Biodiversity Enhancement Strategy & Lighting Design Scheme

Pursuant to Conditions 2 and 3 of DC/23/2042

Flower Studio, Potting Shed, outbuilding & link extension

Jessups Farm

Honeybridge Lane

Ashurst

Steyning

West Sussex

BN44 3AW

On Behalf of
Mr John Eager

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1 INTRODUCTION

1.1 Planning Permission was granted (HDC reference DC/23/2042) on 03/01/2024 for the retention of the buildings identified as the Flower Studio and Potting Shed and outbuilding for use as a single residential dwelling. Erection of an infill link extension between the flower studio and potting shed (Retrospective) at Jessups Farm, Honeybridge Lane, Ashurst, BN44 3AW.

1.2 Amongst the conditions associated with the granting of planning permission, conditions 2 and 3 state:

***Condition 2**: Within 3 months of the date of this permission, a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to the Local Planning Authority for its approval in writing. The content of the Biodiversity Enhancement Strategy shall include the following:*

a) purpose and conservation objectives for the proposed enhancement measures.

b) detailed designs to achieve stated objectives.

c) locations of proposed enhancement measures by appropriate maps and plans.

d) persons responsible for implementing the enhancement measures.

e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

***Reason:** As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).*

***Condition 3:** Within 3 months of the date of the permission, a lighting design scheme for biodiversity shall have been submitted to the Local Planning Authority for its approval in writing. The scheme shall identify those features on site that are*

particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

***Reason:** As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).*

1.3 This report sets out the details and locations of enhancement measures to be implemented as a result of the approval. The report is based on the Preliminary Ecological Appraisal and Preliminary Roost Assessment for the scheme as well as current guidance[1].

1.4 The appendices provide all relevant evidence.

[1] https://cieem.net/resource/uk-bat-mitigation-guidelines-2023/

2 DETAILED DESIGN

2.1 Proposed measures are shown on appendix A1 and detailed below.

2.2 **Ecological Enhancements**

2.3 The following ecological enhancements pursuant to condition 2 will be implemented on site:

i. Three bat boxes (Appendix A2), regularly used by locally common species, will be erected on the building or on mature trees within the plot. The following guidance will be considered when erecting the boxes:

a. Bat boxes can be installed at any time of year, but they are more likely to be used during their first summer if they are put up before the bats emerge from hibernation in the spring.

b. All bat boxes should be positioned at a height of 3-6 metres (the higher the better) in an open, sunny position (6-8 hours of direct sunlight, or in a location where it receives the morning sun if this is not possible), avoiding areas to be lit at night.

c. The most common location to hang a bat box is on a tree using a strong nail that is at least 85 mm in length. It is important to use aluminium nails, as these will not damage a chainsaw (or chainsaw user) should they be left in the tree when it is felled.

d. Bat boxes can be checked to ensure they remain secures, with cobwebs removed from the outside, but should not otherwise be disturbed.

e. Further information is available here: https://cdn.bats.org.uk/pdf/Bat-Box-Information-Pack.pdf?mtime=20181101151309

ii. Bug (insect) houses will be erected to support local invertebrate populations. There are various designs available commercially online or advising how to create your own. Houses should be fixed firmly at about

waist or chest height facing south in a sunny position, near bee-friendly flowers and shrubs, ideally sheltered from rain.

iii. Native fruit trees will be planted as part of site landscaping using locally sourced or heritage varieties (e.g. www.applesandorchards.org.uk/buy-fruit-trees/suffolk). Consideration must be given to the timing of planting. To maximise pollination (fruit production) then the flowering period of the varieties chosen should be carefully considered, with further information available here: www.applesandorchards.org.uk/buy-fruit-trees./ Guidance (available here: https://www.applesandorchards.org.uk/learn-more/growing-fruit-trees) will be followed in planting and maintaining the trees. Tree planting will provide a nectar source for invertebrates, song perches for birds and if using heritage varieties will have cultural benefit too.

iv. House sparrow, robin and/or wren boxes will be erected on the converted barn and/or suitable trees on site. Examples are provided in Appendix A3, though suitable alternatives may be available. Consideration should be given to longevity of the materials used in any boxes purchased. The following guidance will be considered when erecting the boxes:

a) Nestboxes are best put up during the autumn. Many birds will enter nestboxes during the autumn and winter, looking for a suitable place to roost or perhaps to feed. They often use the same boxes for nesting the following spring.

b) Boxes for sparrows be fixed two to four metres up a tree or a wall.

