



BIODIVERSITY ENHANCEMENT STRATEGY

FOR

WEALDEN HOUSE, EAST GRINSTEAD

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1 Introduction

1.1 Overview

- 1.1.1 Corylus Ecology Ltd was commissioned by Antler Homes to produce this Biodiversity Enhancement Strategy for the proposed development at Wealden House, East Grinstead (hereafter the 'Site').
- 1.1.2 The Biodiversity Enhancement Strategy has been produced in order to address and discharge Condition 11 of Planning Consent (ref: DM/22/2832) issued by Mid Sussex District Council in November 2024.
- 1.1.3 Condition 11 states *"No development above slab level shall take place until a Biodiversity Enhancement Strategy for protected and Priority 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, orientations and heights 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 and Priority species and habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats and species) and to accord with Policy DP38 of the Mid Sussex District Plan 2014 - 2031."

- 1.1.4 The biodiversity enhancements that are detailed within this strategy will be provided within the development, and no development above slab level shall take place until this document has been submitted to and approved in writing by the local planning authority.

1.2 Project Background

Site Location

- 1.2.1 The Site is located in Ashurst Wood, to the south-east of East Grinstead, at Ordnance Survey grid reference TQ 4120 3690. The Site measures approximately 1.26ha, of which 0.5ha comprises Wealden House and EDF comprises 0.76ha. An additional area of 1.14ha broadleaved woodland lies beyond the red line boundary to the south-west, within the blue line boundary. Refer to the Site Location Plan in Figure 1 (Lytle Associates Architects, Drawing 2053_001).
- 1.2.2 The Site comprises buildings (predominately a large detached period property at Wealden House and a large office/warehouse at EDF), hardstanding, grassland, ornamental shrubs/flower beds, scattered trees, scrub and a small pond.
- 1.2.3 The Site is bordered by the A22 to the north-east, with low density detached properties to the north-west and south-east, and Blunds Hole woodland to the south-west. The wider landscape is dominated by Ashurst Wood and East Grinstead and by areas of broadleaved and mixed woodland.

Baseline Ecology

- 1.2.4 The following ecological surveys have been undertaken since 2018, and unless otherwise stated were undertaken across the Site:
- Phase 1 Vegetation Survey and Risk Assessment for Protected Species at the EDF site (Ralph Hobbs, 2018)
 - Preliminary Ecological Appraisal (PEA) at the Wealden House site (Corylus Ecology, 2021)
 - Bat Emergence and Owl Survey at the Wealden House site (Corylus Ecology, 2021)
 - Update Ecology Survey (Corylus Ecology, 2024)
 - Update Bat Emergence Survey the Wealden House site (Corylus Ecology, 2024)
 - Reptile Presence/Likely Absence Survey (Corylus Ecology, 2024)
 - Great crested newt *Triturus cristatus* eDNA Survey at the Wealden House site (Corylus Ecology, 2024)
 - Dormouse *Muscardinus avellanarius* Presence/Likely Absence Survey (Corylus Ecology, 2024 – 2025)
- 1.2.5 The surveys identified that the following protected species and habitats were present and would need to be considered further:
- Ancient woodland (in the form of Blunds Hole along the south-western boundary)
 - Trees
 - Reptiles (low population of slow worms *Anguis fragilis* and grass snake *Natrix natrix*)
 - Dormice
 - Nesting birds
- 1.2.6 Measures to protect habitats and species known to be present are detailed in the Construction Environmental Management Plan (CEMP) for Biodiversity, produced to discharge Condition 10. A Precautionary Biodiversity Method Statement, produced to discharge Condition 9 detailed measures to protect great crested newts and roosting bats, which although have not been confirmed on site, could be present in low numbers.

Proposed Development

- 1.2.7 The Proposed Development comprises demolition of existing buildings and erection of residential redevelopment scheme comprising 2 x three storey buildings containing 15 apartments together with 35 x three and four bedroom houses, 105 car and garage spaces, associated landscaping and open space.

1.3 Report Objectives

1.3.1 The objectives of this report are to:

- i. Outline the purpose and conservation objectives for the proposed enhancement measures;
- ii. Detailed designs or product descriptions to achieve stated objectives;
- iii. Locations, orientations and heights of proposed enhancement measures by appropriate maps and plans;
- iv. Persons responsible for implementing the enhancement measures; and
- v. Details of initial aftercare and long-term maintenance.

