



# BIODIVERSITY COMPENSATION AND ENHANCEMENT STRATEGY

Land at Steton Works, Turners Hill Road,  
Crawley Down

## A REPORT FOR JW STRATTON LTD

This report has been compiled to guide all  
construction activities to facilitate  
development at the site

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Strategy completed in 2025

**Table 0.1** - Document and Version Control

|           |                                                       |         |            |
|-----------|-------------------------------------------------------|---------|------------|
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| Site      | Land at Steton Works, Turners Hill Road, Crawley Down |         |            |
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| V1        | Linda Kerrison ACIEEM                                 |         | 17/09/2025 |
| V2        | Georgie Baulcomb BSc MSc ACIEEM                       |         | 03/10/2025 |

### Copyright and guidance

This report has been written to provide an objective assessment of the ecological constraints and opportunities that were considered to be present at the site at the time the survey/s were conducted and, should be used solely for the purpose for which it was designed. The copyright must be considered to rest with Co-ecology Ltd whilst use of the report is for the commissioning party and their client only, unless with the express and written consent of Co-ecology Ltd.

The surveys and assessment have been drafted to be in accordance with British Standard for Biodiversity BS42020:2013, Biodiversity - Code for planning and development and; the Code of Professional Conduct published by the Chartered Institute of Ecology and Environmental management.

**N.B.** It must be noted that investigations of this sort provide only a snapshot in time of the ecological conditions of a site, are limited in extent and cannot capture the full picture of the biodiversity interests at the given location.

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# 1 Introduction

## *Overview of the commission and the proposals*

- 1.1. Co-ecology Ltd was commissioned by JW Stratton Ltd to compile a Biodiversity Compensation and Enhancement Strategy in relation to the proposed development at Steton Works, Turners Hill Road, Crawley Down. The proposals comprise the erection of five residential dwellings with associated hard and soft landscaping.
- 1.2. This enhancement strategy has been written to ensure compliance with Condition 11 set by the Mid Sussex District Council (Planning Application Reference: DM/22/0867) relating to the proposed development on site:

*“Condition 11. No development above ground floor slab level shall commence unless and until a Biodiversity Compensation and Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented as approved and retained as such thereafter.”*

- 1.3. The content of the Biodiversity Enhancement Strategy shall include the following:
  - Purpose and conservation objectives for the proposed enhancement measures;
  - Detailed designs to achieve stated objectives;
  - Locations of proposed enhancement measures by appropriate maps and plans;
  - Person responsible for implementing the enhancement measures;
  - Details of initial aftercare and long-term maintenance (where relevant).

## *Background*

- 1.4. The following survey and assessment work was produced to ascertain level of impacts to the previous proposals for the site which encompassed the whole ownership boundary:
  - Preliminary Ecological Appraisal (David Archer Associates, 2022a)
  - Ecological Impact Assessment (David Archer Associates, 2022b)

## *Site Context*

- 1.5. The site comprised a small parcel of land, approximately 0.3 hectare (ha), to the north west of the village of Crawley Down (National Grid Ref: TQ3373 3840). The site is bordered immediately to the west by Turners Hill Road with residential properties to the north and south, and large pasture fields to the east and west. The wider landscape is dominated by woodland habitats extending to the east and west with scattered residential dwellings and suburban infrastructure.
- 1.6. The development area is illustrated with a red line boundary in Figure 1 of this report. The site boundary included mature lowland woodland (priority habitat) which was fenced off and segregated from the site. The habitats present on site at the time of the preliminary ecological appraisal included:
  - *u1b – developed land, sealed surface;*
  - *u1b5 – buildings;*
  - *g4 – modified grassland;*
  - *h2b – hedgerow, other;*
  - *line of trees and scattered trees.*

## *Proposed Works*

- 1.7. The proposals comprise the construction of five residential dwellings with associated access, parking, utilities and soft landscaping. The proposals will result in the removal of some hedgerow and modified grassland which will be replaced in an alternative position on site.

