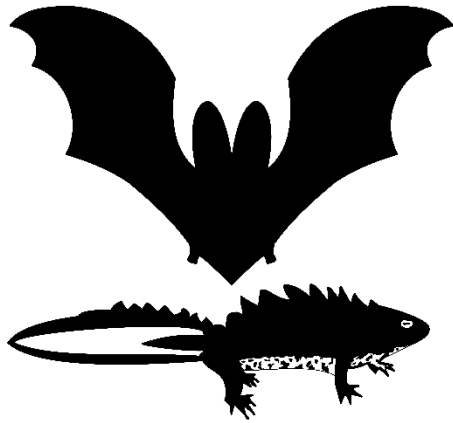




AEWC Ltd

Animal Ecology & Wildlife Consultants

Biodiversity Enhancement Strategy

Dragon's Green Shepherds Huts

**Rose Cottage
Baker's Lane
Dragon's Green
Shipley
RH13 8GF**

Natalie Arscott

**25-083
June 2026**

Contents

1. Introduction.....	3
2 Biodiversity Enhancement Strategy	6
3 References	10
Figure 1: Showing the site location	4
Figure 2: Aerial view of the site showing the site boundary	4
Figure 3: Proposed development layout	5
Figure 4: Proposed biodiversity enhancements	9

Author	Lexie Hobbs
Authorised by	Natalie Arscott
Report and version number	25-083-BES-V1

This report has been prepared by AEWC Limited, with all reasonable skill, care and diligence within the terms of the Contract with the client. We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

The information and data which has been prepared and provided is true and has been prepared and provided in accordance with the ‘Guidelines for Preliminary Ecological Appraisal’ and ‘Code of Professional Conduct’ issued by the Chartered Institute of Ecology and Environmental Management (CIEEM). We confirm that the opinions expressed are our true and professional bona fide opinions.

1. Introduction

- 1.1 AEWCLtd were commissioned by Jennifer Winter to produce a Biodiversity Enhancement Strategy for a site at Rose Cottage, Bakers Lane, Dragons Green, Shipley, RH13 8GF at grid reference TQ 13889 23581 to help inform the proposed development of the site.
- 1.2 This Biodiversity Enhancement Strategy has been prepared to discharge condition 6 of the planning consent, reference DC/25/2028:
“The development hereby permitted shall not be first occupied until a Biodiversity Enhancement Strategy for protected and Priority or threatened species has been 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).”*
- 1.3 A Protected Species Walkover Survey was conducted on the site on the 5th of November 2025 by AEWCLtd. No further surveys were required to be carried out.

Aims and Objectives

- 1.4 The aims and objectives of this strategy are:
- To increase the site’s biodiversity value;
 - To provide new nesting, roosting, and sheltering opportunities for protected species; and
 - To provide new valuable habitat for a range of wildlife.

Site Location and Context

- 1.5 The proposed development site is at Rose Cottage, Bakers Lane, Dragons Green, Shipley, RH13 8GF at grid reference TQ 13889 23581. The site is located in a rural part of West Sussex, on the western edge of the hamlet of Dragons Green, 500m north of the A272. The surrounding landscape predominantly comprises tree and hedge-lined agricultural fields that connect to deciduous woodland blocks with some residential properties scattered throughout. See Figure 1.
- 1.6 The site is approximately 0.046ha and is part of a residential plot adjacent to deciduous woodland. The site largely comprises low-quality modified grassland with scattered trees, including mature oak trees, and a small area of hardstanding in the west of the site. See Figure 2.