1.3.2 The structure of this report addresses the objectives as set out above.

1.3.3 Habitat enhancements for the following wildlife are proposed, and the preceding sections deal with each in turn:

- Roosting bats
- Nesting birds
- Reptile refugia
- Hedgehog *Erinaceus europaeus* highways

2 Roosting Bat Enhancements

2.1 Purpose and Conservation Objectives

- 2.1.1 The purpose of the bat roosting enhancement will be to provide local species of bat with suitable roost habitat on site, above that currently present.
- 2.1.2 According to the Sussex Biological Records Centre (SxBRC) desk study (Ralph Hobbs, 2018) six species of bat have been recorded within 1km of the Site, including common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, serotine *Cnephaeus serotinus*, Natterer's *Myotis nattereri*, Daubenton's *Myotis daubentonii* and brown long-eared bats *Plecotus auratus*. The closest roost record was associated with Brambletye School approximately 250m to the south-west of the Site. In addition to common pipistrelles, a 7th bat species namely noctule *Nyctalus noctule*, were also recorded commuting/foraging during the emergence survey in 2024.

2.2 Detailed Designs and/or Product Descriptions

- 2.2.1 The following bat boxes and numbers are proposed on site, and within the adjacent Blunds Hole woodland within the blue line boundary (see Figure 2):
- 3 x Schwegler 1 FD bat boxes
 - 1 x Schwegler 1 FF bat box
 - 10 x woodcrete wall mounted bat boxes (e.g. Schwegler 2FE, Low Profile WoodStone, or Brigida Bat Shelter)
- 2.2.2 The bat boxes will be made from woodcrete, which will ensure that they are durable and well insulated, and more likely to provide suitable, long-term roosting provision for bats. The boxes are suitable for the species of bats which have been recorded locally including those from the *Pipistrellus* and *Myotis* genus, noctule, and brown long-eared bats.

2.3 Location Specifics of Enhancement on Site

- 2.3.1 The bat boxes will be installed in the following locations:
- 3 x Schwegler 1 FD bat boxes on mature trees within Blunds Hole woodland
 - 1 x Schwegler 1 FF bat box on a mature tree within Blunds Hole woodland
 - 10 x woodcrete wall mounted bat boxes on buildings in proximity to the Site boundaries
- 2.3.2 The approximate location of the bat boxes is illustrated in Figure 2. The bat boxes on the buildings will be positioned on the eastern and western aspects of the Site, in proximity to the vegetated boundaries. The tree bat boxes will be positioned on the south-west and south-eastern aspect to maximise exposure to sun in the woodland.
- 2.3.3 All bat boxes will be installed at between 3 – 6m in height as per the manufacturer's specifications, with those on buildings placed close to the eaves. All boxes will be located in areas where there is no artificial light to ensure that bats will not be deterred from using the structures to roost.

2.4 Persons Responsible for Implementing Enhancement

- 2.4.1 Antler Homes will appoint a Site Manager who will coordinate the purchase and installation of the bat boxes, as per the specifics above.
- 2.4.2 Antler Homes will also appoint a Suitably Qualified Ecologist (SQE) to sign off the enhancements, once installed.

2.5 Aftercare and Maintenance

- 2.5.1 Once the enhancements have been installed and prior to the properties becoming occupied, a SQE will inspect them to ensure that the locations specifics are as recommended, and record their precise GPS locations.
- 2.5.2 In terms of maintenance, with the exception of the Schwegler 1FD, the bat boxes are self-cleaning, so no ongoing maintenance is required. For the Schwegler 1 FD box, this will be inspected and cleaned (where necessary) in the first, fifth- and tenth-year post-installation. Given that the bat box might support roosting bats, a suitably licensed ecologist will carry out the inspection and cleaning in March (when bats are less likely to be using the structure).

3 Nesting Bird Enhancements

3.1 Purpose and Conservation Objectives

- 3.1.1 The purpose of the bird nesting enhancement will be to provide birds likely to be present on site, particularly those listed as priority species under Section 41 of the of the Natural Environment and Rural Communities (NERC) Act 2006, with suitable nesting habitat on site, to mitigate habitat loss and provide nesting enhancement.