#### *Relevant Legislation and Planning Policy*

- 1.8. The following key pieces of nature conservation legislation are relevant to this enhancement strategy:

- The Environment Act (2021)
- The Conservation of Habitats and Species Regulations 2017 (as amended)
- Wildlife and Countryside Act 1981 (as amended);
- Natural Environment and Rural Communities Act 2006;
- The National Planning Policy Framework 2024; and
- Wild Mammals (Protection) Act 1996.

- 1.9. The National Planning Policy Framework (Department of Communities and Local Government, 2024) requires local authorities to avoid and minimise impacts on biodiversity and to provide net gains in biodiversity when making planning decisions.

- 1.1. The following local policies are extracted from the Mid Sussex District Council Adopted Local Plan 2014 – 2031 (adopted March 2018):

- *DP37: Trees Woodland and Hedgerows*

“The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.”

- *DP38: Biodiversity*

“The District Plan recognises the importance of the protection and conservation of areas of importance for nature conservation and the valuable contribution made by these sites and features in conserving biodiversity and geodiversity of our natural heritage, together with opportunities for education and employment. The District Plan also recognises the importance of the protection and conservation of areas outside of designated areas where these are of nature conservation value or geological interest especially where they contribute to wider ecological networks.”

## 2 Baseline ecological/biodiversity features

*Preliminary Ecological Appraisal (David Archer Associates, 2022)*

- 2.1. There are no internationally designated sites within 5km of the site and three Sites of Special Scientific Interest (SSSI) within 5km of the site, including Hedgecourt SSSI 2km northeast of site, Turner's Hill SSSI 2.7km south, and Wakehurst and Chiddingly Woods SSSI 4km south of site. The site lies within the Impact Risk Zone (IRZ) for Hedgecourt SSSI. There will be no detrimental impacts to these statutory designated sites due to the small scale of the development that is already encompassed within an urban landscape.
- 2.2. One Local Wildlife Site (LWS) was located 580m east of site. Lobb's Wood LWS forms part of an ancient woodland complex loosely connected to the site via tree lines and hedgerow boundaries of large arable fields.
- 2.3. A total of three ponds were located within 250m of the site boundary, two of which were separated from site by the Turner's Hill Road, a busy single carriage A-road, and the other located 100m within dense woodland to the south. Connectivity to the site was moderate but suitable habitats limited within the site boundary.
- 2.4. The habitats on site were dominated by *u1b developed land, sealed surface* and *u1b5 buildings* as the site was previously used as a motor garage. A very small area of *g4 modified grassland* was present along the entrance to the industrial units adjacent to a hedgerow of Leyland cypress *Cupressus × leylandii* and Lawson's cypress *Chamaecyparis lawsoniana*. The boundaries to the north, east and south of the site were well defined by a large area of mature *w1f lowland woodland*.
- 2.5. The habitats within the site boundary were considered suitable to support foraging bats, breeding birds, great crested newts in their terrestrial phase only and hazel dormice confined to the boundary woodland and hedgerow habitat.
- 2.6. The PEA and EclA assessments previously undertaken of the site identified the following opportunities as post-development site enhancements:
  - Planting of new trees across site to be of native species and local provenance;
  - Incorporate suitable gaps along the base of any new close board fencing to allow hedgehog access;
  - Installation of bat boxes (with one specifically suitable for hibernation);
  - Installation of bird nest boxes;
  - Inclusion of insect boxes.

### 3 Site enhancement measures

3.1. Following the recommendations made within the initial ecology reports, and requested by the planning Condition, a series of measures are described in this document to protect the identified ecological features on site and within the wider landscape during the construction and operational phase of the development, including:

