AEWC Ltd

Animal Ecology & Wildlife Consultants

23-004
18 March 2025

Ref: 23-004 – Whitebreads Farm – Biodiversity Enhancement Layout

To whom it may concern;

Planning permission was granted for changes of use and works at Whitebreads Farm, Stane Street, Slinfold, West Sussex in February 2025 (planning application number DC/24/1872).

Condition 2 of the Decision Notice states:

"Within six months of the date of the permission hereby granted, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment and Enhancement Plan (AEWC Ltd, May 2024), shall be submitted to and approved in writing by the local planning authority (within 4 months of the date of permission).

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."

The enhancements are detailed below, with locations illustrated in Figure 2.

Bat Boxes

Two bat boxes are to be installed on mature trees within the tree line to the northeast of the site, which is under the same ownership.

The bat boxes will be installed on the southern aspects of the stems. The boxes will be installed at a height of 3-5m above ground level.

One of the bat boxes will be a cavity type bat box of woodcrete/woodstone construction, such as the Schwegler 2F box, Vivara Pro Woodstone bat box, or similar.

One of the bat boxes will be a crevice type bat box of woodcrete/woodstone construction, such as the Schwegler 1FF box, Eco Kent bat box, or similar.

Bird Boxes

Four bird boxes are to be installed on mature trees within the tree lines to the northeast and southeast of the site, which are under the same ownerships.

The bird boxes will be installed on the northern or eastern aspects of the stems.

Two of the bird boxes will be traditional 32mm round-holed boxes of woodcrete/woodstone construction, such as the 1B Schwegler Nest Box, Vivara Pro Seville 32mm Woodstone Nest Box or similar. These will be installed at a height of 2-4m above ground level.

Two of the bird boxes will be open-fronted boxes of woodcrete/woodstone construction, such as the Vivar Pro Barcelona WoodStone Open Nest Box, 2H Schwegler Robin Box, or similar. These will be installed at a height of less than 2m above ground level, hidden in vegetation.

Hibernaculum

A hibernaculum will be created in the northeastern corner of the meadow grassland on the site. The hibernaculum can be constructed above ground or in a dug-out pit on freely draining soil. It will be constructed from materials such as logs, hardcore, bricks and/or building rubble to form the body. Woodchips or soil may be used to fill some of the larger cavities. The pile will then be covered by topsoil, turf or moss. See Figure 1.

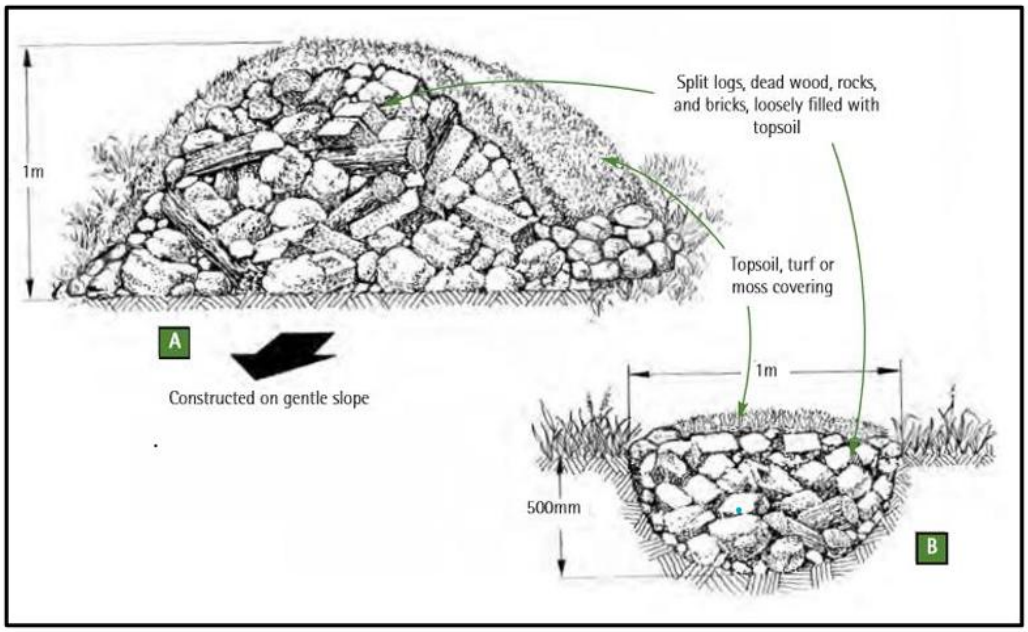


Image from Great Crested Newt Conservation Handbook: A: Impermeable soils. B: Free draining soils

Figure 1: Hibernaculum designs

Long-Term Maintenance

The condition of the enhancement features should be monitored in the long-term. If the boxes become damaged or destroyed, they should be replaced. The hibernacula may require topping up over time as the materials break down.

The bat boxes must only be opened or moved by a licensed bat ecologist.

New Planting

Additional biodiversity enhancement will be delivered by the enhancement of grassland and planting of a new hedgerow and oak trees. Detailed specifications and maintenance actions for these have been provided in the Soft Landscape Strategy by Larch Landscape Consultancy and Design Ltd.



Figure 2: Locations of the biodiversity enhancements

If you have any queries, please do not hesitate to contact us.

Best wishes,

Natalie Arscott

AEWC Ltd

Consultant Ecologist