3.2 Detailed Designs and/or Product Descriptions

- 3.2.1 The following bird boxes and numbers are proposed on site, and within the adjacent Blunds Hole woodland:

- 5 x starling *Sturnus vulgaris* nest boxes with a 45mm entrance hole (e.g. Vivara Pro WoodStone Starling Nest Box, 3S Schwegler Starling Nest Box)
- 5 x general purpose bird boxes with 26mm and 32mm entrance holes (e.g. 1B Schwegler Nest Box, Vivara Pro Seville 32mm WoodStone Nest Box, Vivara Pro Seville WoodStone Nest Box with 32mm Oval Hole)
- 5 x house sparrow *Passer domesticus* terraces (e.g. Vivara Pro WoodStone House Sparrow Nest Box, 1SP Schwegler Sparrow Terrace, Mario Dual Chamber Sparrow Terrace)
- 1 x barn owl *Tyto alba* box following the Barn Owl Trust treebox design (of floor area: 0.2 – 0.4m²; depth, from bottom to entrance hole: >450mm; entrance hole size: 100 x 100mm to 150 x 150mm). For nest boxes less than 700mm deep, a landing/exercise platform with a raised edge will be included below the entrance hole.

- 3.2.2 Nest boxes for priority species including starlings and house sparrows will be targeted, in addition to nest boxes for small-sized birds (e.g. blue tits *Cyanistes caeruleus*, coal tits *Periparus ater*, wrens *Troglodytes troglodytes*) which will use the 26mm entrance hole, and those for medium-sized birds (e.g. great tits *Parus major*, nuthatches *Sitta europaea*, sparrows *Passer sp.*) which will use the 32mm entrance hole.

- 3.2.3 With the exception of the barn owl box, the nest boxes will be made from woodcrete, which will ensure that they are durable and well insulated, and more likely to provide suitable, long-term nesting provision for breeding birds.

3.3 Location Specifics of Enhancement on Site

- 3.3.1 The nest boxes will be located in the following locations:

- 5 x starling nest boxes on trees along the eastern and southern boundaries
- 5 x general purpose bird boxes with 26mm and 32mm entrance holes on buildings across the Site
- 5 x sparrow terraces on buildings across the Site
- 1 x barn owl box on a tree on the south-western edge of Blunds Hole woodland

- 3.3.2 The approximate location of the nest boxes is illustrated in Figure 2. The location of the barn owl box is illustrated in Figure 3. The nest boxes on the buildings and trees will predominantly be positioned on the northern and eastern aspects.

- 3.3.3 All nest boxes will be installed between 2 – 4m in height as per the manufacturer's specifications, with those on buildings placed close to the eaves. The barn owl box will be placed at least 3m above the ground, with the nest box entrance visible to the open habitat to the south-west. All boxes will be located in areas where there is a clear flight path in and out of the nest box.

3.4 Persons Responsible for Implementing Enhancement

- 3.4.1 Antler Homes will appoint a Site Manager who will coordinate the purchase and installation of the bird nest boxes, as per the specifics above.
- 3.4.2 Antler Homes will also appoint a SQE to sign off the enhancements, once installed.

3.5 Aftercare and Maintenance

- 3.5.1 Once the nest box enhancements have been installed and prior to the properties becoming occupied, a SQE will inspect them to ensure that the locations specifics are as recommended.
- 3.5.2 In terms of maintenance, with the exception of the barn owl box and the starling nest boxes, the remaining nest boxes will be within private gardens, so no ongoing maintenance will be possible.
- 3.5.3 The barn owl and starling nest boxes will be inspected and cleaned (where necessary) in winter, in the first-, fourth-, seventh- and tenth-year post-installation. Should a jackdaw *Coloeus monedula* nest be found within the barn owl box, the frequency of cleaning out will be increased to every year, in order to prevent any future nesting barn owl chicks using the elevated nest material to leave the nest prematurely and fall.