FIGURE 1: SHOWING THE SITE LOCATION

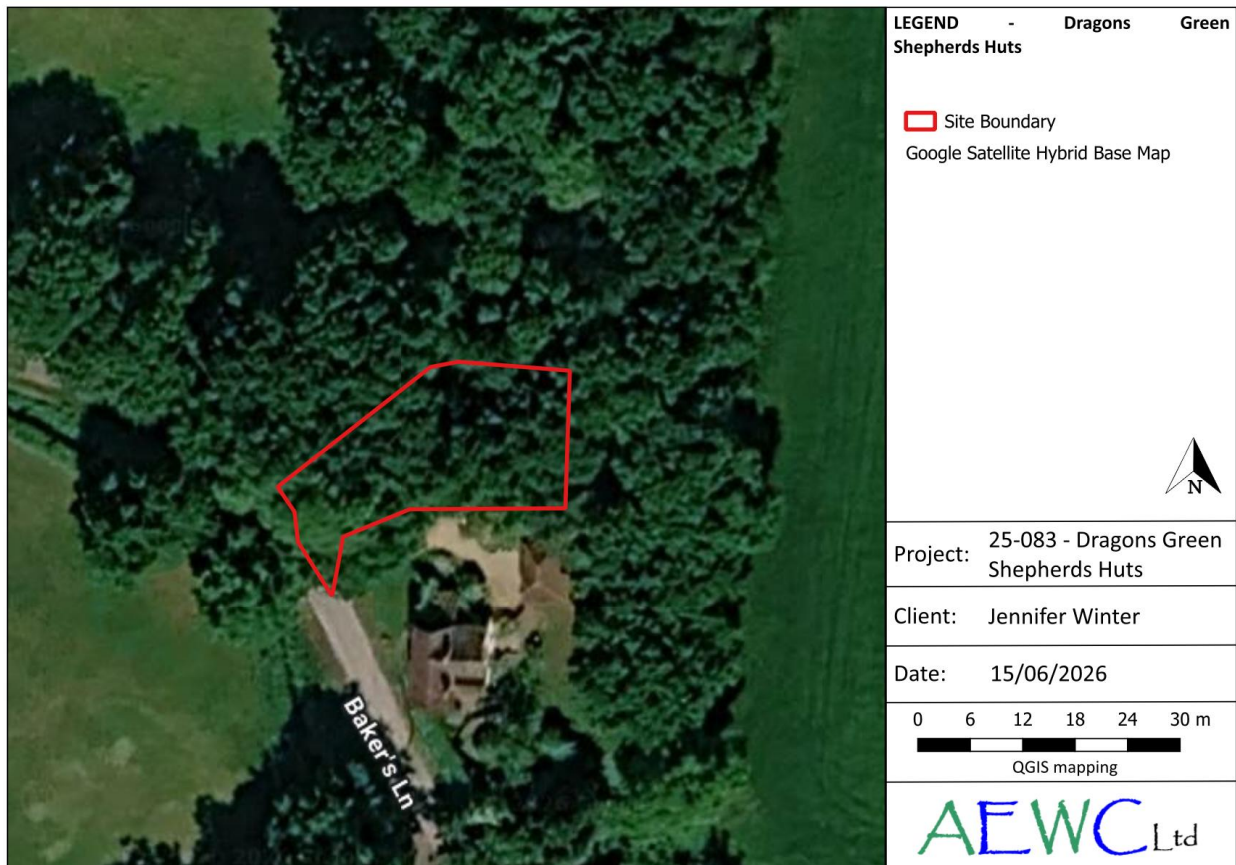


FIGURE 2: AERIAL VIEW OF THE SITE SHOWING THE SITE BOUNDARY

The proposed development plan is for the two shepherd's huts, one of which, houses a sauna (Shepherds Hut 2) to be used as a holiday let.

The 2 No. Shepherds Huts have recently been delivered & are currently stored on the site. Currently the Shepherds Huts are not operational, having been placed on temporary foundations in the form of paving slabs & no services have been connected/

All proposed external lighting to be downlit & operation to be controlled by motion sensors to ensure lighting is only on when required. The adjacent woodland to the north is not to be directly illuminated at any time

Existing Rustic Post & Rail Fencing (including sq. wire mesh) to northern boundary of the site, along with enclosure to propose Sheppard's huts to be retained as existing, to provide a dog friendly enclosure.

Culverted Ditch

All existing mature trees (Oaks) on the site to be retained as existing

Purposed hedge to northern boundary to be maintained at a height of 1.8m (6 ft.) above G.L.

Oak

Oak

Oak

Oak

Oak

9 sq.m. Of Timber Decking to u/s of proposed Hot Tub

Hot Tub

Private Sewage Treatment Plant

I.C.

Stepping stone path within existing lawn

Section of proposed hedge to enclosure to be maintained at a height of 1.8m (6 ft.) above G.L.

Gravel (permeable) Path

Existing Shrub (Magnolia) to be retained as existing

Purposed hedge to southern & western enclosure to be maintained at a height of 1.2m (4 ft.) above G.L.

Existing parking, for a single car to be retained as existing for occupants of proposed Shepherds Hut

Existing Gravel Drive serving Rose Cottage to be retained as existing

Garage

Existing Shrub to be retained as existing

Close boarded (vertical) Fence, max. height 2.0m above G.L.

AEWCLtd

2 Biodiversity Enhancement Strategy

- 2.1 In order to provide the background for providing advice on appropriate ecological enhancements given in this strategy, the findings of the ecological walkover survey undertaken in November 2025 are taken into account.
- 2.2 The implementation, initial aftercare, and long-term maintenance of the enhancements will be the responsibility of the property owner – Jennifer Winter. The owner may appoint suitably qualified contractors.
- 2.3 The locations of the proposed enhancements are illustrated in Figure 4.

