

LBM ECOLOGY

Biodiversity Enhancement Strategy

Claremont, Copthorne

For

Vic Saunders

Revision no.	Date of issue:	Author:	Reviewed by:	Comments
V01	12/01/2025	Luke Measey	Ben Griffin	

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1 Introduction

1.1 Background

LBM Ecology was commissioned by Vic Saunders to prepare a Biodiversity Enhancement Strategy (BES) for an area of land known as Claremont, Copthorne, West Sussex, hereafter referred to as 'the site'.

1.2 Consented Development

The consented development includes a change of use from a single dwellinghouse to a pair of semi-detached dwellinghouses, conversion of rear outbuilding and main house loft space to habitable accommodation and demolition of rear store building and rear garage, first floor side extension and remodelling of roofs. These actions are hereafter referred to collectively as 'the development'.

1.3 Purpose of the report

This document aims to collate the site ecological enhancement design concepts and management at the site.

Enhancements are targeted at specific ecological receptors of note, known to be in the area, reflecting contemporary best practice and objectives of local conservation groups, Biodiversity Action Plans (BAPs) and planning policy.

The BES is required to discharge ecology related Schedule of Condition 5 (planning permission ref: DM/25/0666) which states:

'Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Roost Assessment (LBM Ecology, June 2025), 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 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, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).'

1.4 Site Description

The site is approximately 0.048 hectares (ha) and is centred on Ordnance Survey National Grid Reference (OS NGR): TQ 31540 39501.

The site predominately comprises buildings and hard surfacing with some shrubs along the peripheries, as well as grassland.

1.5 Competencies

Luke Measey BSc (Hons) MCIEEM, is an ecologist with over seven years' of experience and has an undergraduate degree in Ecology and Environmental Management BSc (Hons). He holds a Natural England Level 1 Class Survey Licence for Great Crested Newt (GCN) (*Triturus cristatus*), Natural England Level 2 Class Survey Licence for bats and is a certified tree climber.

Ben Griffin BSc (Hons) ACIEEM, is an ecologist with over eight years' experience who also holds a Natural England Level 2 Survey Class Licence for bats, as well as Level 1 Survey Class Licences for hazel dormouse (*Muscardinus avellanarius*) and GCN; and is a certified tree climber.

This report was written by Luke Measey and reviewed by Ben Griffin who hereby confirms in writing that the report is in line with the following:

- Represents sound industry practice;
- Reports and recommends correctly, truthfully and objectively;
- Is appropriate given the local site conditions and scope of works proposed; and
- Avoids invalid, biased and exaggerated statements.

2 Ecological Background

A Preliminary Roost Assessment¹ (PRA) was undertaken of the two buildings on site (B1 and B2) by LBM Ecology in May 2025. Potential Roosting Features (PRFs) noted on B1 included lifted or missing tiles and missing mortar under gable end tiles. The building was assessed as having moderate suitability overall for summer roosting bats.

On B2, PRFs included lifted or missing tiles, gap between fascia board and wall, and missing wooden cladding. The building was assessed overall as having moderate suitability for summer roosting bats. As the PRFs were not standard hibernation features, B1 and B2 were assessed as having low hibernation suitability. No bats or signs of bats were recorded during the survey. It was recommended that the development be undertaken outside of the hibernation period and further bat emergence surveys undertaken.

A suite of dusk emergence surveys² were undertaken by LBM Ecology in July 2025. No bats were recorded emerging from B1 or B2 during the surveys, with low bat activity record on and within immediate vicinity of the site by common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), noctule bat (*Nyctalus noctula*), *Myotis* species and brown long-eared bat (*Plecotus auritus*).

3 Ecological Enhancements

3.1 Overview

The proposed development has the potential to provide enhancements at the site for bats. This will be achieved through the implementation of enhancement features within the newly constructed building design and actions within the long-term management of enhancements for the site.

The following enhancements are to be included at the site:

- Bat boxes.

Table 1 Summary of Ecological Enhancements

Receptors	Enhancements	Number	Link to enhancement measures
Roosting bats	Habibat bat box	2x built into the design of the building	https://www.habibat.co.uk/bat-boxes
	Schwegler 2FE bat box	1x wall mounted on building	https://www.arkwildlife.co.uk/products/schwegler-2fe-wall-mounted-bat-shelter

The proposed habitats on site which provide benefit to bats include native hedgerow planting to provide commuting corridors across the site to the wider landscape, as well as foraging opportunities. The indicative locations of bat boxes are provided on Figure A.1 in Appendix A.

3.2 Bats

To enhance the site for roosting bats, a total of three bat boxes will be installed. This will comprise one Schwegler 2FE bat box mounted on the building for hibernating bats and two Habibat bat box for summer roosting (or suitable alternative agreed with the suitably qualified ecologist) built into the design of the newly constructed buildings on site during construction.

General recommendations for the positioning of bat boxes are given as follows:

- Boxes should be located close to suitable bat foraging habitat, e.g. close hedgerows that can all be used as commuting and foraging routes;
- The flight-path leading from each box should be kept clear;
- Boxes should be sited to provide shelter from wind, rain and strong sunlight, with an orientation from south-east to south-west for summer roosting bat boxes and north-west to north-east for winter hibernation box;

- Placing boxes facing in different directions, through the orientations described above, gives bats a choice of roosting conditions across seasons and times of day;
- Bat boxes will be positioned in areas of the building that remain dark at night, away from artificial lighting such as security lights or illuminated windows, to avoid disturbance and encourage use by bats; and
- Boxes should be placed over 3m from the ground to limit disturbance.

The Schwegler 2FE box is made from long-lasting woodcrete is a wall-mounted bat shelter specifically designed to provide crevice-style daytime and winter roosting habitat suitable for a broad range of species such as pipistrelle and brown long-eared bat.

