



**The Pavilion, Mackley Field, Small Dole,
West Sussex**

Biodiversity Enhancement Strategy (BES)

The Ecology Partnership, Thorncroft Manor, Thorncroft Drive, Leatherhead, Surrey KT22 8JB

T +44 (0) 1372 364133

E info@ecologypartnership.com

W ecologypartnership.com

Contents

1.0 INTRODUCTION.....3

 BACKGROUND.....3

2.0 BIODIVERSITY ENHANCEMENT STRATEGY (BES)4

 RESPONSIBILITIES4

3.0 WILDLIFE BOXES.....9

LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snapshot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited, or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

Background

- 1.1 The Ecology Partnership was commissioned by Hopegar Properties Ltd. to produce a Biodiversity Enhancement Strategy (BES) in order to fulfil the planning condition 4:

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- *Purpose and conservation objectives for the proposed enhancement measures;*
- *Detailed designs or product descriptions to achieve stated objectives;*
- *Locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
- *Persons responsible for implementing the enhancement measures; and*
- *Details of initial aftercare and long-term maintenance (where relevant).*

- 1.2 The planning application DC/24/1858 was approved with conditions on 11/12/2024.

- 1.3 Lizard Landscape Design and Ecology undertook an initial ecological assessment of the site, and bat emergence surveys in 2018. An update ecological survey was undertaken in 2023. This found the site to comprise modified grassland bordered by native hedgerows, a building supporting a small bat roost, and suitable habitat for protected species such as bats, reptiles, GCN, and nesting birds. It was recommended that the development include bat boxes and wildflower grassland to enhance the scheme and achieve a +10 Biodiversity Net-gain (BNG).

- 1.4 The site is located to the south of the village of Small Dole (TQ 21468 12672), and covers an area of approximately 0.07ha. The proposed development is for the creation of a new community building comprised of sustainable materials and a small grass-crete car park area.

2.0 Biodiversity Enhancement Strategy (BES)

- 2.1 This LEMP covers the management of the following ecological features:
- Flowering lawn
 - Native hedge planting
 - Bat boxes
- 2.2 Full details for each feature are presented in Table 1 below, and a work schedule for management and monitoring is presented in Table 2.
- 2.3 This will act as a guide for the Management Company who will be responsible for the long-term maintenance of the landscape areas and sets out the long-term design objectives and scope of management tasks over a 5 year period.
- 2.4 The landscape strategy is presented in Figure 1. The management related to ecology is highlighted in Figure 2.

Responsibilities

- 2.5 It is the responsibility of Hopegar Properties Ltd. To ensure all ecological enhancements are installed on site. The longterm management will be funded, organised and implemented initially by Hopegar Properties Ltd and will be passed onto the future occupant, following purchase.

