



ECOLOGICAL DESIGN STRATEGY and BIODIVERSITY ENHANCEMENT LAYOUT

Gatehouse Hub, Neaves Park, Goddards Green

On behalf of: Gatehouse Hub Ltd.

Client:	Gatehouse Hub Ltd.			
Project:	Gatehouse Hub, Neaves Park, Goddards Green			
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Validity:

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.

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1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology has been commissioned by Gatehouse Hub Ltd. to provide an Ecological Design Strategy (EDS) for Gatehouse Hub, Neaves Park, Goddards Green (*Grid Reference: TQ 83217 25793 – hereafter referred to as ‘the site’*).

1.2 This report has been produced to allow the discharge of the following condition:

No development shall be carried out above ground slab level unless or until there has been submitted to and approved in writing by the Local Planning Authority full details of a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, November 2024) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

*a) detailed designs or product descriptions for biodiversity enhancements; and
b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

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.

1.3 This report should be read in conjunction with and has been produced based on the following data and surveys:

- Ecological Impact Assessment (LLDE, 2024)
- Proposed Landscape Plan (Bedford Park, 2025)

2.0 SITE CONTEXT

Site Description

2.1 The site is c. 1.0 hectares (Ha) and located to the west of Burgess Hill. The site consists of a disused donkey paddock, with bordering hedgerows on the western and northern boundaries. An access road runs along the east of the site.

Surrounding Landscape

2.2 The site is located within a semi-rural setting. To the south of the site is the construction site of the previously approved development, in conjunction with this application. To the north is residential and commercial buildings, and arable land bounds the site to the east and west.

Development Proposals

- 2.3 The development proposals include the construction of commercial units and the relocation of the previously approved wellness centre to the north of the site, as well as associated hard and soft landscaping.

3.0 COMPENSATION AND ENHANCEMENT MEASURES

- 3.1 The following features are proposed as compensation and enhancement measures. For locations and details of planting areas please refer to Figure No. 05 – Ecological Enhancement Layout and the Proposed Landscape Plan.

Low level shrubs and border plants

- 3.2 A selection of species have been proposed in planting beds to the west of the site. These areas will feature native species including *Lavandula angustifolia* to provide opportunities for wildlife and in particular to provide improvements for bats, invertebrates and birds.

Native Tree and Hedge Planting

- 3.3 A number of trees and hedgerows will be planted throughout the site including oak *Quercus robur*, hazel *Corylus avellana*, hawthorn *Crataegus monogyna* and blackthorn *Prunus spinosa*. These species have been chosen to provide a nectar resource and leaf foodplant for invertebrates, as well as seeds and nuts to support foraging birds and small mammals. These ecological features should be managed in such a way to maximise bird foraging resources.

Bat, Bird & Invertebrate Boxes

- 3.4 A total of 2no. Woodstone Swift Nest Boxes, 2no. Woodstone Estella House Sparrow Nest Boxes and 2no. Improved Crevice Bat Boxes (or equal and agreed) will be provided on the proposed buildings. A further 2no. Duo-Insect & Ladybird Houses will be provided within planting areas to the west of the site. Several wildlife box designs have been selected to provide opportunities for a range of bat, bird and invertebrate species.

- 3.5 Bird boxes should be sited at 2-4m and should avoid southern aspects. Bat boxes should be installed above 3.0m in height where practicable and avoiding northern aspects.
- 3.6 Locations for the above ecological features can be seen in Figure No. 04 – Ecological Enhancement Layout and are illustrated on elevation drawings below.
- 3.7 The boxes specified above do not require any cleaning. A visual inspection should be carried out annually to ensure the boxes remain in good condition and securely affixed in place. Bat boxes can only be moved by or under the supervision of a bat licenced ecologist.

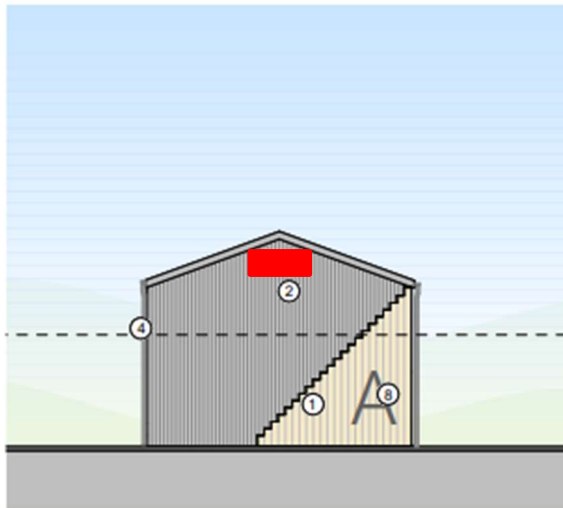


Figure No. 01 – Proposed location of 2no. Woodstone Swift Nest Boxes (red rectangle) on the east elevation of the proposed building, unit 09.



Figure No. 02 – Proposed locations of 2no. Improved Crevice Bat Box (red squares) on the south elevation of the proposed building, unit 01.