4 Reptile Refugia Enhancements

4.1 Purpose and Conservation Objectives

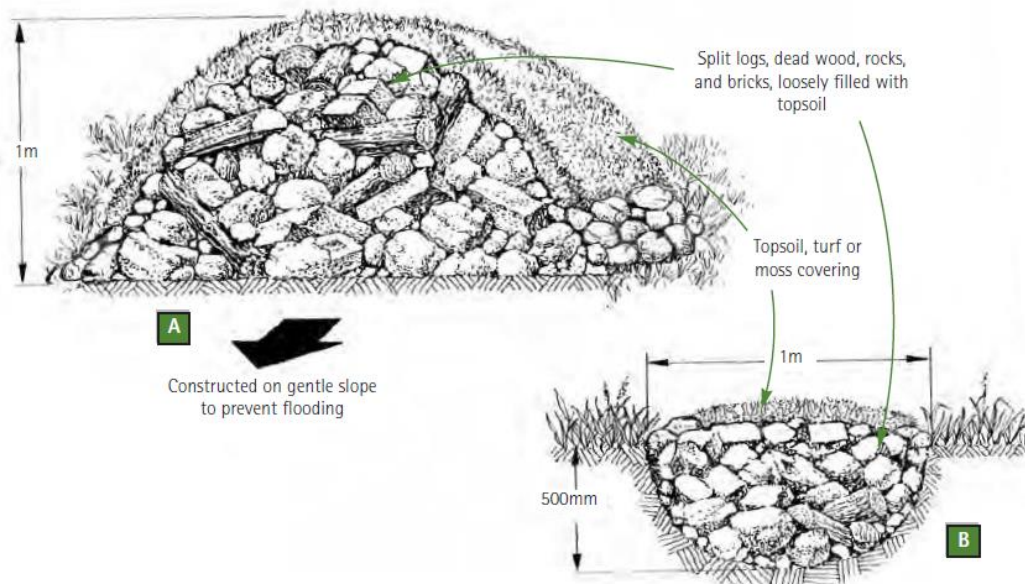
- 4.1.1 The purpose of the reptile refugia enhancements will be to provide the reptiles present on site (slow worms and grass snake) with refuge and hibernation opportunities on site, to mitigate the loss of habitat within the development footprint and enhance the carrying capacity of the habitats within the reptile receptor site.
- 4.1.2 The conservation objectives are to:
- maintain the current reptile populations, which are considered 'low' for both slow worms and grass snake; and
 - maintain a breeding population of slow worms

4.2 Detailed Designs and/or Product Descriptions

- 4.2.1 The following reptile refugia and numbers are proposed on site:

- 1 x hibernaculum
- 2 x refugia

- 4.2.2 A hibernaculum, following the design in the Great Crested Newt Conservation Handbook (2001) and shown below, will be constructed in the south-western corner of the Site, as part of the reptile mitigation proposals (as detailed in the CEMP: Biodiversity; Corylus Ecology, 2025). The hibernaculum will be placed in a sunny location, with one long bank facing south.



- 4.2.3 Two reptile refugia will be constructed in the south-western corner of the Site: one comprising a pile of logs and brash, the other a pile of rocks and stones and each measuring at least 1 x 1m. Both features will be constructed using a variety of different sized materials so as to provide crevices suitable for reptiles. The log pile will be placed partially in the shade, and predominantly in the sun to provide a range of habitat conditions (damp and exposed) for reptiles and invertebrates, some of which will become prey. The stone pile will be positioned in the sun.

4.3 Location Specifics of Enhancement on Site

- 4.3.1 The reptile refugia and hibernaculum will be constructed in the south-western corner of the Site, within the reptile receptor site. The refugia will be constructed prior to reptiles being translocated.

4.4 Persons Responsible for Implementing Enhancement

- 4.4.1 Antler Homes will appoint a Site Manager who will coordinate the construction of the reptile refugia alongside the SQE, as per the specifics above.
- 4.4.2 Antler Homes will also appoint a SQE to supervise the construction of the reptile refugia/hibernaculum and sign off the enhancements, once installed.

4.5 Aftercare and Maintenance

- 4.5.1 In terms of maintenance, there is very little aftercare required. The refugia will be left untouched to avoid disturbing reptile residents and to enable the topsoil/turves to establish and the surrounding vegetation to develop. Ongoing habitat management of the surrounding reptile receptor area will be sensitively undertaken as per the prescriptions in the Landscape Environmental Management Plan (LEMP), to promote structural diversity.