Table1: Management Prescriptions

	Native hedgerow	Wildflower grassland	Bat boxes
<i>Description and evaluation of features to be managed;</i>	Along the northern boundaries, a native hedgerow mix will be planted as whips. This will include exclusively native species such as hawthorn, field maple, guelder rose, hornbeam, wild privet and dogrose. The mix of native shrubs will provide a valuable commuting and foraging habitat for wildlife moving through the site as well as nesting opportunities for birds, and nectar resources for pollinating insects. To encourage a bushy and fruiting hedgerow a less frequent pruning regime shall be established allowing fruits to be consumed by birds and other wildlife and avoid impacts on breeding and nesting birds.	Areas of modified grassland will be seeded with a flowering lawn mix such as Emorsgate EL1 or similar. This mix will create a diverse mix of low-growing flowering species, providing a valuable and diverse source of nectar for pollinators, whilst also being resident to more regular mowing.	The following bat box will be affixed to the south-eastern aspect of the mature apple tree in the south of the site, at a height of at least 3m: 1x Elisa bat box (or similar model) The following bat boxes will be affixed to the southern aspect of the proposed building: 1 x Vivara Pro Beaumaris Woodstone Bat Box (or similar model) This will provide additional roosting opportunities for bats in the local area.
<i>Ecological trends and constraints on site that might influence management</i>	The nesting bird season (March-August) must be avoided for any management involving cutting tools on the hedge.	Without management, brambles nettles and thistles, may become dominant within the sward, and outcompete the wildflower mix. The grassland may support hedgehogs, reptiles and amphibians, and new badger setts may be created on site.	Once installed bat boxes should not be touched, and if any works require replacement of these boxes, an ecologist should first be consulted to advise.
<i>Aims and objectives of management</i>	Aim: To provide an additional source of nectar and berries for wildlife. Objective: Protect planted shrubs and ensure they can become established.	Aim: To provide biodiverse habitat Objective: Prevent undesirable species (bramble/nettles) becoming dominant, and ensure smaller flowering species continue to achieve a diversity of at least 6 species/m².	Aim: Provide additional roosting opportunities for bats Objective: Provide at least two bat boxes
<i>Prescriptions for appropriate management options to achieving aims and objectives;</i>	(S1) – Water hedge to soil saturation immediately after planting, then as required. (S2) - Monitor health of hedge, remove failed individuals and replace as appropriate. Monitor at least monthly for first six months, then twice annually in the early and late summer. (S3) – Trim hedge to a height and width of at least 2m (if required) on a two-year basis in the autumn. This should be done on a rotational basis with half the hedge cut each year.	(WF1) – Prior to sowing, cut existing grass to ground level in autumn and use harrow/rake to create areas of bare ground across the grassland. Once prepared sow the area at a rate of 1.5g/m². (WF2) – Monthly cut and collect of vegetation to a height of c.40mm between March and May, relaxing management over June and July, to allow flowers to bloom, before resuming monthly cuts between August and October after flowering has concluded. A 1m fringe along the edge of boundary hedgerows a should be left long to provide overwintering habitat for reptiles, invertebrates and hedgehog. The bulk of cut material should be removed from the area..	(BB1) - Confirm boxes are still present and in good condition.

Table 2 – Five-year work schedule

Management actions	<i>Five year work schedule</i>																			
	Year 1				Year 2				Year 3				Year 4				Year 5			
	Jan-Feb	Mar-Jul	Aug-Oct	Nov-Dec	Jan-Feb	Mar-Jul	Aug-Oct	Nov-Dec	Jan-Feb	Mar-Jul	Aug-Oct	Nov-Dec	Jan-Feb	Mar-Jul	Aug-Oct	Nov-Dec	Jan-Feb	Mar-Jul	Aug-Oct	Nov-Dec
<i>S1 – Water hedge</i>		As required				As required				As required				As required				As required		
<i>S2 – Monitor health of hedge</i>		Monthly				Once	Once			Once	Once			Once	Once			Once	Once	
<i>S3 – Trim hedge</i>												Once								Once
<i>WF2 – Cut grass</i>		Monthly excluding June/July				Monthly excluding June/July				Monthly excluding June/July				Monthly excluding June/July				Monthly excluding June/July		
<i>BB1 –/ bat box monitoring</i>				Once				Once				Once				Once				Once

