Biodiversity Enhancement Strategy

Site: Private Residential Dwelling, West Sussex

Woodmancote Parish Hall and School Cottage
Brighton Road
Woodmancote BN5 9SR
Planning Reference DC/24/0476

Prepared for: [Homeowner] Mr & Mrs Eastwood

Purpose:

To enhance local biodiversity in accordance with current Sussex local authority guidance, the Environment Act 2021 biodiversity objectives, and good ecological practice.
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. Site Description

The site comprises a detached residential dwelling with associated garden off street parking, a timber car port, and a small storage unit, (previously used as a single car parking garage). The immediate surrounding area is predominantly rural adjacent to The A 281 Brighton Road. There are residential properties and a church near the site.
The property is surrounded by trees with woodland to the north, east and west. To the south is the A281 a 40Mph road (which can be busy at certain times of the day 7 days a week), including two bus routes. There are hedgerows, scattered trees, and gardens typical of Sussex villages/towns.

Planning consent has been obtained from Horsham District Council for the Conversion of Woodmancote Parish Hall and School Cottage to a single dwelling house, together with single extensions to front side and rear, erection of a detached garage and installation of ASHP and PV panels. Planning reference DC/24/0476.

Associated Documents

A Preliminary Ecological Appraisal and Preliminary Roost Assessment was conducted by Arbtech Ecological Consultants Dated 19th January 2023.

A BAT Survey and Online Mitigation Report was issued by Astute Ecology. From Andrew Bird BSc (Hons) Dated 23rd June 2023

Natural England Licence Mitigation Reference 2025-70284-EP-MIT (Issued Under planning consent DC/24/1317) Dated 26th February 2025

Report of BAT Mitigation Works for EPSL By Arbtech Ecological Consultants From Josephine McCarthy Senior Consultant Dated 14th April 2025.

Local wildlife may include:
Hedgehogs
Bats (common pipistrelle, Brown Long-eared)
Songbirds and garden birds
Pollinating insects
Amphibians (common frog, smooth newt)

2. Objectives

Increase habitat diversity on site
Support priority species (e.g., hedgehogs, bats, pollinators)
Improve ecological connectivity with neighbouring woodland, gardens and green corridors
Enhance resilience of garden to climate change
Provide long-term maintenance guidance

3. Proposed Biodiversity Enhancements

3.1 Planting and Vegetation Please refer to Plan 1.
Minimum 70% native planting using Sussex-appropriate species
Create layered planting: geraniums
Trees: field maple, hawthorn, rowan, fruit trees
Shrubs: hazel, guelder rose, dogwood
Hedging: mixed native hedge instead of fencing where possible
Ground flora: native wildflower mix (shade & sun areas)
Establish pollinator-friendly borders (flowering from early spring–late autumn)
Plant herb and nectar beds (lavender, marjoram, thyme, borage)

3.2 Grassland & Lawn Management
Convert part of lawn to wildflower meadow strip
Adopt reduced mowing regime:
Main lawn: cut every 3–4 weeks
Meadow strip: cut once annually (late summer)

3.3 Nesting & Roosting Features
Provide bird nest boxes
Provide 5 bat boxes in position in accordance with Natural England Licence 2025-70284-EP-MIT requirements 4–5m high on east/south-facing elevation See image 1, and 2,

3.4 Wildlife Access & Connectivity

Open fencing using hedging or open board gaps to woodland perimeter to allow for mobile wildlife

3.5 Water & Sustainable Drainage
Install small wildlife pond with shallow edges
Permeable surfaces to reduce run-off
Remove tarmac surface to vehicle access and parking and replace with permeable paving.
Use water butt to conserve rainwater for planting

3.6 Deadwood & Natural Features
Retain fallen wood for log pile habitat (bats, beetles, fungi
Compost area for invertebrates & soil health

3.7 Lighting Strategy

Avoid artificial night lighting where possible
If essential, use:
Downlighting with hoods see image 3.
Motion sensors
Warm spectrum (<2700K)
Protect bat flight corridors and foraging areas by protecting existing woodlands and hedgerows, reducing artificial lighting and continuous planting to connect different habitats

4. Management & Maintenance

Action	**Frequency**	**Notes**
Native hedge/shrubs pruning	1–2× per year	Avoid bird nesting season (Mar–Aug)
Meadow cut	Annually	Autumn (Sept–Oct)
Pond maintenance	Twice annually	Remove <⅓ vegetation, check for wildlife
Log/Leaf piles	Ongoing	Leave undisturbed for overwintering species
Weed Control	Ongoing	Manual Avoid pesticides & peat products

5. Monitoring
Arbtech Ecology Consultants Contracted to inspect and review BAT rehousing November 2026
Photo-record planting and growth annually
Record wildlife sightings (e.g. via iRecord or Garden Wildlife Watch)
Review success after 2 years; revise features if necessary

6. Expected Biodiversity Gains
Increased foraging & nesting habitat for bats and birds
Improved invertebrate abundance (pollinators & decomposers)
Habitat for hedgehogs, amphibians, and beneficial insects
Increased plant diversity and ecological resilience

7. Conclusion

This plan provides a practical, deliverable strategy to achieve biodiversity improvements for a residential property in West Sussex, contributing to local ecological networks and delivering measurable habitat enhancement while supporting the national biodiversity net gain framework.