5 Hedgehog Highway Enhancements

5.1 Purpose and Conservation Objectives

- 5.1.1 The purpose of the hedgehog highway enhancements will be to enable hedgehogs, which are present in the local area, safer access through the Site via the gardens so they can forage and find a mate.
- 5.1.2 According to the SxBRC desk study (Ralph Hobbs, 2018), there are two records of hedgehogs in Ashurst Wood approximately 400m south-east of the Site.

5.2 Detailed Designs and/or Product Descriptions

- 5.2.1 A hedgehog highway will be created through the gardens of the Site. Hedgehog friendly fencing (e.g. via <https://www.hedgehogstreet.org/fencing-companies/> such as Hedgehog Concrete Gravel Boards) will be used to partition the gardens or a 13 x 13cm square hole will be cut out of the traditional fencing to enable the passage of hedgehogs through the Site.
- 5.2.2 A small 'hedgehog highway' sign will be installed on one side of every hole to help ensure that future occupants understand what the feature is, and prevent it from being blocked up.

5.3 Location Specifics of Enhancement on Site

- 5.3.1 Approximately 36 hedgehog highway holes and signs will be provided in the fences, within the rear gardens of the new properties. The approximate location of the hedgehog highway is illustrated in Figure 2.

5.4 Persons Responsible for Implementing Enhancement

- 5.4.1 Antler Homes will appoint a Site Manager who will coordinate the purchase and/or creation of the hedgehog highway holes/signs, as per the specifics above.
- 5.4.2 Antler Homes will also appoint a SQE to sign off the enhancements, once installed.

5.5 Aftercare and Maintenance

- 5.5.1 Once the enhancements have been installed and prior to the properties becoming occupied, a SQE will inspect them to ensure that the locations specifics are as recommended and will add the holes to the Big Hedgehog Map <https://bighedgehogmap.org/>.
- 5.5.2 In terms of maintenance, as the hedgehog highways will be within private gardens, no ongoing maintenance will be possible. The signs will highlight the importance of the hedgehog highways and it is hoped that the new residents will facilitate hedgehog access.

6 Conclusion

- 6.1.1 Corylus Ecology Ltd was commissioned by Antler Homes to produce this Biodiversity Enhancement Strategy for the proposed development at Wealden House, East Grinstead, in order to address and discharge Condition 11 of Planning Consent (ref: DM/22/2832) issued by Mid Sussex District Council in November 2024 which states:

“No development above slab level shall take place until a Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority.”

- 6.1.2 The Biodiversity Enhancement Strategy provides detail on the enhancement measures for the following:
- Roosting bats – via the provision of 14 bat boxes
 - Nesting birds – via the provision of 16 nest boxes
 - Reptile refugia – via the provision of one hibernaculum and two refugia
 - Hedgehog highways – via the provision of suitable access holes in the fencing panels of each property
- 6.1.3 The habitat enhancements will be installed and created as per this document and the manufacture guidelines on site and within the adjacent Blunds Hole woodland, within the blue line boundary. Ongoing management will largely be minimal given that the majority of enhancements will be in private gardens. The Schwegler 1 FD bat box will be inspected and cleaned (where necessary) in the first, fifth- and tenth-year post-installation. The starling nest boxes and barn owl nest box will be inspected and cleaned (where necessary) in the first-, fourth-, seventh- and tenth-year post-installation. The inspection will take place when animals are least likely to be present/impacted, so for birds this will be over winter, and for bats this will be in March. Given that the bat box might support roosting bats, a suitably licensed ecologist will carry out the inspection and cleaning.
- 6.1.4 Antler Homes will be responsible for appointing suitably trained Site Managers to coordinate the installation and creation of the biodiversity enhancements set out in this document. Antler Homes will also be responsible for appointing a SQE to advise, review/sign off the enhancements, and where necessary supervise the creation of the biodiversity enhancements.
- 6.1.5 The enhancements proposed within this Biodiversity Enhancement Strategy aim to provide suitable nesting/roosting/refuge and connective habitat to wildlife on site, particularly protected and priority species known to be present locally.