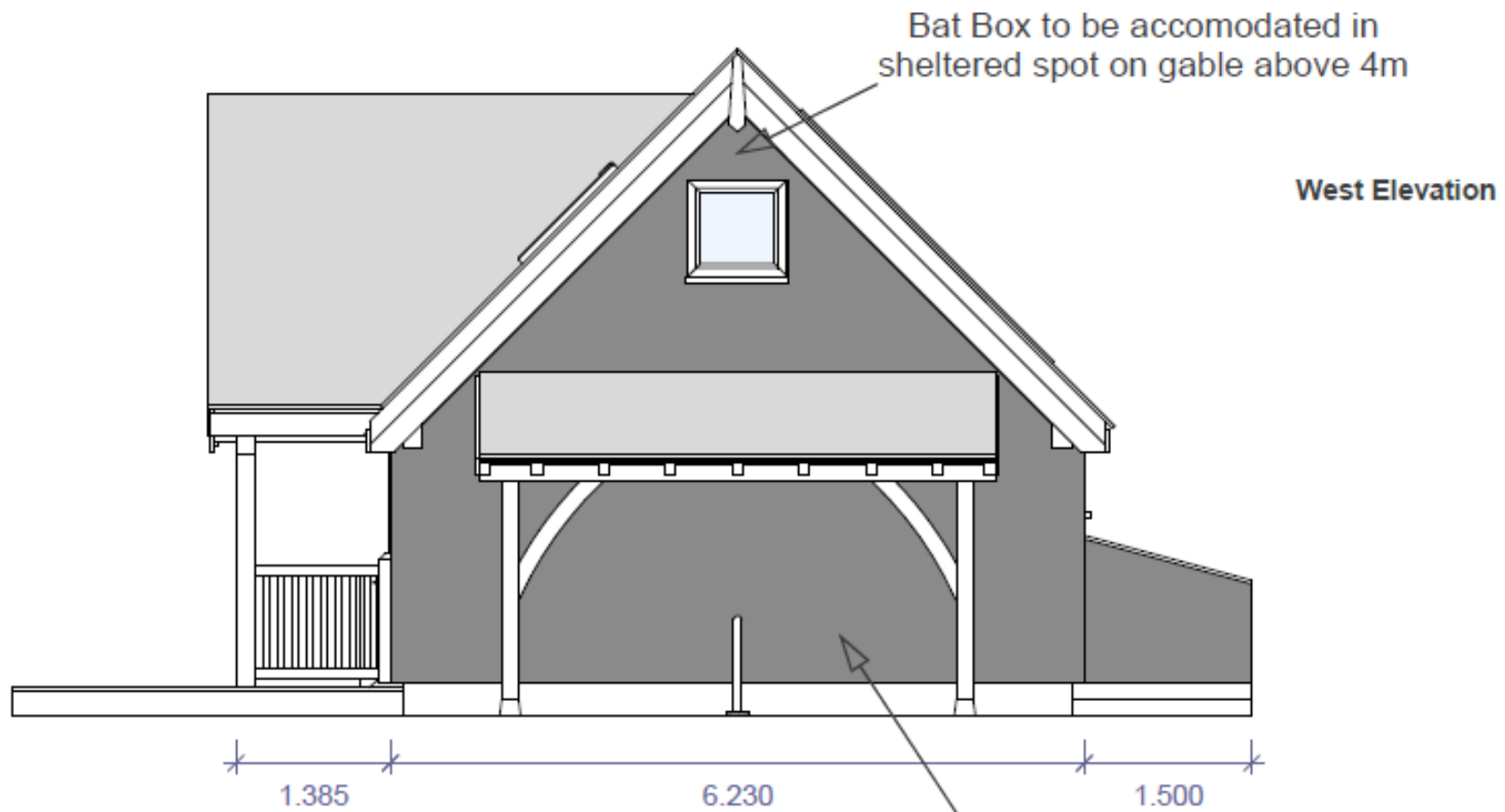


Figure 1: Location of proposed bat box. Taken from *Proposed Plan and Elevations – OSOTIMBER Ltd. (October 2024)*