c) House sparrows and starlings will readily use nestboxes placed high up under the eaves. Since these birds' nest in loose colonies, two or three can be sited spaced out on the same side of the house. Keep these away from areas where house martins normally nest.

d) Open-fronted boxes for robins and wrens need to be low down, below 2m, well hidden in vegetation (essential to avoid predation issues).

e) Multiple boxes for robins and wrens should be sited apart, as they hold individual territories.

f) Unless there are trees or buildings which shade the box during the day, face the box between north and east (or sheltered western aspects, thus avoiding strong sunlight and the wettest winds.

g) Make sure that the birds have a clear flight path to the nest without any clutter directly in front of the entrance. Tilt the box forward slightly so that any driving rain will hit the roof and bounce clear.

h) If fixing a nestbox to trees, nails may damage the tree. It is better to attach it either with a nylon bolt or with wire around the trunk or branch. Use a piece of hose or section of car tyre around the wire to prevent damage to the tree. Remember that trees grow in girth as well as height and check the fixing every two or three years.

i) When erecting boxes on buildings, consideration should be given to position to avoid potential fouling around windows, doors and patios.

j) A well-designed nest box will only need one annual clean in the autumn. It is important not to clean out nest boxes before August as they may still be occupied. Wait until autumn and then remove the contents, scattering them on the ground some way from the box to help prevent parasites re-infesting the nest box. Wear gloves and use a small brush or scraper to remove debris from the corners. Boiling water can be used to kill any parasites remaining in the box but remember to leave the lid off for a while for it to try out. Do not wait until the winter to clean out nest boxes as birds may already be roosting in them.

V. Honeysuckle (Lonicera periclymenum) will be planted at intervals of every 5-10m along existing hedgerows to provide nectar sources for pollinator species.

VI. Bug (insect) houses will be erected to support local invertebrate populations. There are various designs available commercially online or advising how to create your

own. Houses should be fixed firmly at about waist or chest height facing south in a sunny position, near bee-friendly flowers and shrubs, ideally sheltered from rain.

VII. A log/brash pile (Appendix A4) will be created positioned along a hedge line or in a corner, ideally in a spot which receives partial sun, and will provide habitat for invertebrates and e.g. nesting hedgehog (Erinaceus europaeus).

2.4 **Sensitive Lighting**

2.5 No new external lighting is proposed for the development. Therefore, no additional disturbance to nocturnal wildlife would occur from external lighting.

3 TIMETABLE FOR IMPLEMENTATION

3.1 The approved retrospective application was for the for the retention of the buildings identified as the Flower Studio and Potting Shed and outbuilding for use as a single residential dwelling, and the erection of an infill link extension between the flower studio and potting shed at Jessups Farm, Honeybridge Lane, Ashurst, BN44 3AW. The operational development of the site has been completed and the dwelling has been occupied for several years. However, an indicative timetable for implementation of the proposed enhancement measures is outlined below:

Action	Timing
Landscape Planting	Within first three months of next available growing season following discharge of condition 2 of DC/23/2042
Erection of bird boxes	Within first three months following discharge of condition 2 of DC/23/2042
Erection of bat boxes	Within first three months following discharge of condition 2 of DC/23/2042
Erection of insect houses	Within first three months following discharge of condition 2 of DC/23/2042
Log / brash pile	Within first three months following discharge of condition 2 of DC/23/2042

4 RESPONSIBILITIES

4.1 It is the landowner's responsibility (and their contractor as instructed) to install and maintain the agreed enhancements outlined in chapter 2. If any significant deviations or amendments are subsequently required in relation to the latter, the prior consent of the LPA must be sought by the proposer prior to installation.

4.2 Alyne Ecology can provide any ecologist input required (e.g. agreeing bat and bird box erection).

5 REFERENCES

Bat Conservation Trust. (2018). Bats and Artificial Lighting in the UK, Guidance Note 08/18. Institution of Lighting Professionals.

Chartered Institute of Ecology and Environmental Management (2019). Advice Note on the Lifespan of Ecological Reports and Surveys. CIEEM.