7 References

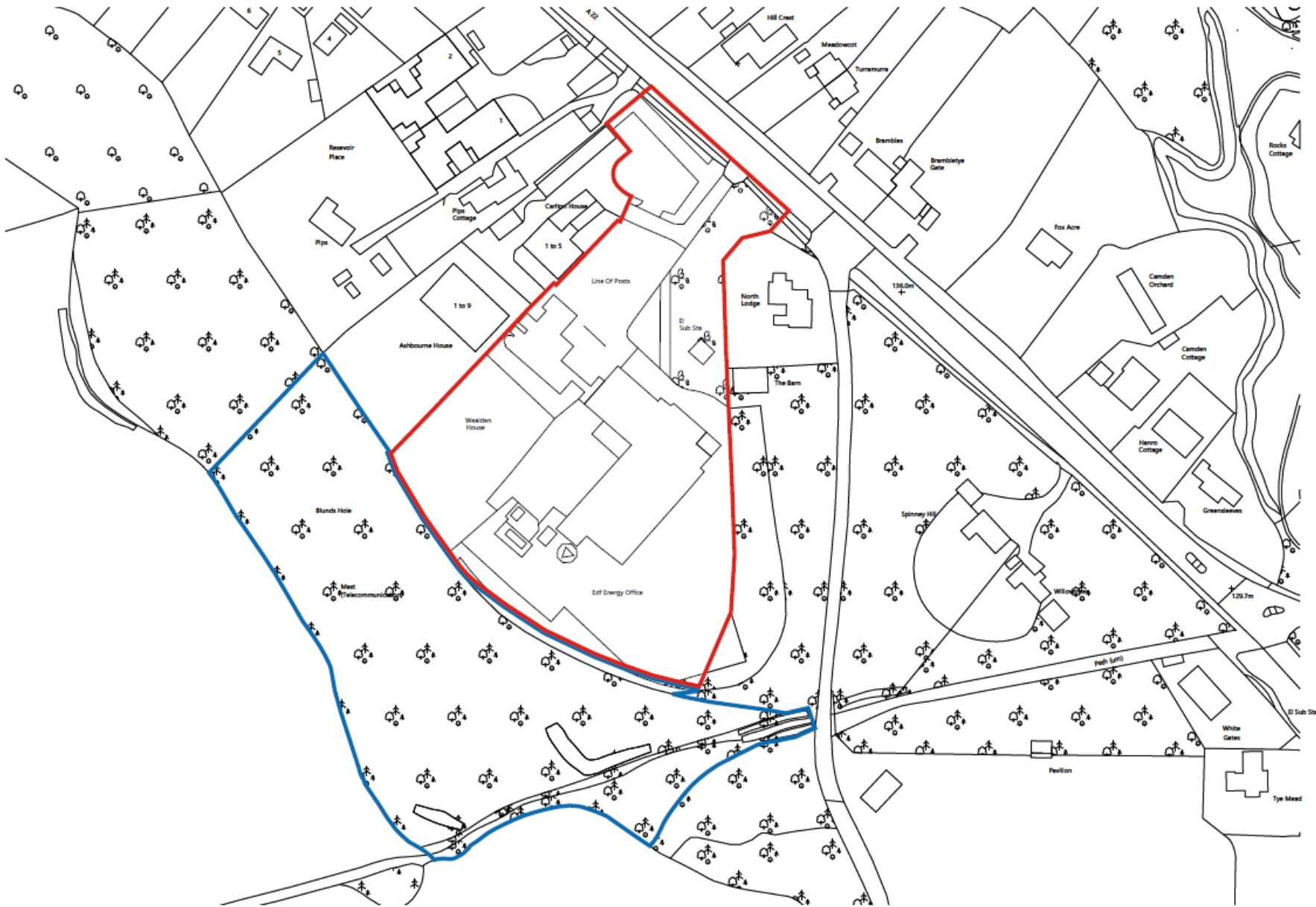
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8 Figures

