



**Kent Sussex
Ecology**

Company no. 14209453

Condition 9 Discharge

Twinham, Hassocks

May 2025

Reference number: 0299

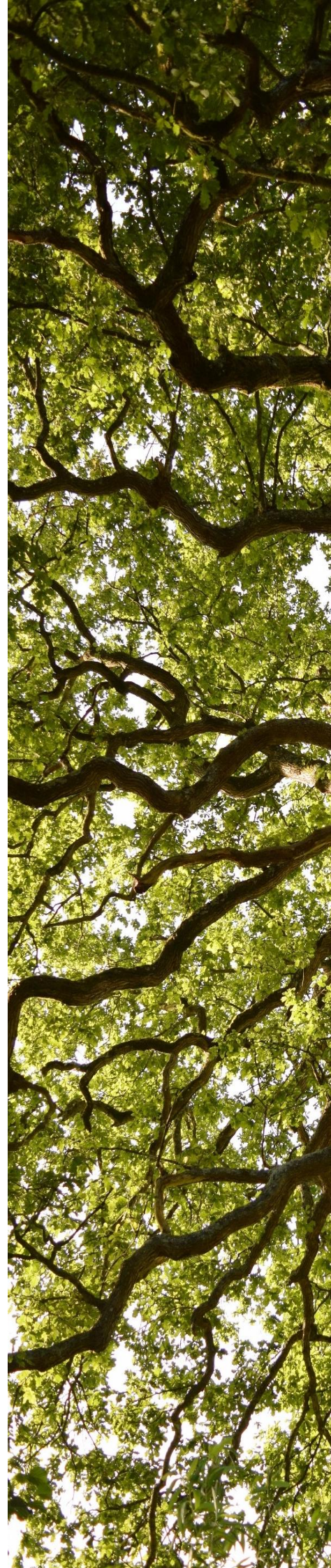
Version: 1.0.

Luke Wallace ACIEEM

The copyright of this document remains with Kent Sussex Ecology. All rights reserved. The contents of this document must not be copied or reproduced in whole, or in part, for any purpose without the written consent of Kent Sussex Ecology.

Information and opinions within this report are considered to be accurate in accordance with the observation, skills and experience of the ecologist(s). The information set out within this report does not constitute a legal opinion and professional advice should be sought for legal interpretation.

No liability or responsibility is accepted by Kent Sussex Ecology for any use of this report, other than for the purposes for which it was originally prepared and provided. The content of this report is partly based on information provided by third parties; Kent Sussex Ecology accepts no liability for any reliance placed on such information.





CONTENTS

1.0.	INTRODUCTION.....	3
2.0.	BIODIVERSITY ENHANCEMENTS.....	4
2.1.	BIRD BOXES	4
2.2.	SOFT LANDSCAPING.....	4
3.0.	CONCLUSION	4
	APPENDIX A: LEGISLATION AND POLICY	6



1.0. INTRODUCTION

- 1.1. Kent Sussex Ecology was commissioned to produce the discharge document for condition 9 regarding the approved DM/25/0310 at 'Twinham', 34 Hurst Road Hassocks, West Sussex, BN6 9NL. The approved development is for the erection of a single-storey, self-build dwelling, with new access and parking.