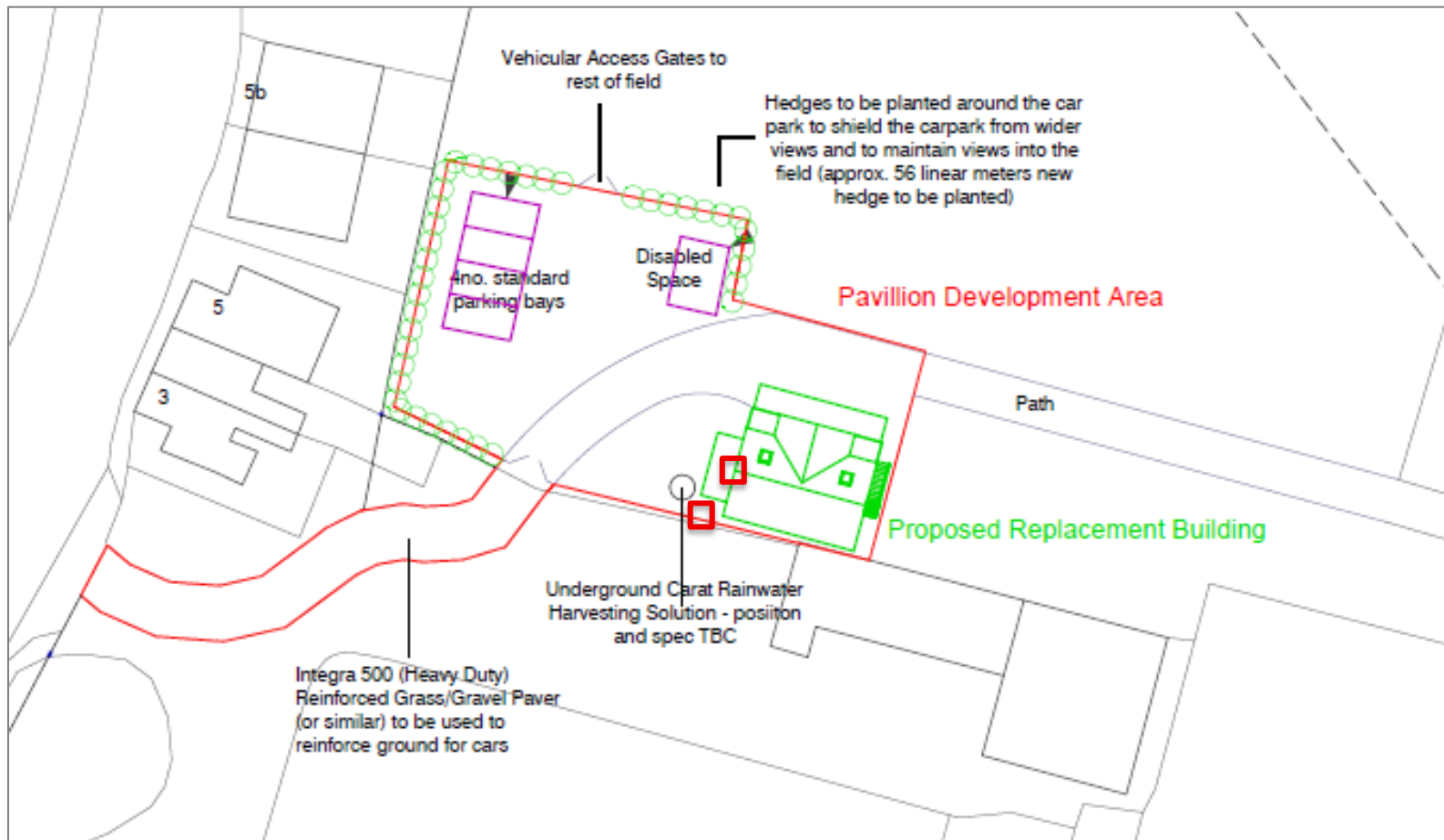


Figure 2: Location of proposed bat boxes (red squares) annotated over the Proposed Site & Location Plan (EN Architects, 2025)

3.0 Wildlife Boxes

- 3.1 A total of two bat boxes will be established within the site (Figure 2). The Elisa bat boxes should be installed on the mature apple tree to the south of the site at a height of at least 3m above the ground. The Beaumaris bat box will be installed on the western gable end of the new building at a height of at least 4m near the apex and sheltered under the eaves (Figure 1). If these boxes cannot be sourced at time of installation an ecologist should be contacted for advice on suitable alternative models.

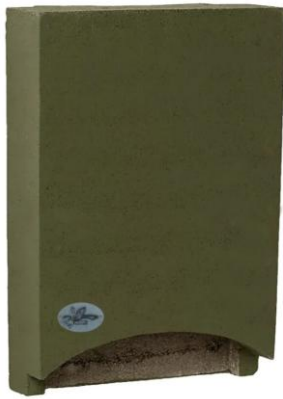


Figure 3: Elisa Bat Box



Figure 4: Beaumaris Woodtone Bat Box

The Ecology Partnership Ltd

Thorncroft Manor

Thorncroft Drive

Leatherhead

KT22 8JB

Tel: 01372 364 133

www.ecologypartnership.com

Approved: Matt Pendry BSc (Hons) MCIEEM FRGS

Date: 13/11/2025

Amended 15/12/2025