



Gould Baxter
Barrow Hill Farm

Biodiversity Enhancement Strategy

DOCUMENT ISSUE RECORD

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1. Introduction

Background to Commission

- 1.1 Sylvan Ltd was commissioned by Gould Baxter in June 2026 to produce a Biodiversity Enhancement Strategy in relation to the proposed development at Barrow Hill Farm, Barrow Hill Lane, Henfield BN5 9DN (henceforth referred to as 'the site').
- 1.2 This enhancement scheme has been written to discharge the following planning condition 7 (Ref: DC/25/1931) relating to the development within the site:
- 1.3 Condition 7 prior to works above slab level: *"A Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal & Preliminary Roost Assessment (Arborweald Environmental Planning Consultancy, July 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."

Purpose of Report

- 1.4 This report provides a summary of the ecological baseline, along with an assessment of the potential ecological impacts and constraints associated with the development. Proposed mitigation to protect retained habitats and protected species within the design and delivery of the development is included in this document. In addition, enhancement measures and suitable monitoring to enable an effective evaluation of the mitigation employed are detailed which will aim to augment the quality of the site in the long-term and ensure that any adverse impacts of development activities are fully mitigated, compensated and restored.

- 1.5 A Preliminary Ecological Appraisal (PEA) Report and Preliminary Roost Assessment (PRA) Report was completed in June 2025 by Arborweald Environmental Planning and Consultancy.
- 1.6 The enhancements proposed within this document form the basis of the strategy to be implemented as part of the development and have been devised in partnership with the scheme's owner, planning consultant and architects. Following the planning and review process and on confirmation of the construction programme amendments may be required.

Site Context and Status

- 1.7 The site is located at Barrow Hill Farm, Barrow Hill Lane, Henfield, West Sussex (Ordnance Survey Grid Reference: TQ 21653 15334). The site is approximately 0.44ha in area and comprises residential buildings, hardstanding, amenity grassland, semi-improved grassland, introduced shrub, mixed hedgerow and scattered trees.

Development Proposals

- 1.8 The development proposals on site comprise the extension of the north-west aspect of the building to support a larger kitchen with associated pantry and dining room, as well as a bedroom and bathroom at first floor level.

Relevant Legislation and Planning Policy

- 1.9 The following key pieces of nature conservation legislation are relevant to this document:
- The Conservation of Habitats and Species Regulations 2017 (as amended) (commonly referred to as the Habitats Regulations);
 - Wildlife and Countryside Act 1981 (as amended);
 - Natural Environment and Rural Communities Act 2006;
 - Protection of Badgers Act 1992; and
 - Wild Mammals (Protection) Act 1996

1.10 The National Planning Policy Framework (Department of Communities and Local Government, 2024) requires local authorities to avoid and minimise impacts on biodiversity and to provide net gains in biodiversity when making planning decisions.

2. Baseline Ecological and Biodiversity Features

Designated Sites

- 2.1 There are no international/European designated sites within 2km of the proposed site.
- 2.2 The nearest designated site is Tottington Wood, a Local Nature Reserve (LNR) and parcel of Ancient Semi-Natural Woodland, located approximately 1.8 km to the south.
- 2.3 The site is not designated for its specific nature conservation interest, and the small scale of development is such that it is unlikely to significantly affect local designated sites.

Habitats and Flora

- 2.4 The site comprised two buildings with associated grassland, hardstanding, hedgerows and introduced shrub.
- 2.5 The development proposal is to extend the existing main residential property.
- 2.6 Following the recommendations and ecological receptors identified during the site visit, a series of measures are described in this document to protect and enhance ecological features identified at the site and within the wider landscape, including:
 - Bats - suitable foraging and commuting habitat is present on site;
 - Birds - general nesting opportunities are supported within the site;
 - Invertebrates - suitable nesting and foraging habitat is present throughout the site and adjacent to the site; and
 - Hedgehog – suitable nesting and foraging habitat is present throughout the site and adjacent to the site.

3. Site Enhancement Measures

- 3.1. Artificial bird, bat and a bee barn or insect hotel will be installed on the building. Suggested locations of these ecological features have been provided in the Ecological Enhancement Plan (**Appendix 1**), however these are subject to change.

Protected Species

Bats

- 3.2. One bat box will be installed on the proposed building. The bat box should be general purpose to provide roosting opportunities for a range of common bat species, for example the Beaumaris Woodstone bat box, or similar.
- 3.3. Bat boxes should be positioned between 3m and 6m in open sunny positions where they will not be subject to artificial lighting. Once bats have inhabited a box it can only be disturbed by a licenced ecologist.
- 3.4. The indicative location of the bat box is shown in the Biodiversity Enhancement Scheme, **Appendix 1**.

Nesting Birds

- 3.5. To enhance the site for nesting birds, a swift box, for example an Orlando or similar, will be installed on the building approximately 6m-7m above the ground.
- 3.6. Indicative locations of bird boxes are shown in the Biodiversity Enhancement Scheme, **Appendix 1**.

Flora

- 3.7. Planting enhancements have been made on site by the homeowners, including additional tree planting and wildflower areas.

Further enhancements

Invertebrates

- 3.8. A wooden bee barn and insect hotel will be created within the site to provide a food source and egg laying site invertebrates using the surrounding habitats. The insect houses will be placed approximately 50cm off the ground within vegetated habitat.
- 3.9. Indicative locations are shown in the Biodiversity Enhancement Scheme, **Appendix 1**.

Persons Responsible

- 3.10. The site owner will be responsible for implementing the proposed enhancement measures.

