



BIODIVERSITY ENHANCEMENT

Jarvis, Jarvis Lane, Steyning, West Sussex

On behalf of: Gordon Sutherland

Client:	Gordon Sutherland			
Project:	Jarvis, Jarvis Lane, Steyning, West Sussex			
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Revision:	Date:	Author	Proof	Approved
00	01/07/2026	Thomas Rayfield BSc	Max Day MSci (Hons) ACIEEM	Catherine O'Reilly MCIEEM
01	01/07/2026	Thomas Rayfield BSc	Max Day MSci (Hons) ACIEEM	Catherine O'Reilly MCIEEM
02	13/07/2026	Louise Barker MSc BSc (Hons) MCIEEM	Louise Barker MSc BSc (Hons) MCIEEM	Louise Barker MSc BSc (Hons) MCIEEM

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Validity:

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.



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FIGURES

Figure No. 01 – Biodiversity Enhancement Plan



1.0 INTRODUCTION

1.0.1 Lizard Landscape Design and Ecology has been commissioned by Gordon Sutherland to provide a Biodiversity Enhancement, also known as an Ecological Design Strategy (EDS) for Jarvis, Jarvis Lane, Steyning, West Sussex (*Grid Reference: TQ 17936 11144 – hereafter referred to as ‘the site’*).

1.0.2 This report has been produced to allow the discharge of condition 7 - Pre-commencement (Slab Level) Condition, which states:

Prior to the commencement of the development taking place above slab level, a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Bat Survey and Assessment (Babec Ecological Consultants Ltd., November 2025) and Preliminary Ecological Assessment (Lizard Landscape Design and Ecology, October 2025) 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.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

1.0.3 This report has been produced based on the following data and surveys:

- Preliminary Ecological Appraisal (Lizard Landscape Design and Ecology, October 2025).
- Bat Survey and Assessment (Babec, November 2025).

2.0 SITE CONTEXT

Site Description

- 2.0.1 The site covers an area of c. 0.4 hectares (ha) and consists of an irregularly shaped residential plot in the centre of Steyning, comprised of a single dwelling, large area of lawn as well as an area of woodland. The site is surrounded by residential areas on all side, with a continuous strip of trees running from the north of the site through the town.

Surrounding Landscape

- 2.0.2 The site is located within an urban setting in the centre of Steyning, a small-town c. 5.0km north of Worthing. The River Adur runs immediately to the east of Steyning, and the chalk escarpment which dominates the South Downs National Park extends across the south of the town. The immediate surrounding landscape is generally agricultural, with nearby villages including Upper Beeding, Henfield and Storrington town.

- 2.0.3 A total of 5no. ponds were identified within 500m of the site, based upon OS mapping and satellite imagery.

Development Proposals

- 2.0.4 It is understood that the proposals are for the reinstatement of a driveway from the northwest corner of the site to the rear of the house. This will require the clearance of a small amount of grassland vegetation.

3.0 BASELINE ECOLOGICAL CONDITIONS

- 3.0.1 The existing site centres around a Grade II listed property, known as 'Jarvis', situated within a walled, improved garden dominated by broadleaved woodland and expanses of modified amenity grassland.
- 3.0.2 The Preliminary Ecological Appraisal, LLD3620 (2025) identified that habitats within and adjacent to the site were found suitable to support bats, badgers and nesting birds.
- 3.0.3 In 2025 the main building was confirmed as, a historic brown long-eared bat day roost (Roost 1) however, no further evidence was found in the most recent surveys; a serotine day roost (Roost 2) ...*features providing suitable access into Roof void 1 will be reinstated/retained to ensure that access to Roost 2 is not obstructed*. An unidentified pipistrelle spp. behind a hanging tile on the southeast gable end (Roost 3); a common pipistrelle bat behind a hanging tile on the southeast gable end (Roost 4). Therefore, depending on the works and extent to which the roosts are protected / avoided, as a minimum, the installation of two bat boxes for crevice dwelling species within the bounds of the property were prescribed to enhance the value to bats. In case of any discovery of bats during the works, a Natural England bat licence may need to be sort whereby the final number and location of bat boxes as mitigation for the main building shall be updated and align where necessary.
- 3.0.4 Following the identification of small mammal holes and a suitability rating of Moderate by the responsible ecologist during the PEA, reasonable avoidance measures were deemed sufficient to avoid impacting any potentially present badgers.
- 3.0.5 To prevent any possible contravention of *The Wildlife and Countryside Act 1981*, any individual trees or scrub are to be removed outside of the main bird nesting season (March – August inclusive) or are to be subject to a nesting bird check by a suitably qualified ecologist, prior to removal.
- 3.0.6 A number of invasive floral species were identified on sight and are to be removed by a suitably qualified contractor.

- 3.0.7 The woodland was identified as a priority for retention and destruction should be avoided, wherever practicable.

4.0 AIMS AND OBJECTIVES

4.1 Aims

4.1.1 The aim of the EDS has been to;

- To maximise biodiversity value of the scheme.
- To ensure sensitive management of new and existing features to maximise their biodiversity value.
- To ensure that proposed enhancement measures are appropriately managed into the future.
- To provide a long-term management plan of the site.

