



Application to Discharge Condition 2 –

Biodiversity Enhancement Strategy

Planning Ref: DM/25/0128

Site: Playing Fields North of Headmasters House and Westfield, Hurstpierpoint College, College Lane, Hurstpierpoint, West Sussex

Development: Proposed sports pavilion to Manyweathers playing field

1. Introduction

This Biodiversity Enhancement Strategy is submitted pursuant to **Condition 5** of planning permission reference **DM/25/0128** for the proposed sports pavilion at Manyweathers Playing Field, Hurstpierpoint College.

Condition 5 requires the submission and approval of a Biodiversity Enhancement Strategy for protected and priority or threatened species prior to any works above slab level. This strategy has been prepared to address the requirements of Condition 5(a)–(e) and to support the Local Planning Authority in discharging its statutory duties under paragraph 187(d) of the National Planning Policy Framework (2024) and Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended).

This strategy should be read alongside the approved Habitat Management and Monitoring Plan (Rev A, dated 19 May 2025) and the submitted Biodiversity Gain Plan. The strategy has been informed by existing ecological assessments and supporting biodiversity documentation submitted in support of the application.

2. Purpose and Conservation Objectives

The purpose of this Biodiversity Enhancement Strategy is to secure targeted, proportionate biodiversity enhancements that deliver measurable benefits for protected and priority species known or reasonably likely to be present within the site context.

The key conservation objectives are to:

- Enhance foraging and commuting opportunities for bats through retention and strengthening of linear landscape features.
- Provide additional nesting opportunities for breeding birds through the installation of bird nesting boxes.
- Improve habitat quality for invertebrates and pollinators through grassland and hedgerow enhancement.
- Maintain and enhance habitat connectivity across the site.

The proposed measures are proportionate to the scale of development and reflect the findings of baseline ecological assessments undertaken for the site.

3. Biodiversity Enhancement Measures

3.1 Bats

The site provides suitable foraging and commuting habitat for bats associated with hedgerows and grassland margins.

Enhancement measures will include:

- Installation of a minimum of **2 bat roost boxes** suitable for crevice-dwelling species.
- Bat boxes to be of a durable, weather-resistant type such as Schwegler 2F or equivalent.
- Boxes to be mounted at a minimum height of 4–5 m above ground level on mature trees or suitable building elevations.
- Locations selected to avoid artificial lighting and to maintain dark corridors.
- Location denoted as 2Bat of accompanying plan.

3.2 Breeding Birds

The site provides nesting and foraging habitat for common breeding bird species.

Enhancement measures will include:

- Installation of a minimum of **2 bird nesting boxes** suitable for small passerines such as tits and sparrows.
- Boxes to be of appropriate timbercrete or FSC-certified timber construction.
- Boxes to be installed at a height of 2–4 m, facing north or east where practicable.
- Location denoted as 2Bird of accompanying plan.

3.3 Grassland and Invertebrates

Existing grassland will be retained and enhanced to improve botanical diversity and invertebrate value.

Enhancement measures will include:

- Management of grassland in accordance with the Habitat Management and Monitoring Plan.
- Use of a native wildflower seed mix suitable for clay soils where reseeding is required.
- Adoption of a low-intensity cutting regime to allow flowering and seed setting.

3.4 Hedgerows

Native hedgerows along the site boundary will be retained and enhanced.

Enhancement measures will include:

- Supplementary planting with native species such as hawthorn, blackthorn, and field maple where required.
- Management to improve hedgerow structure and condition in line with the Statutory Biodiversity Metric Condition Assessment Sheets.
- Avoidance of cutting during the bird nesting season (March to September).

4. Locations of Enhancement Measures

The locations of all biodiversity enhancement measures will be shown on a Biodiversity Enhancement Plan, to be submitted alongside this strategy. The plan will identify:

- Bat box locations (2Bat), including height and orientation.
- Bird nesting box locations (2bird).
- Areas of grassland enhancement (GH).
- Extents of hedgerow enhancement (HH).