Habitat Enhancement

General

- 2.4 In order to enhance the habitat for wildlife, the planting schemes for the proposed development will use native species or species with known benefit to wildlife wherever possible.
- 2.5 In line with best practice, the use of peat in composts or topsoil will be avoided.

New Hedgerow

- 2.6 Approximately 65m of hedgerow planting will be undertaken along the northern, southern and western boundaries of the enclosed space, following the new fence. The hedge will comprise of a mix of native species including flowering and/or nut-bearing species. Recommended species include hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), hazel (*Corylus avellana*), dog rose (*Rosa canina*), dogwood (*Cornus sanguinea*), field maple (*Acer campestre*), wild privet (*Ligustrum vulgare*) and/or holly (*Ilex aquifolium*).
- 2.7 Instructions for the native hedgerow planting and initial aftercare are as follows:
 - Hedgerow planting should be carried out between November and March, avoiding periods of frost, snow, or waterlogged soil.
 - The ground must be cleared of grass or other vegetation and soil loosened prior to planting.
 - Shrubs should be planted as a staggered double row to provide a dense hedgerow. Each plant should be spaced 30-50cm apart in each row, with 40-50cm between the two rows.
 - Along the proposed hedge line, dig holes or a trench deep enough to accommodate the root systems of the plants.
 - If using bare-root plants, soak the roots in water for 1-2 hours before planting to prevent drying out.
 - Place each plant so the base of the stem is at soil level and spread the roots out gently. Fill the holes with soil, firming it down gently.

- Apply a layer of mulch (such as wood chips or well-rotted compost) around the base of the plants to suppress weeds and retain moisture.
- Use spiral guards or fencing to protect young plants from grazing animals.
- Water regularly during the first 2 years, especially in dry spells, to help the plants establish.
- Lightly trim the top of the hedgerow in the first 2 years to encourage bushy growth.

Species Enhancement

Reptiles and Amphibians

- 2.8 To enhance the site for reptiles and amphibians, one hibernaculum will be installed. This is to be placed on the woodland edge to the northeast of the site (within the ownership boundary but just outside the application site boundary), where it will be protected from onsite activities within the grassland, and remain shaded from tree cover. It should not be placed in a waterlogged area.
- 2.9 The hibernaculum should be constructed using logs, large branches, dead wood, rocks, rubble, broken bricks, soil, turf, and leaf litter or straw. A pit of 1-2m wide and 0.5-1m deep should be dug, with the base of the pit slightly sloped for drainage. Large logs or rocks should be laid down to form the base, with materials arranged in a loose, crisscross pattern to ensure gaps for airflow and shelter. Layers of logs, branches, rubble, and rocks should then be added to build up the pile within the pit. Smaller twigs and stones can be used to fill gaps without compacting the pile. The structure should be covered with 30-50cm of gently firmed soil, leaving small openings (5-10cm gaps) to allow animals to access the interior. The soil can be topped with turf or leaf litter for insulation and to encourage vegetation growth. In the long-term, the hibernaculum should not be moved or dismantled. As materials decay, they should be replenished to maintain the structure.