- *Bats* – The installation of bat boxes on the retained mature tree and new residential dwellings will provide suitable roosting opportunities for the local bat population. Implementation of a sensitive lighting scheme to avoid any unnecessary overnight lighting over features that could be acting as commuting/foraging corridor for bats. Features to avoid include vegetation features beyond the site boundary to the north, east and south and areas of replacement planting part of the soft landscape design for the site
- *Great crested newt* – The habitats present on site comprise sub-optimal opportunities for GCN but a residual risk of individuals traversing site if present within ponds in the wider landscape. To enhance the site post construction for GCN, planting of trees and shrub borders combined with inclusion of insect houses and a lighting scheme will provide opportunities for GCN to shelter and find an insect food source.
- *Dormouse* – Replacement planting of suitable low growing tree species such as hazel and hawthorn and replanting with native trees and climbers around the perimeter of the site. These measures will minimise impacts of habitat fragmentation and reduction of foraging habitat.
- *Breeding birds* – The above measures will result, once vegetation has matured, in an increase of nesting opportunities on site. To increase nesting opportunities in the interim the following nest boxes will be installed on the proposed buildings (see Figure 1):
  - East elevation: Eco Robin nest box (one box per unit, two in total) and six Eco Small Bird boxes of varying hole size to be fixed at eave height.
  - South elevation: Three Eco Small Bird boxes of varying hole size to be fixed at eave height
  - West elevation: Three Eco Small Bird boxes of varying hole size to be fixed at eave height.
- Other enhancements:
  - Inclusion of suitably sized gaps at the base of any new close board fencing to allow movement of small mammals such as hedgehogs across site.

## 4 Delivery and Long-term Management

### *Habitat creation*

#### *Individual trees*

- 4.1. A total of 20 new trees are proposed to be planted along the new access driveway and southern boundary (see Figure 1). Species will include, but not necessarily limited to;
- Hazel *Corylus avellana*
  - Apple *Malus spp.*;
  - Hawthorn *Crataegus monogyna*;
  - Blackthorn *Prunus spinosa*;
  - Field maple *Acer campestre*; and
  - Holly *Ilex aquifolium*.

#### *Other measures*

- 4.2. Bat and bird boxes will be installed as close as possible to the completion of works on the proposed buildings, see Figure 1 for a visualisation of the proposed location and type of boxes.
- 4.3. Three integrated bat boxes (Schwegler 1FR bat tube<sup>1</sup> or similar) will be installed on new properties on the southern elevations at least 5m above ground level and close to the eaves.
- 4.4. A single hibernation suitable bat box (Schwegler 1FW<sup>2</sup> or similar) will be installed on the northern aspect of the retained ash tree located on the south boundary. This should be secured using heavy duty fixings to the northern aspect of the trunk and there should be no artificial lighting directed on or close to the box.
- 4.5. Bird boxes will be fixed at eaves height on different elevations and should avoid being placed directly above doorways and windows. Two sparrow terraces (Schwegler 1SP sparrow terrace<sup>3</sup> or similar) and two swift boxes (Orlando swift box<sup>4</sup> or similar) will be included.

### *Responsibilities & Timings*

- 4.6. Implementation of the enhancement measures of the site will be the responsibility of the landowner.
- 4.7. Table 4.1 below sets out the approximate timings for the delivery of ecological enhancements and optimal dates for future management tasks. Timings are subject to change and will be updated accordingly.

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<sup>1</sup> [1FR Schwegler Bat Tube | NHBS Practical Conservation Equipment](#)

<sup>2</sup> [1FW Schwegler Bat Hibernation Box | NHBS Practical Conservation Equipment](#)

<sup>3</sup> [1SP Schwegler Sparrow Terrace | NHBS Practical Conservation Equipment](#)

<sup>4</sup> [Orlando Swift Box | NHBS Practical Conservation Equipment](#)

**Table 4.1 Timing of delivery of ecological mitigation and enhancements**

|                                    | Optimal Month Following Construction |      |      |     |     |     |     |     |     |     |     |     |
|------------------------------------|--------------------------------------|------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Task                               | May                                  | June | July | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar | Apr |
| <b>Habitat Creation Task</b>       |                                      |      |      |     |     |     |     |     |     |     |     |     |
| Scrub Creation                     |                                      |      |      |     |     | x   | x   |     |     |     | x   | x   |
| Tree Planting                      |                                      |      |      |     |     | x   | x   |     |     |     | x   | x   |
| Installation of bird and bat boxes | x                                    | x    | x    | x   | x   | x   | x   | x   | x   | x   | x   | x   |

Figure 1 Biodiversity Enhancement Strategy Plan



## References

British Standards Institution (2012) *BS 5837:2012- Trees in relation to design, demolition and construction*. BSI, London.

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