



Barratt David Wilson Homes Southern Counties Land at Crawley Down Road, Felbridge

Biodiversity Enhancement Layout

to address the stated requirements of Condition 14 of Planning Permission DM/23/0810

aspect ecology

APEM Group

Integrating ecology into the built environment

Introduction

Aspect Ecology is acting on behalf of Barratt David Wilson Homes Southern Counties in respect of ecological matters at land at Crawley Down Road, Felbridge. The site was granted full planning permission on 30 May 2025 (ref: DM/23/0810), for the erection of 200 new dwellings together with associated access, parking, landscaping and open space, in line with the proposed allocation.

The planning permission is subject to a number of conditions. Planning Condition 14 states:

“No development above Damp Proof Course shall take place until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Appraisal (including confidential appendix) (Aspect Ecology Ltd., March 2023), has been submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and to accord with policy DP38 of the Mid Sussex District Plan 2014-2031.”

The purpose of this document is therefore to provide details relating to the required Biodiversity Enhancement Layout in order to address the stated requirements of planning conditions 14.

Information set out includes the scope and range of habitat and faunal enhancements that will be delivered by the development.



Habitat Enhancements

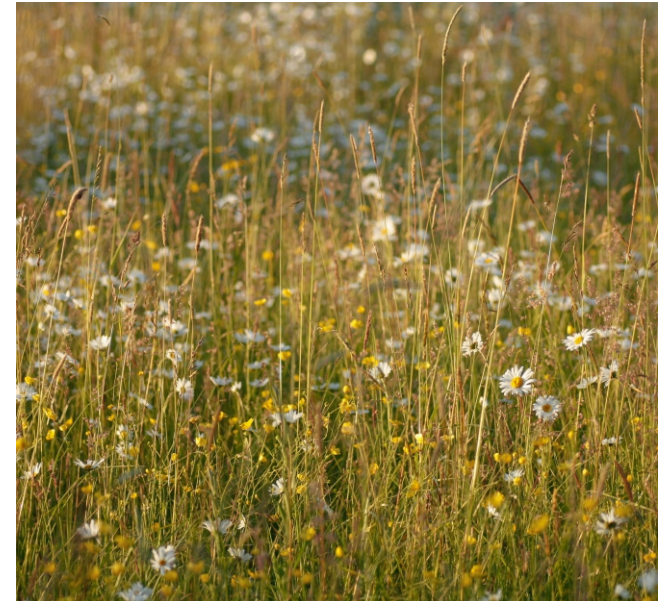
Native and Ornamental Trees and Shrubs

A range of native and ornamental trees and shrubs will be planted throughout the development which will enhance the connectivity across the site and provide new habitat opportunities for a range of faunal species.



Native Hedgerows

Native hedgerows will be planted at some of the site boundaries and within the site which, together with the new tree and shrub planting, will enhance connectivity across the site.



Wildflower and Wetland Grasslands

A variety of new, species-rich grassland areas will be created within the open space areas of the site. These will create a variety of new opportunities for faunal species and increase the diversity of habitats within the site.

Faunal Enhancements

Bats

To increase roosting opportunities for bats on the site, lbstock Enclosed bat boxes ('c' or similar) will be incorporated into the buildings with 20 boxes across the development.

lbstock bat boxes are designed with Pipistrelle bat species in mind. Available in all brick types and in various sizes, it is a discrete home for bats with several roosting zones inside the box. They are Ideal for new build developments and conservation work. The boxes are maintenance free as the entrance is at the bottom of the box.



Bird Boxes

To increase nesting opportunities for birds on site, swift bricks and Schwegler (1MR Avianex or similar) nest boxes are installed on buildings with 10 nest boxes and 200 swift bricks (grouped in 3s) across the development.

Schwegler bird boxes have the highest rates of occupation of all types of box. They are designed to mimic natural nest sites and provide a stable environment for chick rearing and winter roosting. The 32mm entrance hole is ideal for urban species such as coal tits, blue tits, great tits and house sparrows (a declining Red List Species).

Swift Bricks

Swift bricks are designed to provide permanent nesting sites for hole-nesting birds which is designed to be unobtrusive and blend into the fabric of the building.

Hedgehogs

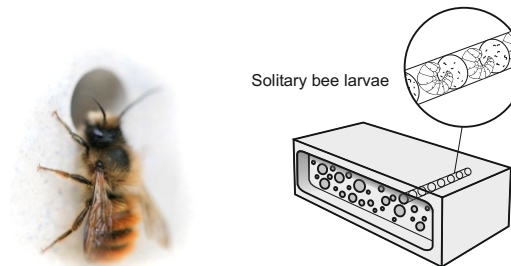
Hedgehogs are significantly affected by habitat fragmentation in the form of fences and roads. Having cut-outs in garden fences greatly increases their ability to move freely between suitable foraging patches.