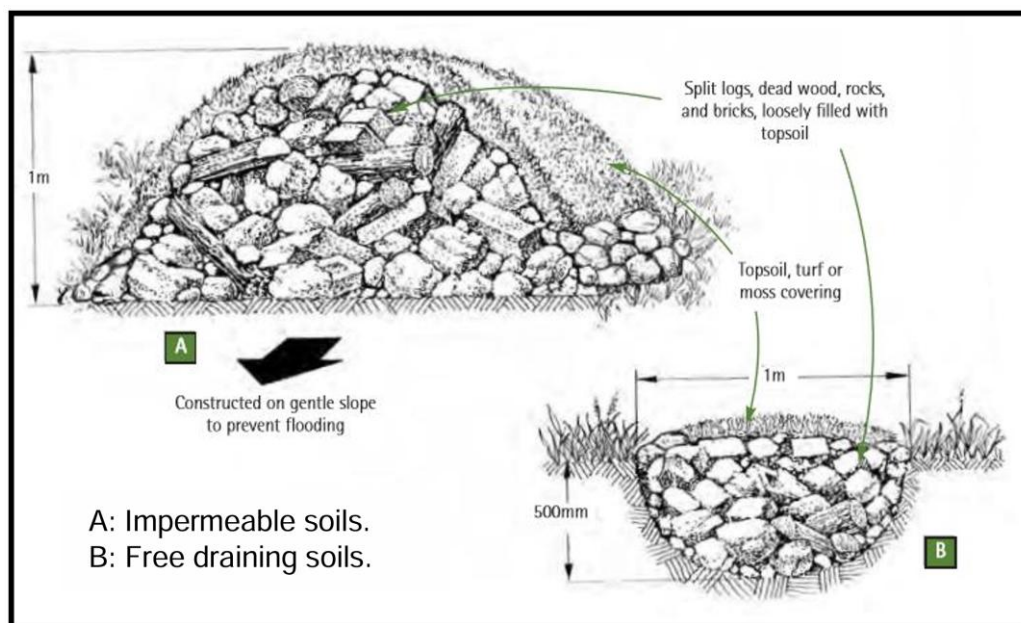


Diagram from Great Crested Newt Conservation Handbook

Birds

- 2.10 A minimum of one bird box will be hung on one of the mature oak trees on-site, to provide nesting opportunities for birds present in the local area. This will be a traditional round-holed box, suitable for species such as tits, sparrows, redstarts and nuthatches. The bird box will be woodcrete or a similar hard-wearing material (rather than the less durable wooden boxes). The box must be sited in a sheltered location facing north or east, unless shaded by the surrounding trees, and should be installed with an aluminium nail or screw to prevent tree damage. It is to be installed between 2m and 4m above ground.
- 2.11 The bird box does not require any ongoing maintenance but must be repaired or replaced at the earliest opportunity should it become damaged, ensuring no active nests are present at the time.

Bats

- 2.12 A minimum of one bat box will be installed on a mature oak tree on the site to provide roosting opportunities for bats present in the local area. The bat box will be woodcrete or similar hard-wearing material (rather than the less durable wooden boxes) and should be installed at least 4m above the ground roughly south-facing, sheltered from strong winds and exposed to the sun for part of the day. The box should be installed with an aluminium nail or screw to prevent tree damage. Example suitable boxes include the Schwegler 1FF bat box and the Schwegler 2F bat box, or similar bat boxes.
- 2.13 The bat box does not require any ongoing maintenance but must be repaired or replaced at the earliest opportunity should it become damaged. If the box is intact, it must only be opened by a licensed bat worker.

Insects

- 2.14 Galvanised steel livestock troughs are to be installed along the eastern boundary and planted with a diverse mix of native and/or wildlife-friendly flowering plant species. The planting will be selected to provide a succession of flowering throughout the growing season, thereby supplying nectar and pollen resources for bees, hoverflies, butterflies and other pollinating invertebrates. No invasive species are to be used, since these could spread to the adjacent woodland.



FIGURE 4: PROPOSED BIODIVERSITY ENHANCEMENTS

3 References

British Standard Institution (2013) *BS 42020:2013 Biodiversity. Code of practice for planning and development*, London, England

CIEEM (2021) *Good Practice Guidance for Habitats and Species*. Chartered Institute of Ecology and Environmental Management, Winchester

CIEEM (2013) *Competencies for Species Survey guidance documents*. Chartered Institute of Ecology and Environmental Management, Winchester

CIEEM (2018) *Professional Guidance Series: Guidance on metadata Standards: Reporting, sharing and archiving ecological data*. Chartered Institute of Ecology and Environmental Management, Winchester

CIEEM (2017) *Guidelines on Ecological Report Writing*. Chartered Institute of Ecology and Environmental Management, Winchester

CIEEM (2018) *Technical Guidance Series. Guidelines for Preliminary Ecological Appraisal*. Chartered Institute of Ecology and Environmental Management, Winchester

CIEEM (2022) *Code of Professional Conduct*. Chartered Institute of Ecology and Environmental Management, Winchester

Department for Communities and Local Government (2021) *Technical Guidance to the National Planning Policy Framework*. Department of Communities and Local Government, London.

Department for Communities and Local Government (2021). *National Planning Policy Framework*. Department of Communities and Local Government, London.

ODPM (2005) *Government circular: biodiversity and geological conservation – statutory obligations and their impact within the planning system*. The Stationary Office.

RIBA Publishing (2013) *Designing for Biodiversity: A technical guide for new and existing buildings (second edition)*. RIBA Publishing, London.

Edgar, P., Foster, J. and Baker, J. (2010). *Reptile Habitat Management Handbook*. Amphibian and Reptile Conservation, Bournemouth.

Mitchell-Jones, A.J., (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.

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

Natural England (2011). *Reptile Mitigation Guidelines*. Natural England.