The Biodiversity Enhancement Plan as below will be based on the approved post-development habitat maps and will be read in conjunction with the Habitat Management and Monitoring Plan (Rev A) and the Statutory Biodiversity Metric – Condition Assessment Sheets, ensuring that all enhancements are spatially coordinated and deliver measurable ecological benefit.



5. Responsibility for Implementation

Implementation of the biodiversity enhancement measures will be undertaken as follows:

- **During construction:** Installation of bat boxes, bird boxes, and initial habitat enhancements by the appointed building contractor under ecological guidance.
- **Post-completion:** Ongoing management and maintenance by **Hurstpierpoint College Estates Department** or their appointed land management contractor.

6. Aftercare and Long-Term Maintenance

The biodiversity enhancement measures shall be maintained for the lifetime of the development.

Maintenance provisions include:

- Annual inspection of bat and bird boxes, with repair or replacement as necessary.
- Ongoing grassland and hedgerow management in accordance with the Habitat Management and Monitoring Plan (Rev A).
- Management measures explicitly aligned with the Statutory Biodiversity Metric – Condition Assessment Sheets to demonstrate progression to, and retention of, target habitat condition.
- Monitoring and adaptive management to ensure conservation objectives continue to be met.

All measures will be retained in accordance with the approved details thereafter.

Maintenance provisions include:

- Annual inspection of bat and bird boxes, with repair or replacement as necessary.
- Ongoing grassland and hedgerow management in accordance with the Habitat Management and Monitoring Plan.
- Monitoring and adaptive management to ensure conservation objectives continue to be met.

All measures will be retained in accordance with the approved details thereafter.

7. Conclusion

This Biodiversity Enhancement Strategy provides a clear, proportionate, and deliverable package of enhancement measures that support protected and priority species. When read alongside the approved Habitat Management and Monitoring Plan and Biodiversity Gain documentation, the strategy fully satisfies the requirements of Condition 5 of planning permission DM/25/0128.

Addendum for Discharge of Condition 5

Planning Ref: DM/25/0128

Site: Playing Fields North of Headmasters House and Westfield, Hurstpierpoint College,
College Lane, Hurstpierpoint, West Sussex

Development: Proposed Sports Pavilion at Manyweathers Playing Field

Prepared by: Building Solutions Consultants Ltd

1. Purpose of Addendum

This document provides additional clarification in response to the ecological consultee comments dated 5 March 2026 regarding the previously submitted Biodiversity Enhancement Strategy.

The purpose of this addendum is to confirm the specific biodiversity enhancement products to be installed and the precise locations of those measures.

All other elements of the previously submitted Biodiversity Enhancement Strategy remain unchanged and should be read in conjunction with this document.

2. Bat Enhancement Measures

Two bat roost boxes will be installed to provide additional roosting opportunities for crevice-dwelling bat species associated with the surrounding hedgerows and grassland margins.

Product Specification

Bat Boxes: 2 × Schwegler 2F Bat Boxes manufactured from Schwegler Woodcrete. Dimensions approximately 33 cm height × 16 cm diameter and weight approximately 4 kg. The box is constructed from a breathable woodcrete composite (wood, concrete and clay) providing a durable roost environment with an expected lifespan of approximately 20–25 years.

Installation Details

Mounting height: approximately 4–5 m above ground level in accordance with manufacturer guidance recommending installation between 3 m and 6 m above ground level.

Location: mounted on an existing mature oak tree located along the northern boundary of the playing field, positioned to avoid artificial lighting and maintain a dark commuting corridor.

Locations

B1 – Schwegler 2F bat box mounted on the existing mature oak tree to the north-west of the pavilion.

B2 – Schwegler 2F bat box mounted on the same mature oak tree at a separate aspect to provide variation in solar exposure.