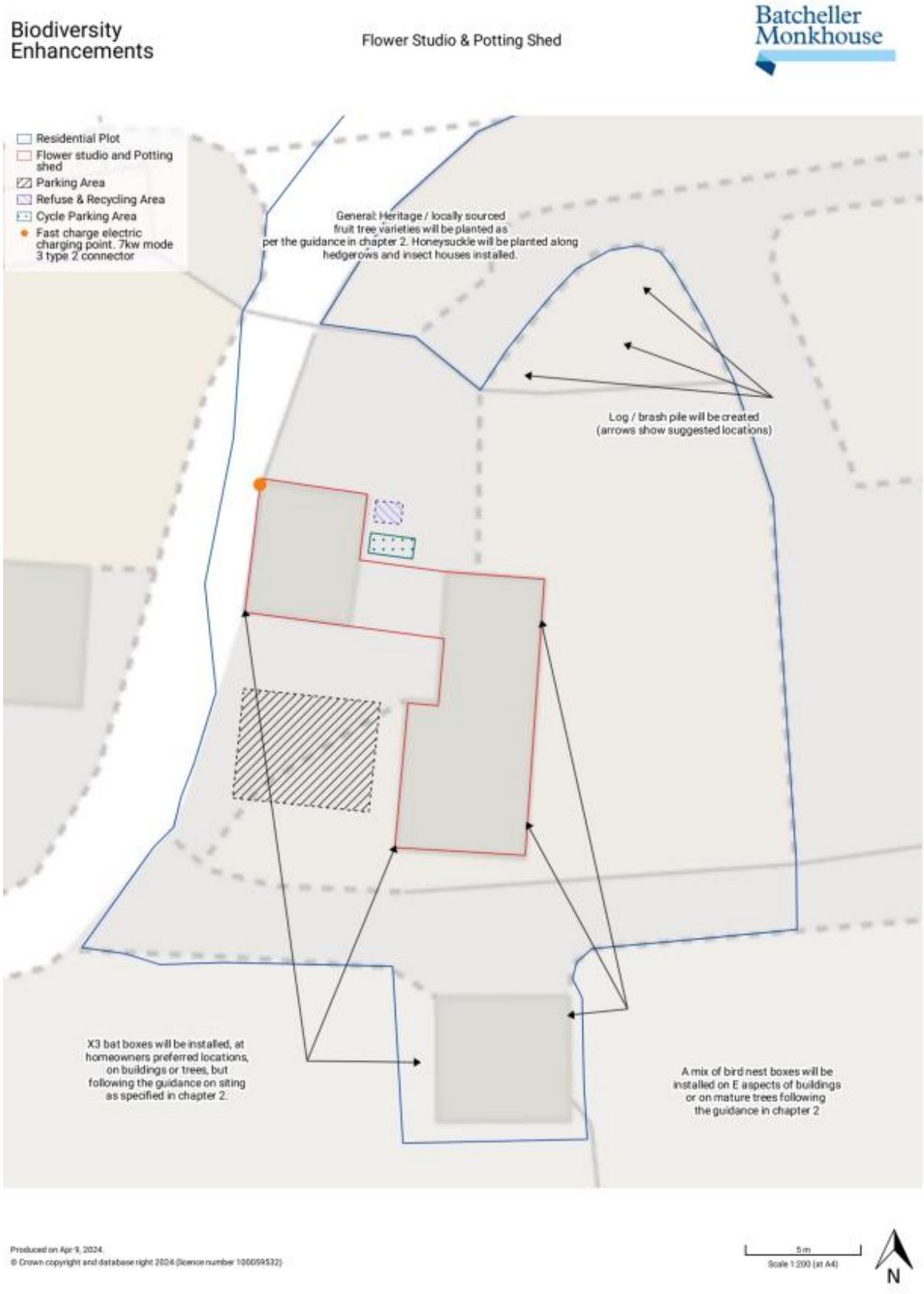
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Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1. Chartered Institute of Ecology and Environmental Management, Ampfield.

Skilled Ecology Consultancy Ltd. (2020). Preliminary Ecological Appraisal. Skilled Ecology Consultancy Ltd., Clare.

Websites: NHBS (2021). www.NHBS.co.uk.

