BIODIVERSITY COMPENSATION AND ENHANCEMENT STRATEGY

Planning Application: DC/26/0685

Site Address: Ivy Cottage, The Haven, Billingshurst, West Sussex RH14 9BS

Applicant: Mr & Mrs Fallows

Date: September 2026

Prepared to satisfy Planning Condition 4 of planning permission DC/26/0685.

1. Introduction

This Biodiversity Compensation and Enhancement Strategy has been prepared in accordance with Planning Condition 4 of planning permission DC/26/0685 and the recommendations contained within the approved ecological reports:

• LLD3864-ECO-REP-001-02-PRA Preliminary Roost

• LLD3864-ECO-REP-002-00-BES Bat Emergence Survey Report

The strategy provides compensation for the loss of one apple tree and a short section of hedgerow whilst securing ecological enhancement and long-term habitat management.

2. Purpose and Conservation Objectives

The objectives of this strategy are to:

• Compensate for the loss of one apple tree.

• Compensate for the loss of approximately 8m of frontage hedgerow.

• Maintain habitat connectivity for commuting and foraging bats.

• Enhance biodiversity through additional habitat features

• Support bats, birds and pollinating insects.

• Ensure long-term management and maintenance of biodiversity enhancements.

3. Existing Habitat Losses

The approved development involves:

• Removal of one small apple tree.

• Removal of approximately 8 metres of Beech and Leylandii hedgerow to the site frontage.

The wider boundary vegetation surrounding the property is retained and continues to provide ecological connectivity

4. Compensation Measures

4.1 Replacement Tree Planting

Two replacement native standard trees shall be planted.

Proposed species:

• 1 No. Rowan (Sorbus aucuparia)

• 1 No. Cherry Tree

Specification:

• Standard trees.

• Minimum 10 to 12cm girth.

• Double stakes and cross rail.

• Mulch circle 1.0m diameter.

• Watering pipe installed

4.2 Replacement Hedgerow

A minimum of 10 linear metres of native mixed hedgerow shall be planted.

Proposed species mix:

• Hawthorn 40%

• Hazel 30%

• Field Maple 20%

• Dog Rose 10%

Specification:

• Double staggered row.

• Five plants per metre.

• Bare root whips 60cm to 90cm height.

• Mulched and protected during establishment.

5. Biodiversity Enhancement Measures

5.1 Bat Enhancements

Two bat boxes shall be installed.

Location:

• South facing on mature, retained trees or Barn.

Recommended specification:

• Schwegler 2F or equivalent

5.2 Bird Enhancements

Two integrated bird boxes shall be installed.

Location:

• Northern on mature, retained trees or Barn.

Recommended specification:

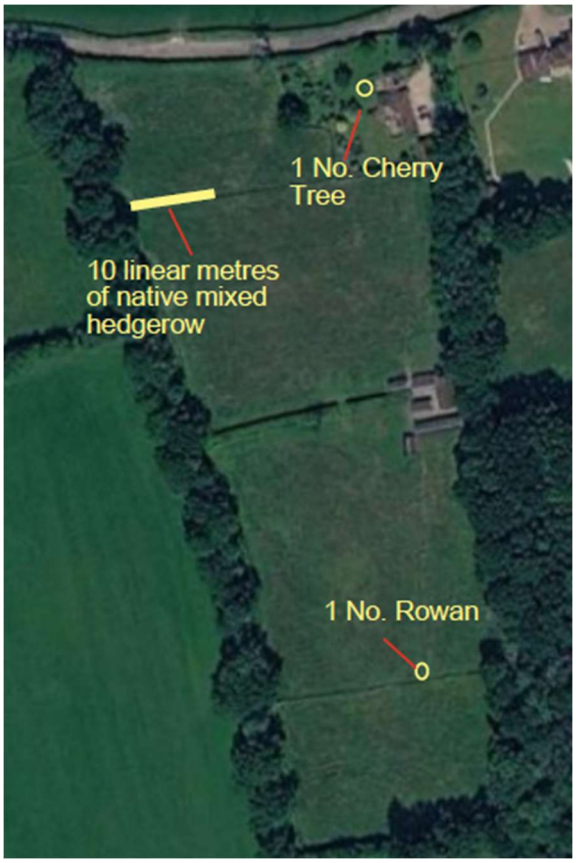
• Integrated nest box or swift brick.