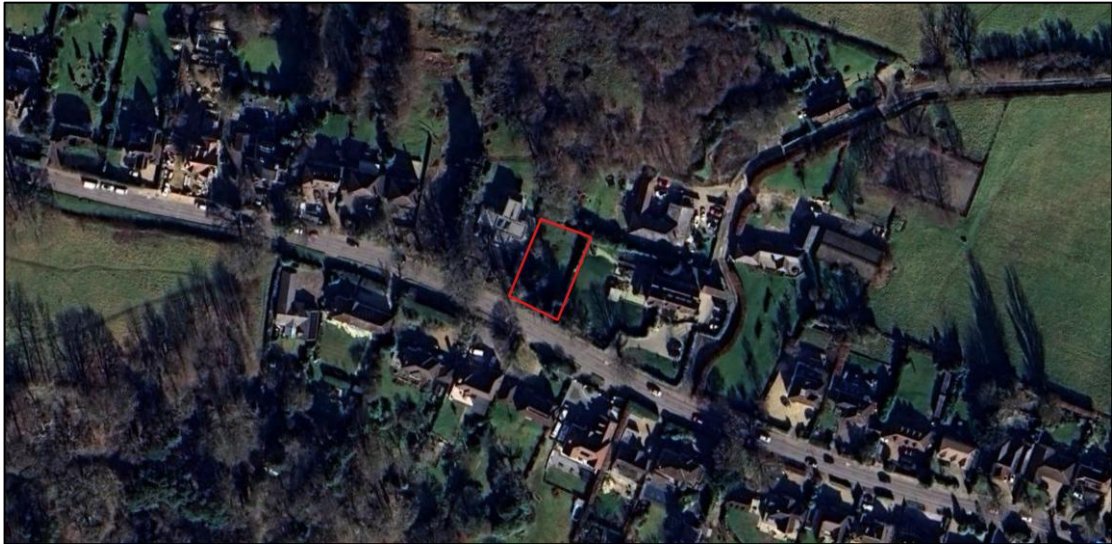


Figure 1: Site location plan.

- 1.2. Condition 9 states, *"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).*
- The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter."*
- 1.3. Given the scale and design of the approved development, biodiversity opportunities are limited. However, a small area of proposed landscaping and the building itself will allow for native species landscaping and the provision of bird boxes, respectively (see 'Biodiversity Enhancement' plan on page 5). Of note, the surrounding fencing already has sufficient gaps for hedgehog mobility and a sensitive lighting design (for the benefit of bats and other nocturnal wildlife) will be addressed in the associated condition 11 discharge.
- 1.4. All biodiversity enhancements will be implemented and maintained by the property owners.



2.0. BIODIVERSITY ENHANCEMENTS

2.1. BIRD BOXES

- 2.1.1. A group of three wooden 'Apex bird boxes', as illustrated to the right (www.nhbs.com), will be placed at the building's roof apex on the northern elevation. Installing the nest bricks on the northern elevation will ensure they do not overheat (as they could do on a southern elevation) and, providing three boxes will increase the chances of uptake by gregarious nesters, such as the declining House Sparrow. This locality for the nest bricks will ensure they are out of reach of humans and other animal interference.

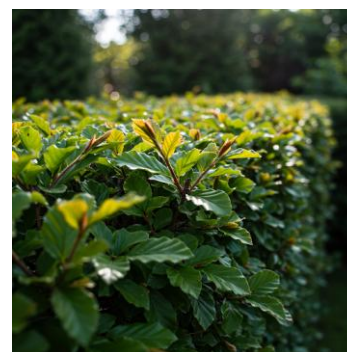


- 2.1.2. Bird boxes on dwellings can be a valuable feature habitat for a variety of small garden birds by providing crucial artificial nesting cavities and significantly enhancing breeding success, particularly in environments where natural sites are limited.

2.2. SOFT LANDSCAPING

- 2.2.1. In addition to the provision of bird boxes, there will be a relatively small amount of soft landscaping in the form of a new hedgerow along part of the western boundary.

