



Land at Hilland Road, Billingshurst, RG14 9HP

Biodiversity Enhancement Strategy

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The flora and fauna detailed within this report are those noted during the field survey and from anecdotal evidence. It should not be viewed as a complete list of flora and fauna species that may frequent or exist on site at other times of the year.

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Contents

Contents	1
1.0 Introduction	2
Background	2
Objectives and Aim	2
Site Location	3
2.0 Biodiversity Enhancement	4
Annual Work Programme	4
Management Responsibilities	5
Mechanism for Ensuring Delivery	5
3.0 Plans	6
Enhancement Strategy	6

1.0 Introduction

Background

1.1 All Ecology was commissioned to produce this document in respect of a proposed development at a site known as Land at Billingshurst, RG14 9HP. The site is part of a grassland field with pockets of scrub, tall ruderal, hedge, a small number of trees and boundary fence.

1.2 The site has planning permission for the erection of a workshop, storage building with associated vehicular parking, yard area and access. The planning permission has the following condition:

Condition 10 - Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and 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:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Objectives and Aim

1.3 The objectives of this document are to maximise the enhancement of the proposed development for biodiversity to meet policy requirements and discharge the above condition.

1.4 The aims of the biodiversity enhancement strategy are to ensure that the new development is constructed and managed in accordance with planning approval and wildlife legislation, and ensure the delivery of the proposed ecological enhancements.

Site Location



Figure 1: Site location plan.

2.0 Biodiversity Enhancement

Management Proposals

2.1 The management proposals include the following summary items:

- Creation of enhancement features (fauna)
- Maintenance of enhancement features (fauna)

Fauna

Installation of Bat Boxes

2.2 Three Schwegler 1FF Flat Bat Box* would be installed around an Oak tree on the north boundary of the site. These would be installed between 3 – 4 m height facing various directions to provide different internal conditions that will maximise the likelihood of occupation. The specification of the bat boxes has been chosen to avoid the need for regular maintenance, which could disturb roosting bats, which requires a licence.

* An alternative product may be used on approval of the appointed ecologist.

Installation of Bird Boxes

2.3 Three Schwegler 17A Triple Cavity Swift Box* will be installed on the east (front) elevation of the new building. These nest boxes will be installed at the apex of walls directly under roof edges with unobstructed entrances leading directly to the ground. These are suitable for both Swift and House Sparrows.

2.4 A total of four Woodstone Seville Nest Box* will be installed on suitable trees on the boundaries of the site.

* An alternative product may be used on approval of the appointed ecologist.

Annual Work Programme

2.5 The following schedule of works sets out the annual management activities and site monitoring.

Table 1: Schedule of works.

Activity	Year									
	1	2	3	4	5	6	7	8	9	10
Enhancement Features (fauna)										
Inspect for any damaged/missing bat boxes and replace as necessary *1 *3	X	X	X	X	X	X	X	X	X	X

Inspect for any damaged/missing bird boxes and replace as necessary *1	X	X	X	X	X	X	X	X	X	X
Clean bird nest boxes (October – February) *1 *2	X	X	X	X	X	X	X	X	X	X
*1 Annually for a minimum of 30 years. *2 No requirement to clean nest boxes if used by Swifts. *3 Damaged habitat boxes must be inspected by a licence ecologist prior to replacement.										

Management Responsibilities

- 2.6 The implementation of this management plan will be the responsibility of the developer or assigned management company to be confirmed. All appointed sub-contractors will be approved as competent and knowledgeable in their position.

Mechanism for Ensuring Delivery

- 2.7 Upon completion of the works a report will be produced and sent to the Council Ecologist detailing and confirming the works carried out.

Enhancement Strategy

