.
- 4.17 To help minimise disturbance from construction sites due to lighting the following working hours will be adhered to:
- *Monday to Friday 08:00 to 17:00,*
 - *Saturdays 08:00 to 13:00,*
 - *Sundays and Public Holidays - no working.*
- 4.18 Bank and Public holidays for this purpose shall be: Christmas Day; Boxing Day; New Year's Day; Good Friday; Easter Monday; May Day; spring Bank Holiday Monday and August Bank Holiday Monday. All

sub-contractors including suppliers shall be made aware of the permitted working hours as the restrictions also apply to deliveries.

4.19 **Figure 5: Location of Dark Corridors – Post Development**



4.20 External artificial lighting associated with the four static caravan pitches will be limited to low-level, downward-directed LED luminaires. All external luminaires will be mounted at a maximum column height of 1.5m and directed downward onto the hardstanding areas only. The following technical specifications will apply to all external lighting installed as part of this development:

- *Luminaire type: LED, warm white, colour temperature <2,700 Kelvin;*
- *Wavelength: output wavelength >550nm to minimise disturbance to bat species;*
- *Beam angle: full cut-off optic, no upward light spill, no UV component;*
- *Control: passive infrared (PIR) motion sensor with a maximum activation duration of one minute (<1 min);*
- *Mounting height: maximum 1.5m above ground level; luminaires mounted on the horizontal plane with no upward tilt.*

4.21 External lighting will be restricted to the internal access and parking areas immediately associated with the four static caravan pitches, as indicated on Figure 4. No external lighting will be installed within, or directed towards, the retained ash trees, the native species-rich hedgerow to the east, the non-native hedge, or the vegetated garden area to the north of the developed land. These areas form the dark corridor for bat commuting and foraging will remain unlit throughout the operational phase of the

development. No wall-mounted floodlights, uplighters, or column heights exceeding 1.5m will be used anywhere on the site. Under no circumstances shall any external lighting be installed outside the locations and specifications defined within this Strategy without prior written approval from the Local Planning Authority.

5.0 SUMMARY AND CONCLUSION

- 5.1 This Biodiversity Enhancement and Lighting Strategy for Rose View Park, Hill Farm Lane, Codmore Hill, Pulborough, RH20 1BW, demonstrated that the proposed development had been designed to avoid significant adverse ecological effects while delivering a measurable biodiversity benefit. The loss of hard standing and a small area of ruderal vegetation was considered to be of low ecological value and was fully offset through the retention of all trees and hedgerows and the creation of new vegetated garden habitat within the site.
- 5.2 Potential impacts to protected and notable species during construction were appropriately identified and were addressed through proportionate mitigation and precautionary measures. These included pre-works nesting bird checks, construction safeguards for terrestrial mammals, and a sensitive lighting strategy that was designed in accordance with Bat Conservation Trust guidance to maintain dark corridors for bat commuting and foraging. No impacts on bat roosts, reptiles, or amphibians were predicted, reflecting the absence of suitable habitats and the low ecological sensitivity of the areas affected.
- 5.3 The strategy incorporated clear and deliverable biodiversity enhancements, notably the installation of bat and bird boxes within retained trees and the implementation of a lighting design that minimised light spill into adjacent habitats. The Biodiversity Net Gain assessment confirmed that the development would achieve a positive outcome, with habitat units increasing from 0.6947 to 0.7841, representing a net gain of 12.87%.
- 5.4 Overall, the proposals were considered to be compliant with relevant ecological policy and best-practice guidance, and the measures set out within this strategy were considered sufficient to safeguard biodiversity interests both during construction and in the long term. Subject to the full implementation of the recommendations contained within the strategy, the development was concluded to have resulted in a small but meaningful enhancement for biodiversity at the site.