5.3 Pollinator Planting

The landscape scheme shall incorporate nectar-rich and night-scented species *(please note that the garden is already being created with pollinators in mind and all plants listed apart from sweet rocket have already been planted)* including:

 White Jasmine	 3No Honeysuckle	 Lavender & Salvia	 Salvia
 Cherry	 1 of several Penstemon	 1 of several Sedum	 Min 12 Salvia
 Caryopterix pink	 Caryopterix bkue	 Salvia Shrub min 8	 8No Gaua
 Lobelia 8 No	 Ceanothus blue 2No		

These species provide pollen, nectar and bat foraging benefits. *Please note that we inherited a garden that has been largely neglected in terms of planting and was covered in bindweed. We are committed to providing habitat for birds, bats and pollinators. A significant amount of work has already been completed with this in mind. We will continue to plant with biodiversity in mind.*



Planting Layout

6. Lighting Requirements

Any new external lighting installed shall:

• Comply with Guidance Note GN08/23 Bats and Artificial Lighting at Night

• Use warm white fittings below 2700K.

• Contain no UV-emitting lamps.

• Be directed downward only

• Avoid illumination of retained trees and hedgerows

• Operate using PIR sensors where appropriate

• Minimise light spill beyond the site boundary.

7. Implementation Programme

Prior to occupation of the development:

☐ Replacement trees planted.

☐ Hedgerow planting completed.

☐ Bat boxes installed.

☐ Bird boxes installed.

☐ Pollinator planting completed.

☐ Lighting installed in accordance with approved requirements.

☐ Photographic record completed and retained.

8. Five-Year Maintenance and Monitoring Schedule

Year 1

Spring

☐ Inspect all newly planted trees.

☐ Inspect hedgerow establishment.

☐ Weed control around all planting.

☐ Inspect bird and bat box fixings.

Summer

☐ Water trees and hedgerow during dry weather.

☐ Monitor pollinator planting establishment.

Autumn/Winter

☐ Replace failed plants.

☐ Complete annual monitoring record.

Years 2 and 3

Spring

☐ Inspect all compensation planting.

☐ Replace failures.

☐ Undertake formative pruning if required.

Summer

☐ Monitor habitat establishment.

☐ Water only during prolonged drought.

Autumn/Winter

☐ Inspect bat boxes externally.

☐ Inspect bird boxes externally.

☐ Check stakes, ties and guards.

☐ Complete annual monitoring record.

Years 4 and 5

Spring

☐ Inspect all compensation and enhancement measures.

☐ Confirm habitat establishment.

Summer

☐ Monitor flowering and pollinator use.

☐ Check continued functionality of biodiversity features.

Autumn/Winter

☐ Remove redundant tree stakes and guards where appropriate.

☐ Replace any failed enhancement features.

☐ Complete final monitoring report.

9. Annual Monitoring Record

Feature	Number Installed	Condition	Action Required
Replacement Trees	2	Good / Fair / Poor	_____
Native Hedgerow	10m	Good / Fair / Poor	_____
Bat Boxes	2	Good / Fair / Poor	_____
Bird Boxes	2	Good / Fair / Poor	_____
Pollinator Planting	Installed	Good / Fair / Poor	_____
Lighting Controls	Operational	Yes / No	_____

10. Success Criteria

At the end of Year 5 the following targets shall be achieved:

• Minimum 90% survival of replacement trees.

• Minimum 90% survival of replacement hedgerow.

• Bat boxes retained and operational.

• Bird boxes retained and operational.

• Pollinator planting established and flowering annually.

• No inappropriate artificial lighting affecting retained vegetation.

• Habitat connectivity maintained across the site.

11. Responsibilities

Landowner

Mr & Mrs Fallows

Responsible for:

• Long-term maintenance.

• Monitoring and replacement planting.

• Retention of enhancement measures.

Responsible for:

• Installation of all enhancement measures.

• Initial establishment maintenance.

12. Completion Certificate

Development: Ivy Cottage, The Haven, Billingshurst

Planning Reference: DC/26/0685

☐ Replacement trees installed

☐ Hedgerow planting completed

☐ Bat boxes installed

☐ Bird boxes installed

☐ Pollinator planting completed

☐ Lighting compliant

☐ Photographic record completed

Contractor Name: _____

Signature: _____

Date: _____

Owner Name: _____

Signature: _____

Date: _____

Prepared in accordance with the approved planning decision, ecological consultation response and ecological reports supporting planning permission DC/26/0685.