Gaps will be a minimum of 15cm high and 15cm wide. Alternatively, specifically designed gavel boards are available from a variety of suppliers.



Bee Bricks

Bee bricks have been designed to create a safe, all year-round nesting site for solitary bees, who face massive decline due to loss of habitat. The bee bricks will be built into suitable south-facing walls, located at least 1m off the ground. Solitary bees are non-aggressive and child and pet friendly.



Invertebrates

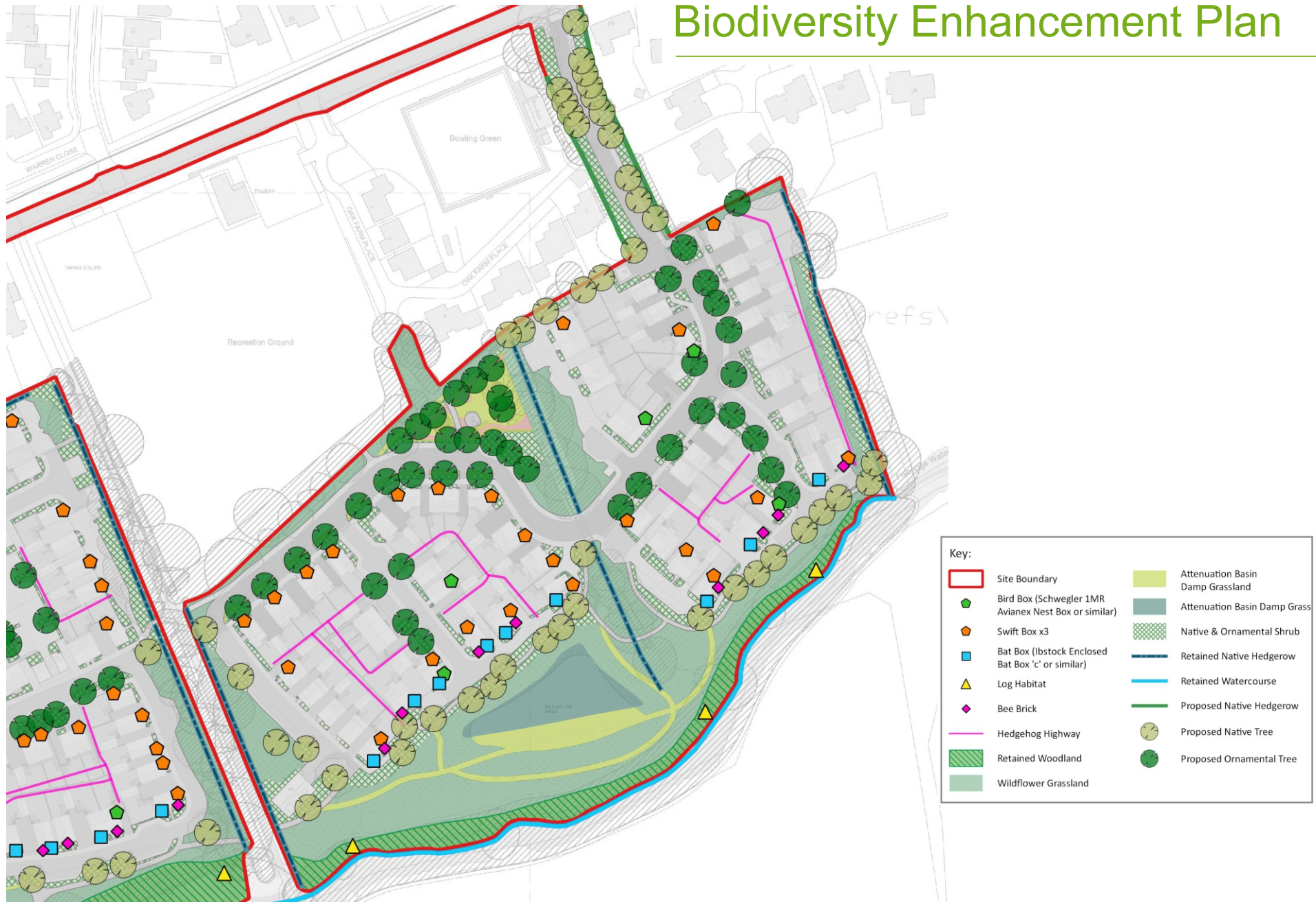
Dead and decaying wood is an important wildlife habitat used by many species of beetle and other invertebrate. Wood/Log piles are also a good foraging resource for species higher up the food chain including birds bats and terrestrial mammals.

6 log habitats will be created across the development.

Biodiversity Enhancement Plan



Biodiversity Enhancement Plan





aspect **ecology**
APEM Group

Aspect Ecology Ltd
Hardwick Business Park
Noral Way
Banbury
Oxfordshire
OX16 2AF

01295 279721 | www.aspect-ecology.com