Appendix A1 – Biodiversity enhancement measures



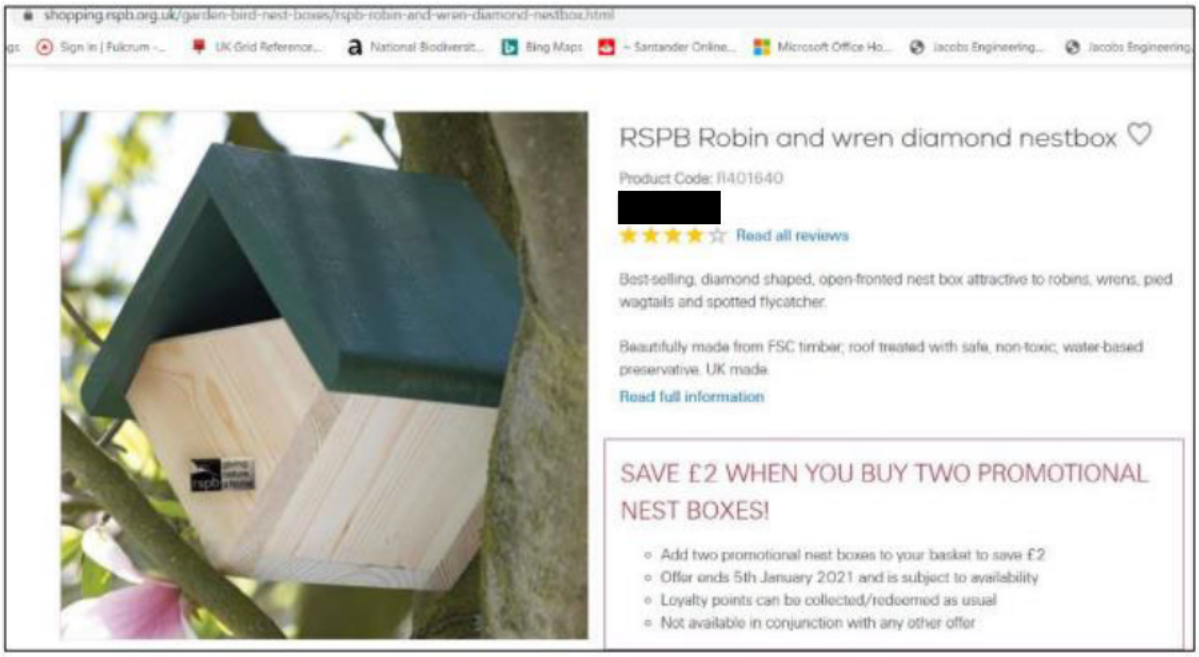
Appendix A2 – Example Bat Boxes

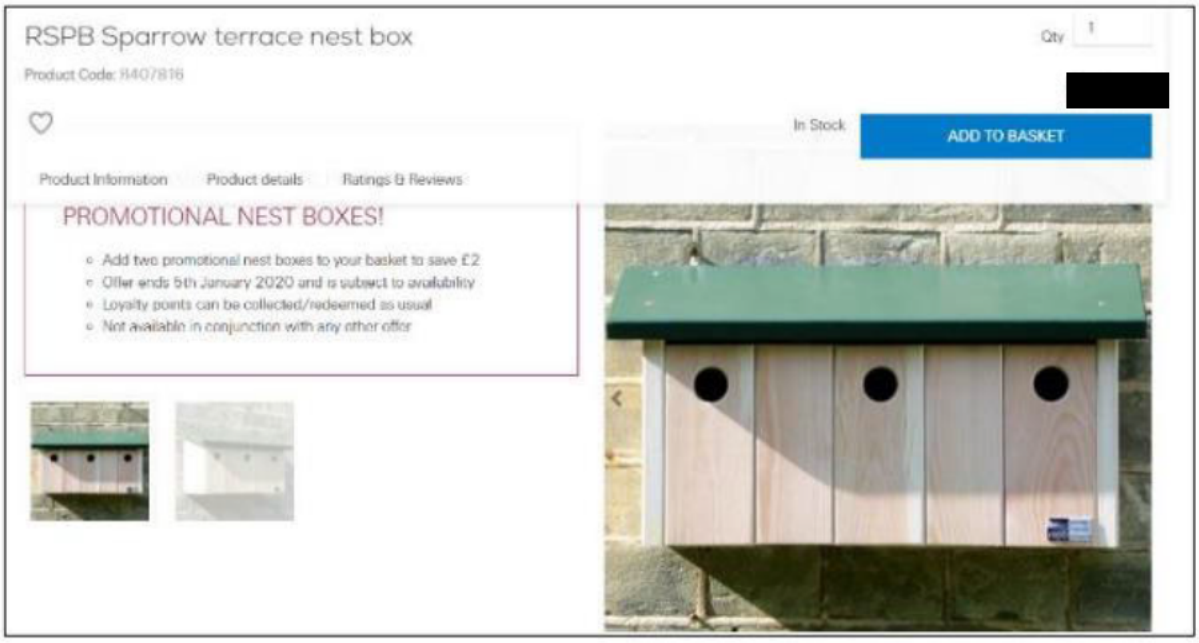
Vincent Pro bat box

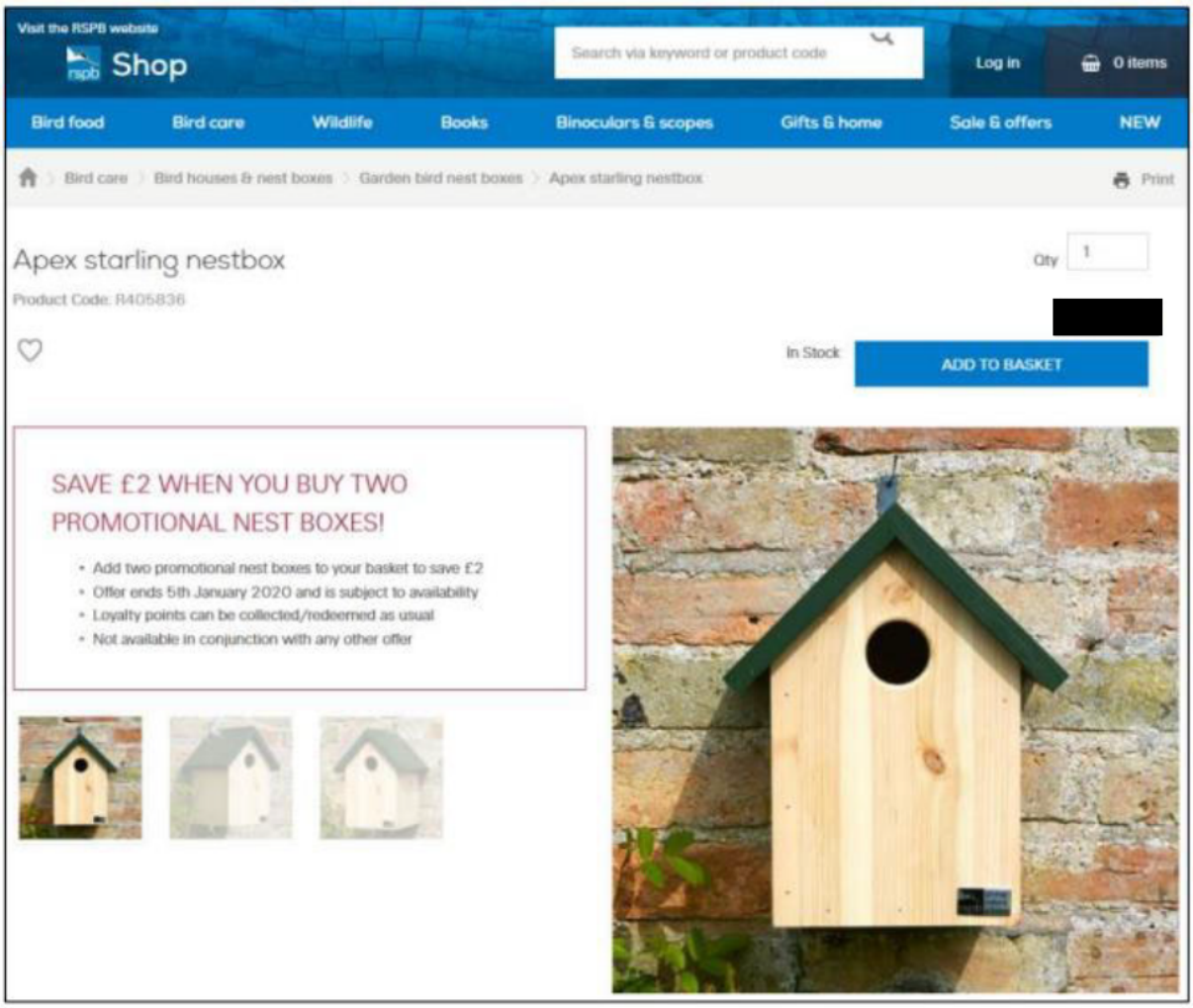
Schwegler 1FF

Kent bat box

Appendix A3 – Example Bird Boxes






Visit the RSPB website
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Offer ends 5th January 2020 and is subject to availability
Loyalty points can be collected/redeemed as usual
Not available in conjunction with any other offer

Appendix A4 – Log / brash pile creation



Larger woody pieces can be piled on top of collected finer material (small branches, leaves or leaf mulch if available).



Brash can placed over to provide thick cover.