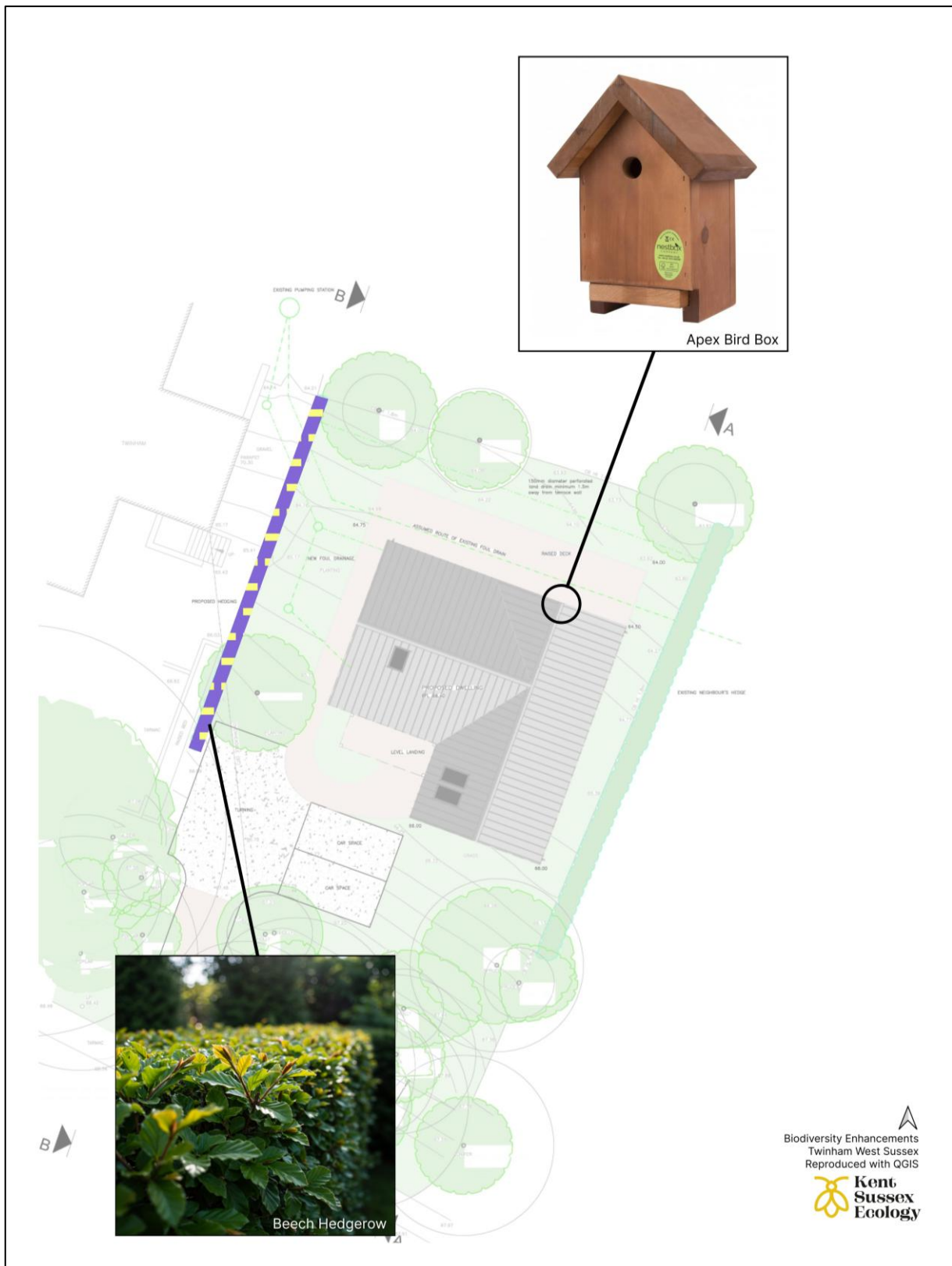
- 2.2.2. The establishment of the hedgerow will involve the planting of Beech *Fagus sylvatica* (see image to the right) whips at the recommended spacing, typically 20-30cm apart, in a single or staggered double row. These will be watered regularly, especially during dry periods in the first year, and mulched to retain moisture and suppress weeds. Once established, the hedgerow will be pruned lightly in the late summer of the planting year to encourage bushier growth, and continue in subsequent years to achieve the desired height and density of the hedge.



- 2.2.3. The faunal basis of UK ecosystems, i.e., invertebrates, mostly rely on native vegetation to complete their lifecycle. As such, native vegetation is considered much more beneficial compared to non-native species when aiming to promote biodiversity.

3.0. CONCLUSION

- 3.1. In summary, while limited by the development's scale, this document proposes targeted measures to benefit biodiversity in alignment with Condition 9. The installation of three north-facing apex bird boxes will provide valuable nesting sites, and a native beech hedgerow along the western boundary will support invertebrates and other wildlife. These enhancements, along with existing hedgehog access and the separately addressed sensitive lighting design, offer a proportionate and realistic ecological benefit on-site and will be kept in situ and maintained by the occupants indefinitely.





APPENDIX A: LEGISLATION AND POLICY

Natural Environment and Rural Communities Act 2006

Section 40 of the NERC Act 2006 is a legal duty to conserve biodiversity on public authorities in England. As such, local authorities and government departments must consider the impact of their actions on biodiversity and take steps to protect and enhance it, as long as it does not interfere with their main functions. Section 41 of the NERC Act requires the Secretary of State to publish a list of habitats and species that are of principal importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as local planning authorities, in implementing their duty under Section 40 of the Act, to have regard to the conservation of biodiversity in England, when exercising their normal functions. 56 habitats and 943 species of principal importance are included on the S41 list. These are all the habitats and species in England that were identified as requiring action in the UK Biodiversity Action Plan (BAP).

National Planning Policy Framework 2024

The National Planning Policy Framework (NPPF) sets out the view of central government on how planners should balance nature conservation with development and helps ensure that government meets its biodiversity commitments with regard to the operation of the planning system.

Section 15 of the NPPF sets out key policy requirements regarding ecology and development, and states: "Planning policies and decisions should contribute to and enhance the natural and local environment by... ..minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures".