



Application to Discharge Condition 2 –

Biodiversity Enhancement Strategy

Planning Ref: DM/25/0128

Site: Playing Fields North of Headmasters House and Westfield, Hurstpierpoint College, College Lane, Hurstpierpoint, West Sussex

Development: Proposed sports pavilion to Manyweathers playing field

1. Introduction

This Biodiversity Enhancement Strategy is submitted pursuant to **Condition 5** of planning permission reference **DM/25/0128** for the proposed sports pavilion at Manyweathers Playing Field, Hurstpierpoint College.

Condition 5 requires the submission and approval of a Biodiversity Enhancement Strategy for protected and priority or threatened species prior to any works above slab level. This strategy has been prepared to address the requirements of Condition 5(a)–(e) and to support the Local Planning Authority in discharging its statutory duties under paragraph 187(d) of the National Planning Policy Framework (2024) and Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended).

This strategy should be read alongside the approved Habitat Management and Monitoring Plan (Rev A, dated 19 May 2025) and the submitted Biodiversity Gain Plan. The strategy has been informed by existing ecological assessments and supporting biodiversity documentation submitted in support of the application.

2. Purpose and Conservation Objectives

The purpose of this Biodiversity Enhancement Strategy is to secure targeted, proportionate biodiversity enhancements that deliver measurable benefits for protected and priority species known or reasonably likely to be present within the site context.

The key conservation objectives are to:

- Enhance foraging and commuting opportunities for bats through retention and strengthening of linear landscape features.
- Provide additional nesting opportunities for breeding birds through the installation of bird nesting boxes.
- Improve habitat quality for invertebrates and pollinators through grassland and hedgerow enhancement.
- Maintain and enhance habitat connectivity across the site.

The proposed measures are proportionate to the scale of development and reflect the findings of baseline ecological assessments undertaken for the site.

3. Biodiversity Enhancement Measures

3.1 Bats

The site provides suitable foraging and commuting habitat for bats associated with hedgerows and grassland margins.

Enhancement measures will include:

- Installation of a minimum of **2 bat roost boxes** suitable for crevice-dwelling species.
- Bat boxes to be of a durable, weather-resistant type such as Schwegler 2F or equivalent.
- Boxes to be mounted at a minimum height of 4–5 m above ground level on mature trees or suitable building elevations.
- Locations selected to avoid artificial lighting and to maintain dark corridors.
- Location denoted as 2Bat of accompanying plan.

3.2 Breeding Birds

The site provides nesting and foraging habitat for common breeding bird species.

Enhancement measures will include:

- Installation of a minimum of **2 bird nesting boxes** suitable for small passerines such as tits and sparrows.
- Boxes to be of appropriate timbercrete or FSC-certified timber construction.
- Boxes to be installed at a height of 2–4 m, facing north or east where practicable.
- Location denoted as 2Bird of accompanying plan.

3.3 Grassland and Invertebrates

Existing grassland will be retained and enhanced to improve botanical diversity and invertebrate value.

Enhancement measures will include:

- Management of grassland in accordance with the Habitat Management and Monitoring Plan.
- Use of a native wildflower seed mix suitable for clay soils where reseeding is required.
- Adoption of a low-intensity cutting regime to allow flowering and seed setting.

3.4 Hedgerows

Native hedgerows along the site boundary will be retained and enhanced.

Enhancement measures will include:

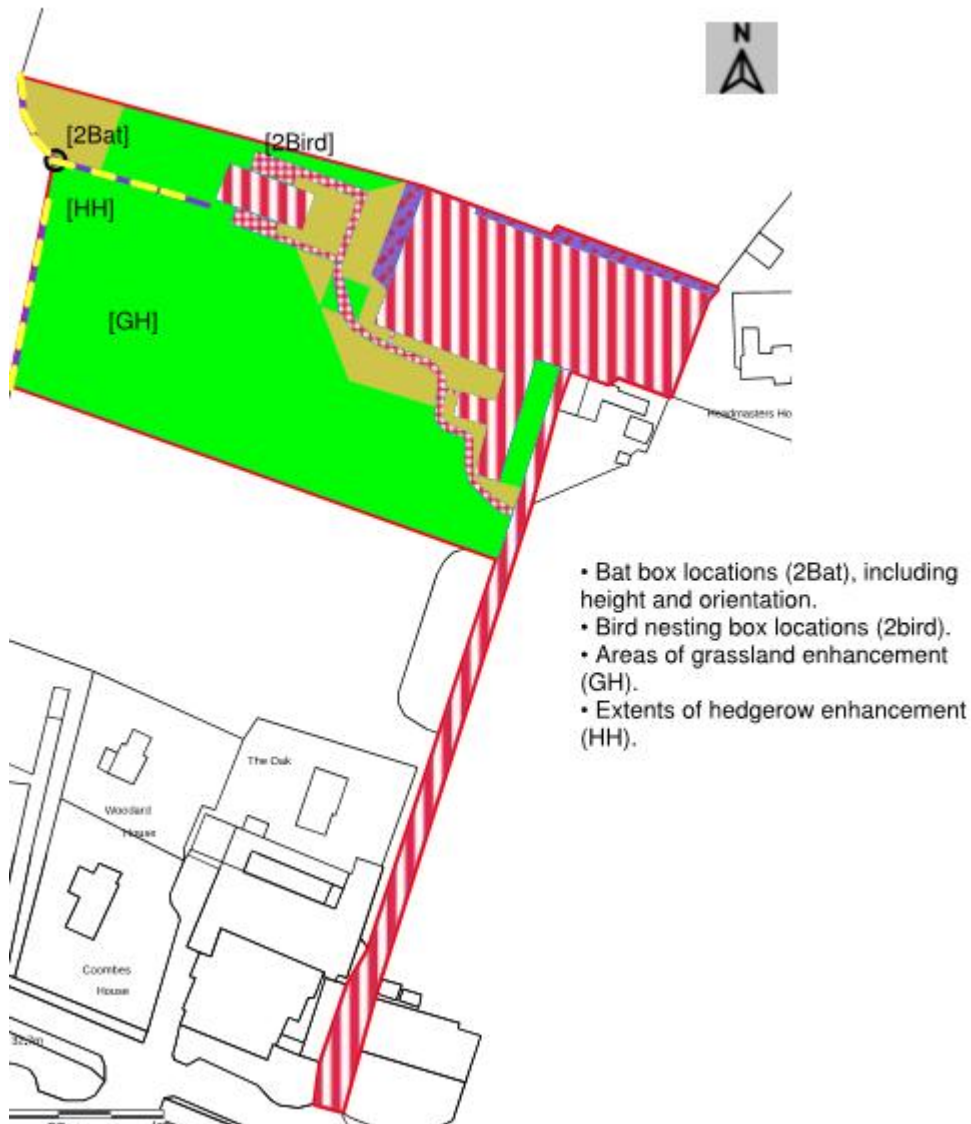
- Supplementary planting with native species such as hawthorn, blackthorn, and field maple where required.
- Management to improve hedgerow structure and condition in line with the Statutory Biodiversity Metric Condition Assessment Sheets.
- Avoidance of cutting during the bird nesting season (March to September).

4. Locations of Enhancement Measures

The locations of all biodiversity enhancement measures will be shown on a Biodiversity Enhancement Plan, to be submitted alongside this strategy. The plan will identify:

- Bat box locations (2Bat), including height and orientation.
- Bird nesting box locations (2bird).
- Areas of grassland enhancement (GH).
- Extents of hedgerow enhancement (HH).

The Biodiversity Enhancement Plan as below will be based on the approved post-development habitat maps and will be read in conjunction with the Habitat Management and Monitoring Plan (Rev A) and the Statutory Biodiversity Metric – Condition Assessment Sheets, ensuring that all enhancements are spatially coordinated and deliver measurable ecological benefit.



5. Responsibility for Implementation

Implementation of the biodiversity enhancement measures will be undertaken as follows:

- **During construction:** Installation of bat boxes, bird boxes, and initial habitat enhancements by the appointed building contractor under ecological guidance.
- **Post-completion:** Ongoing management and maintenance by **Hurstpierpoint College Estates Department** or their appointed land management contractor.

6. Aftercare and Long-Term Maintenance

The biodiversity enhancement measures shall be maintained for the lifetime of the development.

Maintenance provisions include:

- Annual inspection of bat and bird boxes, with repair or replacement as necessary.
- Ongoing grassland and hedgerow management in accordance with the Habitat Management and Monitoring Plan (Rev A).
- Management measures explicitly aligned with the Statutory Biodiversity Metric – Condition Assessment Sheets to demonstrate progression to, and retention of, target habitat condition.
- Monitoring and adaptive management to ensure conservation objectives continue to be met.

All measures will be retained in accordance with the approved details thereafter.

Maintenance provisions include:

- Annual inspection of bat and bird boxes, with repair or replacement as necessary.
- Ongoing grassland and hedgerow management in accordance with the Habitat Management and Monitoring Plan.
- Monitoring and adaptive management to ensure conservation objectives continue to be met.

All measures will be retained in accordance with the approved details thereafter.

7. Conclusion

This Biodiversity Enhancement Strategy provides a clear, proportionate, and deliverable package of enhancement measures that support protected and priority species. When read alongside the approved Habitat Management and Monitoring Plan and Biodiversity Gain documentation, the strategy fully satisfies the requirements of Condition 5 of planning permission DM/25/0128.