The exact locations are shown on the accompanying Biodiversity Enhancement Plan. A photograph of the existing mature oak tree showing the proposed bat box locations is provided below.



Figure 2 – Existing mature oak tree along northern boundary showing indicative locations for bat boxes in red.

3. Bird Nesting Enhancement Measures

Two bird nesting boxes will be installed to provide nesting opportunities for common passerine species such as tits and sparrows.

Product Specification

Bird Boxes: 2 × Schwegler Nest Box 1B manufactured from Schwegler Wood-Concrete. External dimensions approximately 17 cm (W) × 26 cm (H) × 18 cm (D), internal diameter approximately 12 cm and weight approximately 3.6 kg. Boxes will be supplied with a 32 mm entrance hole suitable for species including Great Tit, Blue Tit, Nuthatch and House Sparrow.

Installation Details

Mounting height: 3.2 m above finished ground level.

Location: mounted on the northern elevation of the proposed cricket pavilion to provide a sheltered nesting environment and avoid excessive solar exposure.

Locations

BB1 – Schwegler 1B bird nesting box mounted on the north elevation of the proposed pavilion.

BB2 – Schwegler 1B bird nesting box mounted on the north elevation of the proposed pavilion at a separate position.

The precise locations are identified on the accompanying Biodiversity Enhancement Plan.

The bird boxes will be fixed to the northern side of the proposed cricket pavilion at a height of approximately 3.2 m above ground level. An elevation drawing identifying the exact positions of the bird boxes is provided below.

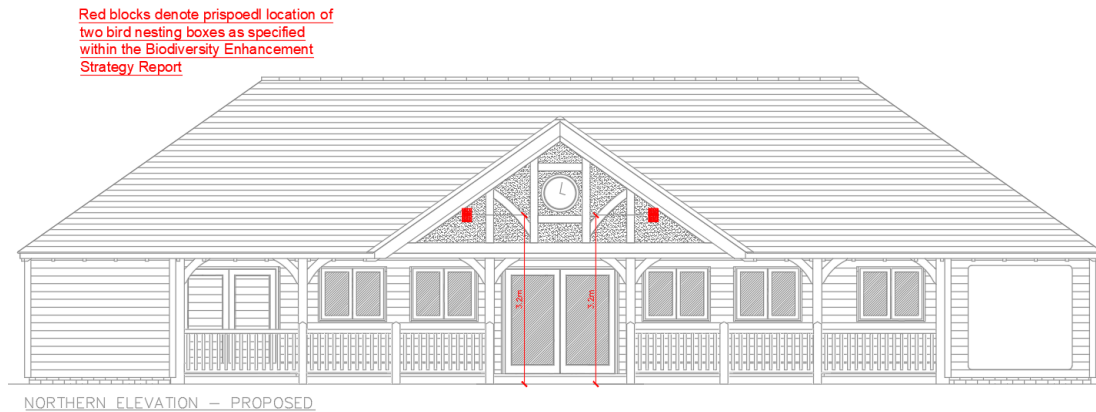


Figure 2 – Northern elevation of proposed pavilion showing location of bird boxes.

4. Implementation and Maintenance

Installation of the bat and bird boxes will be undertaken by the appointed building contractor during the construction phase under ecological guidance where required.

Following completion of the development, ongoing management and maintenance will be undertaken by Hurstpierpoint College Estates Department or their appointed land management contractor.

Maintenance will include:

- Annual inspection of bat and bird boxes
- Repair or replacement where necessary
- Retention of boxes for the lifetime of the development

All measures will be implemented and maintained in accordance with the Biodiversity Enhancement Strategy and Habitat Management and Monitoring Plan.

5. Conclusion

This addendum confirms the biodiversity enhancement products and their locations in order to satisfy the requirements of Condition 5 of planning permission DM/25/0128.

When read alongside the previously submitted Biodiversity Enhancement Strategy, this document provides the level of detail required for the Local Planning Authority to discharge the condition.