4. Delivery and Long-term Management

- 4.1. It is anticipated that the creation of the ecological enhancements will take place at the end of the construction period.
- 4.2. **Table 4.1** below sets out the approximate timings for the delivery of ecological enhancements and optimal dates for future management tasks. Timings are subject to change and will be updated accordingly.

Table 4.1: Timing of delivery of ecological enhancements

Task	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Post Construction												
Installation of insect houses, bird boxes and bat boxes	X	X	X	X	X	X	X	X	X	X	X	X

Task	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Management Task – annual management (X = optimal timing, 0 = sub-optimal timing)												
Cleaning of bird boxes	0	X	X								0	X

References

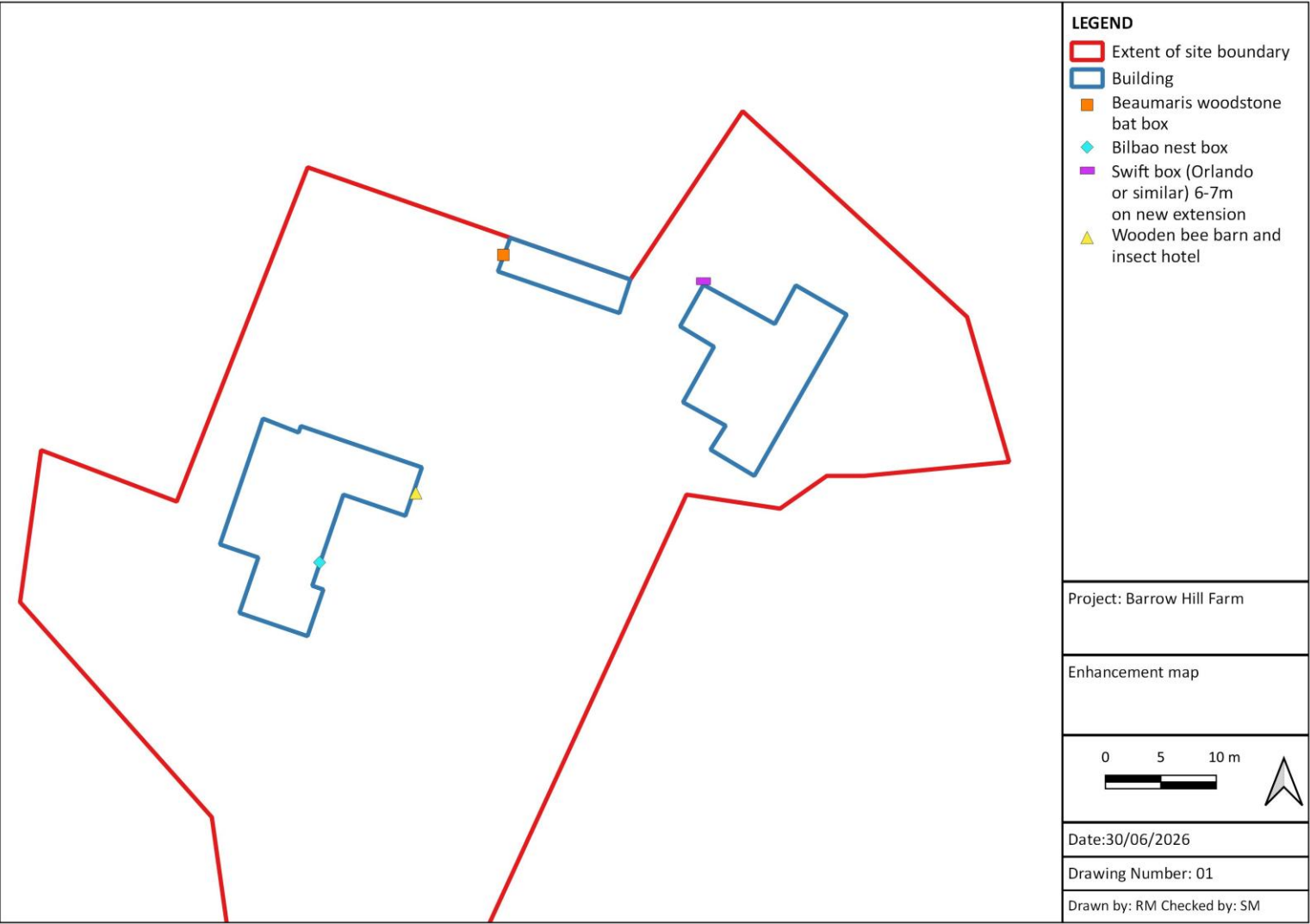
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Appendix 1: Biodiversity Enhancement Scheme – Indicative location of bat and bird boxes and insect house



Appendix 2: Example bat and bird boxes

Bat box



Beaumaris Woodstone bat box¹, or similar – a durable, crevice-style bat roost manufactured from 100% WoodStone. It provides narrow internal roosting spaces suited to crevice-dwelling bat species. The rough internal texture offers secure grip, while the WoodStone construction provides good thermal insulation. The exterior is finished in black to help absorb solar warmth, supporting bats in raising body temperature before emergence. The bat box can be placed on both a tree or a façade. Preferably choose a sunny spot but do not place the box in artificial light and avoid placing where the rain can directly access the box.	
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¹ <https://www.wildcare.co.uk/beaumaris-bat-box.html>

Bird box

Orlando swift box², or similar - a single-compartment nest box designed to provide a secure nesting space for swifts. It is also suitable for house sparrows and starlings.

The box is made from wood-based concrete. This is a long-lasting material that combines concrete with wood fibres, helping to keep the box lighter than standard concrete while providing a more stable internal climate.

The box should be fixed 6-7m above the ground.



² <https://www.wildcare.co.uk/orlando-swift-box.html>