The Habibat bat box are suitable for small crevice-dwelling species such as common pipistrelle, soprano pipistrelle and nathusius' pipistrelle (*Pipistrellus nathusii*).

Should an alternative model be required, due to supply issues etc, a suitable alternative box model can be discussed and agreed with an ecologist but will still be required to be of woodcrete construction.

Bat boxes should not require any maintenance other than replacement or repair if damaged. Roosting bats are protected from disturbance; therefore, if any boxes need to be repaired or removed this must be done by a licensed bat worker.

4 Management

This section provides an overview of the relevant management and monitoring of ecological enhancements on site.

Vic Saunders is responsible for the successful installation of the bat boxes on site.

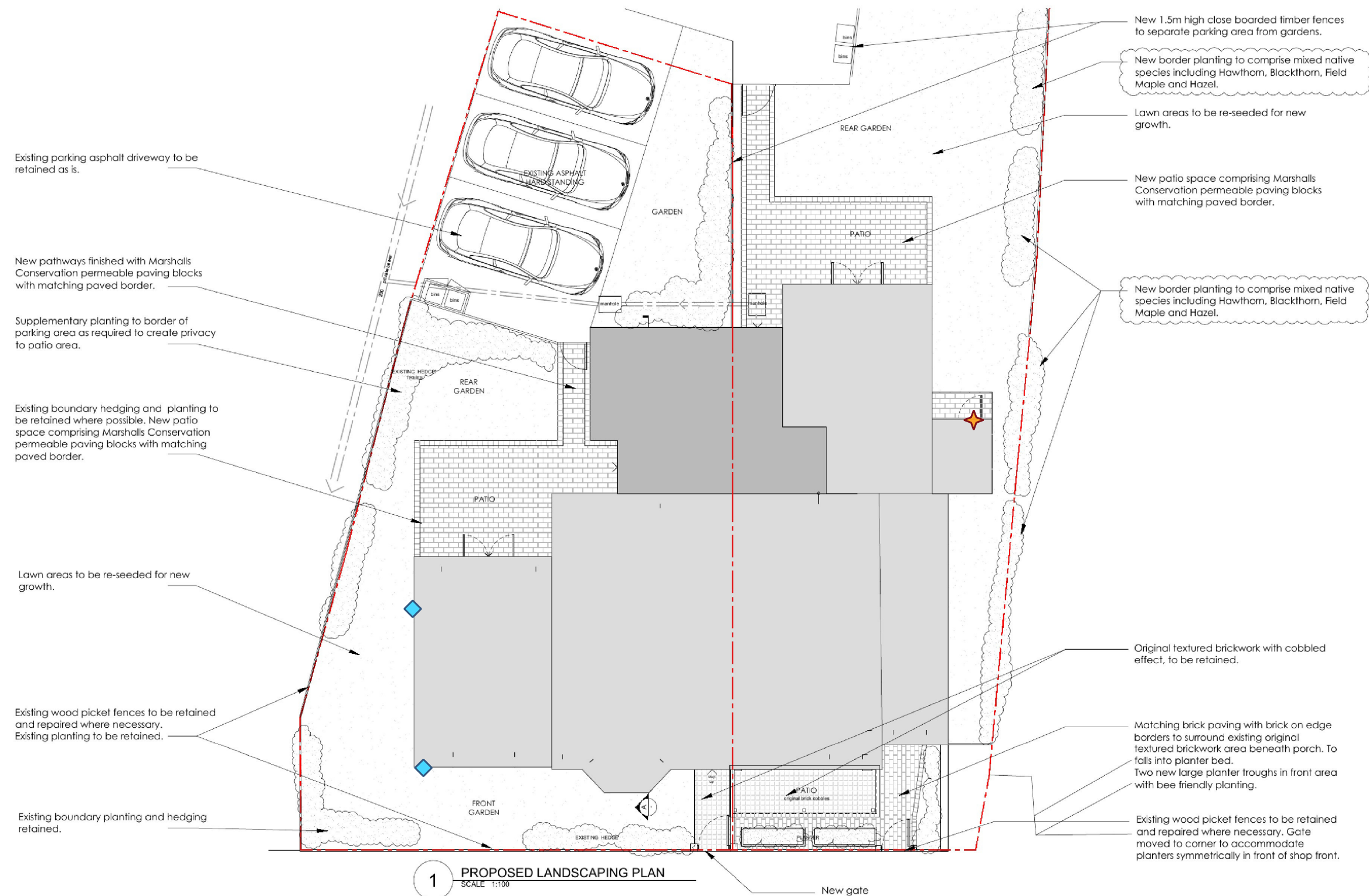
At or just after completion of the development, a Suitably Qualified Ecologist (SQE) will inspect the successful installation of the bat boxes on site.

Appendix A Figures

Figure 1 Indicative Ecological Enhancement Plan

Claremont, Copthorne

- Legend
- Ecological Enhancements
- Habibat Bat Box
 - Schwegler 2FE



Title: Figure A.1 Indicative Ecological Enhancement Plan

Drawn by: LM
Date: 08/01/2026

Reviewed by: BG
Date: 08/01/2026

REVISIONS		DATE
A	Border planting updated	21/08/25

STATUS		PROJECT	
PROPOSED		CLAREMONT, COPTHORNE BANK	
		TITLE	
		PROPOSED LANDSCAPING PLAN	
SCALE	DATE	DRAWING NUMBER	REV
1:100	2025.05.28	251	A

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References

¹ LBM Ecology (2025); *Preliminary Roost Assessment. Copthorne (report ref: 250609 Claremont PRA LM V02)*

² LBM Ecology (2025); *Bat Emergence Survey. Claremont, Copthorne (report ref: 250729 Claremont Bat Emergence LM v01)*