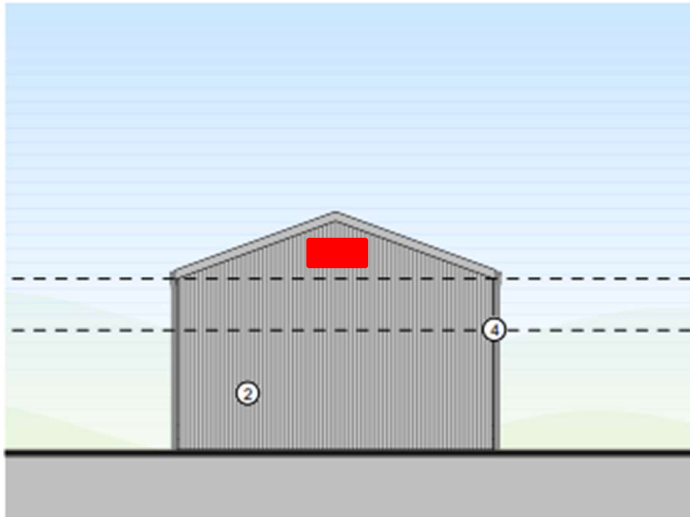
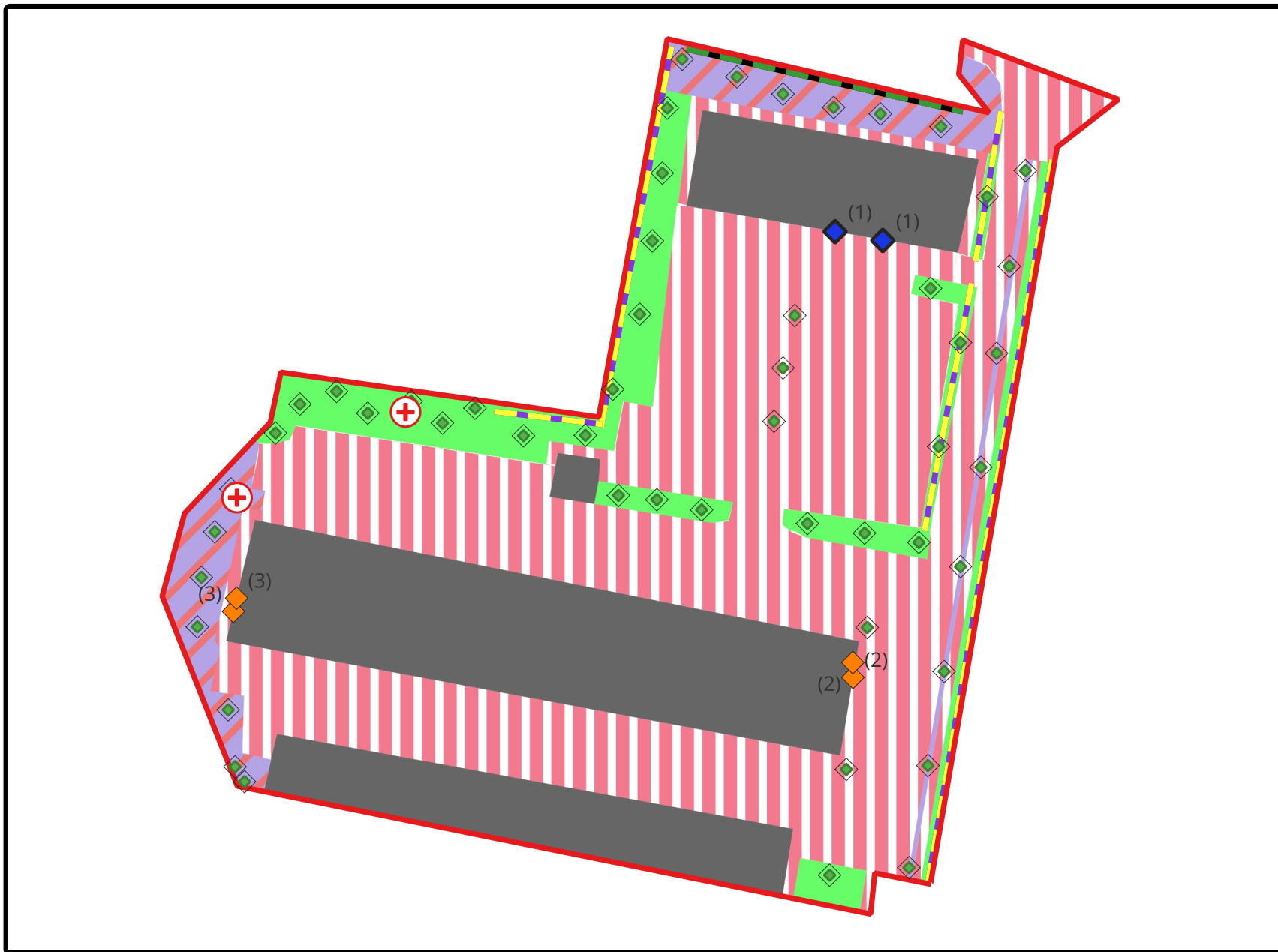


Figure No. 03 – Proposed locations of 2no. Woodstone Estella House Sparrow Nest Boxes (red rectangle) on the west elevation of the proposed building, unit 10.



Legend

- Red Line Boundary
- Proposed Bat Boxes
(1) Improved Cavity Bat Box
- Proposed Bird Boxes
(2) Woodstone Swift Nest Box
(3) Woodstone Estella House Sparrow Nest Box
- Trees
- Line of Trees
- Native Hedgerow
- Native Hedgerow With Trees
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Buildings
- Invertebrate boxes - Duo-Insect & Ladybird House



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Client

Gatehouse Hub Ltd

Project Title & Location

Gatehouse Hub, Neaves Park, Goddards Green

Drawn by	Approved by	Rev	Date
SH	COR	00	27/05/25

Figure No. 04 - Ecological Enhancement Layout