SUPPORTING IMAGES And Plans
Image 1.



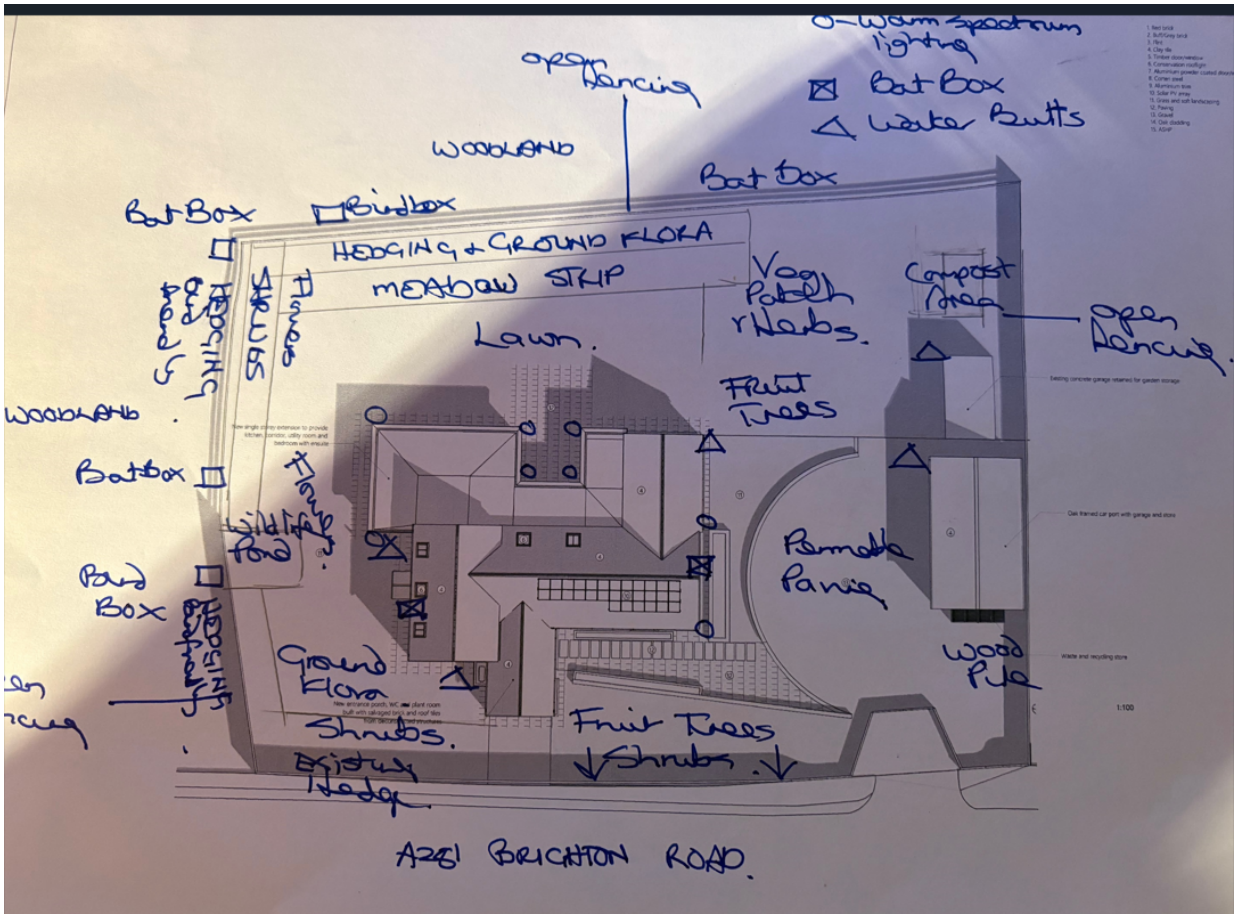
Image 2



Image 3



Site Plan



O-Warm Spectrum lighting
Bat Box
Water Butts
open Fencing
WOODLAND
Bat Box
Bat Box
Birdbox
HEDGING & GROUND FLORA
MEADOW STRIP
Veg Patch & Herbs.
Compost Area
open Fencing.
Lawn.
Fruit Trees
WOODLAND
Bat Box
Wildlife Pond
Bird Box
Pennette Paving
Wood Pile
Ground Flora
Shrubs.
Existing Hedge
Fruit Trees
Shrubs.
A281 BRIGHTON ROAD.