4.2 Objectives of the Proposals

4.2.1 The below objectives have been identified, which when implemented, shall ensure the aims of the EDS are achieved:

- To provide additional habitat opportunities for bats and invertebrates through the provision of suitable boxes.

5.0 COMPENSATION AND ENHANCEMENT MEASURES

5.0.1 The following features are proposed for compensation and enhancement:

Bat Boxes

5.0.2 2no. crevice-roost bat boxes such as the Beaumaris box by Woodstone, or similar and approved shall be installed to the south-eastern and, either the southern, or south-western aspect. This will be located on a single mature tree on site, as shown below within Figure No. 01. In case of any discovery of bats during the works, a Natural England bat licence may need to be sort whereby the final number and location of bat boxes as mitigation for the main building shall be updated and align where necessary.

5.0.3 Each bat box must be a minimum of 3.0m from ground level, sheltered from strong winds and away from artificial light sources. They must also have an open flight path, meaning not physically obstructed.

Log Piles

5.0.4 A total of 1no. log pile of a minimum 1m³ shall be created within the retained woodland, which will compensate for lost invertebrate habitat. This area shall provide shelter and hibernation opportunities for a range of taxa such as invertebrates, reptiles, or amphibians.

5.0.5 Materials used should include logs from on-site wherever possible. Deadwood from native tree species is preferred.

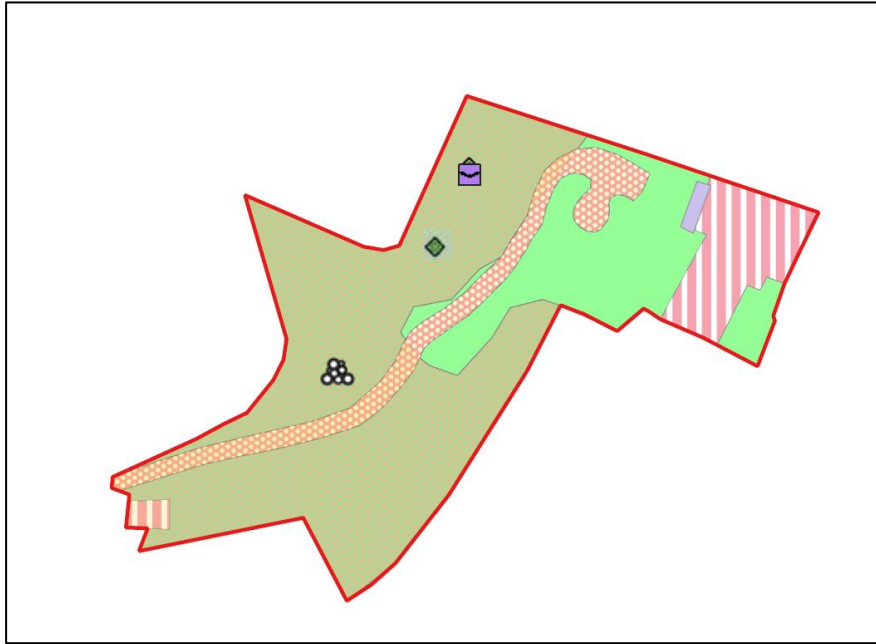


Figure No. 01 – Biodiversity Enhancement Plan; Location of 2xbat boxes (purple) and log pile (white circles).

Implementation Schedule

- 5.0.6 Bat boxes and log piles may be implemented all year round.

6.0 MANAGEMENT PRESCRIPTIONS

- 6.0.1 In order to ensure the long-term viability and maximum ecological value of the scheme, detailed prescriptions for initial establishment and long-term management are provided within this section.

6.1 Bat Boxes & Log Piles

Bat Box Maintenance

- 6.1.1 The bat boxes specified above do not require any cleaning. A visual inspection should be carried out annually to ensure the boxes remain in good condition and securely affixed to the trees.

Inspection and Replacement

- 6.1.2 Bat boxes - the bat boxes specified above do not require any cleaning. A visual inspection should be carried out annually to ensure they remain in good condition. If the boxes have broken down or disintegrated, they should be replaced. Boxes which have shown no signs of use after 3 years should be relocated, if the ecologist considers it necessary during a monitor visit.

Log Pile Maintenance

- 6.1.3 Log piles are to be checked annually and topped up as necessary. Wire securing piles should be checked for safety and remedial measures taken as and when required.

Inspection and Replacement

- 6.1.4 Log Piles - areas of dead wood should be retained as the logs breakdown and supplemented with occasional replenishment. The condition of log piles should be checked on an annual basis and replenished where necessary.

7.0 Monitoring and Reporting

- 7.0.1 Installation of bat boxes shall be observed and/or reviewed by a suitably qualified ecologist to ensure they are correctly in place.
- 7.0.2 Any remedial measures which are identified as required shall be undertaken at the earliest opportunity following any inspection.