Figure 1: Site Location

Figure 2: Location of Biodiversity Enhancements

Figure 3: Location of Barn Owl Enhancements



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PROJECT

Wealden House/Former
EDF Office, Lewes Road,
Ashurst Wood, West
Sussex

TITLE

Site Location Plan

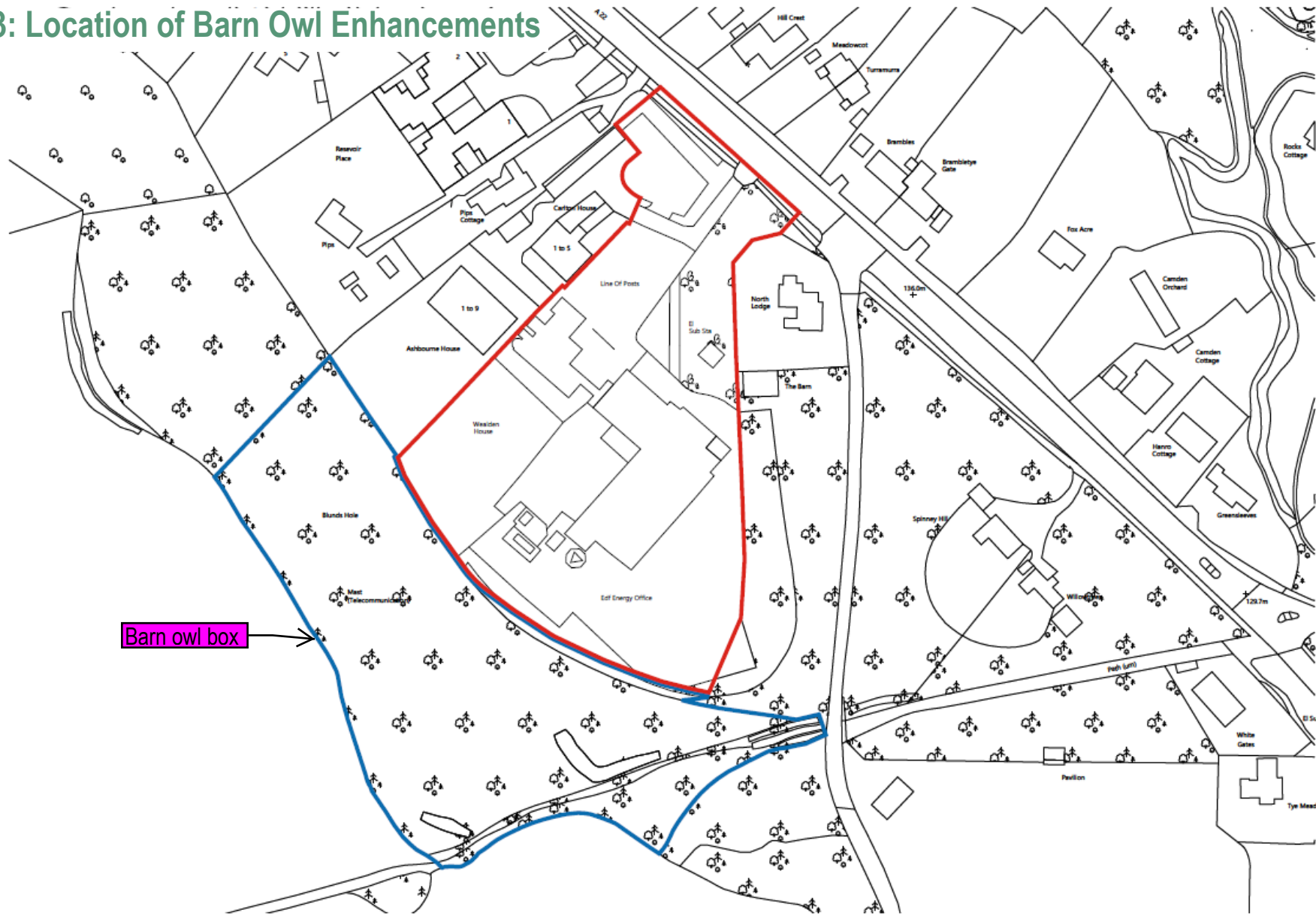
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Figure 2: Location of Biodiversity Enhancements



Figure 3: Location of Barn Owl Enhancements



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CLIENT	PROJECT	TITLE	DRAWING NUMBER	REV
Ashgrove Homes Limited	Wealden House/Former EDF Office, Lewes Road, Ashurst Wood, West Sussex	Site Location Plan	2053_001	-