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**Slaugham Garden Nursery,
Slaugham**



Biodiversity Enhancement Plan

June 2026



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1. Introduction

1.1 Report Rationale

This report has been prepared at the request of WS Planning & Architecture. It relates to the proposed re-development works at Slaugham Garden Nursery, Staplefield Road, Slaugham, West Sussex, RH17 6AG (Central OS Grid Reference: TQ 25474 28139). A biodiversity enhancement plan has been requested for the site.

This report is in relation to condition six of the decision notice (Application: DM/24/2409), which states:

Prior to commencement of works a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment (ACD Environmental, August 2023), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- *detailed designs or product descriptions for biodiversity enhancements; and*
- *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.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and to accord with Policy DP38 of the Mid Sussex District Plan 2014-2031.

1.2 Site Description

The site is located in the small village of Slaugham, located in the Mid Sussex district of West Sussex.

The site measures approximately 0.3ha and contains a number of habitats. These include buildings, built linear features, developed land, sparsely vegetated urban land, and woodland. The habitats on site could have the potential to support a number of protected species.

Within the wider landscape further habitats are present. These come in the form of amenity grass, arable land, hard standing ground, hedgerows, improved grassland, residential dwellings (and their associated gardens/yards), scattered trees, standing water, and woodland. This shows that the habitats in the area surrounding the site have the potential to support protected species.

Under the current proposals, the existing barn is to be converted into a residential dwelling, with associated driveway and landscaping works. Overall, this will result in both the permanent and temporary loss and/or alteration of some of the habitats located on the proposed re-development site.

Figure 1: An aerial map showing the boundary of the site at Slaugham Garden Nursery, Slaugham (as shown by the red outline).



Figure 2: An aerial map showing the site at Slaugham Garden Nursery, Slaugham (as shown by the yellow star) in relation to some of the local landscape.

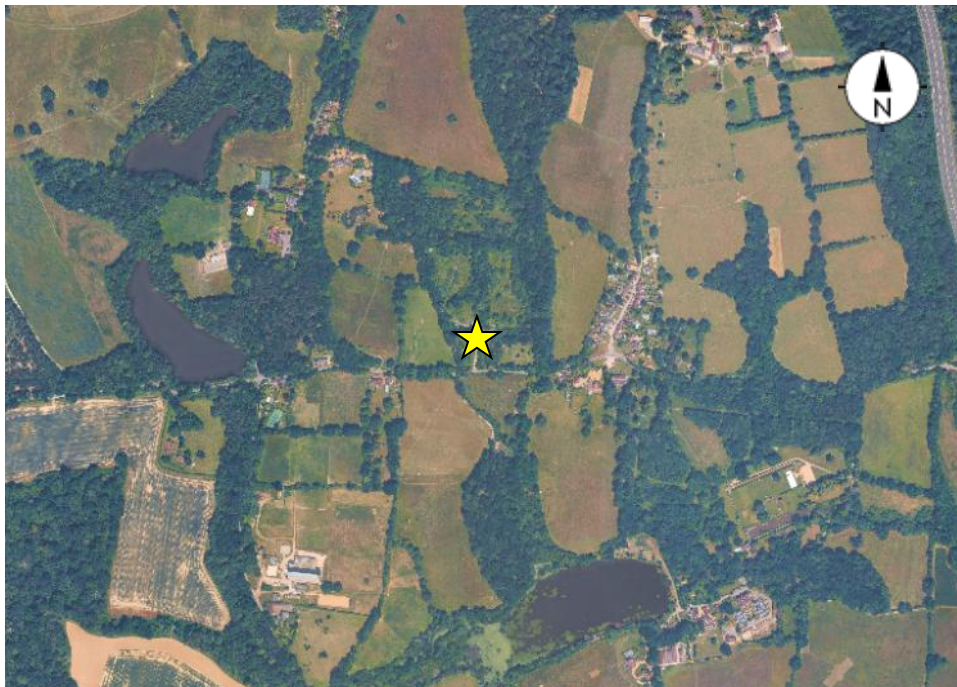
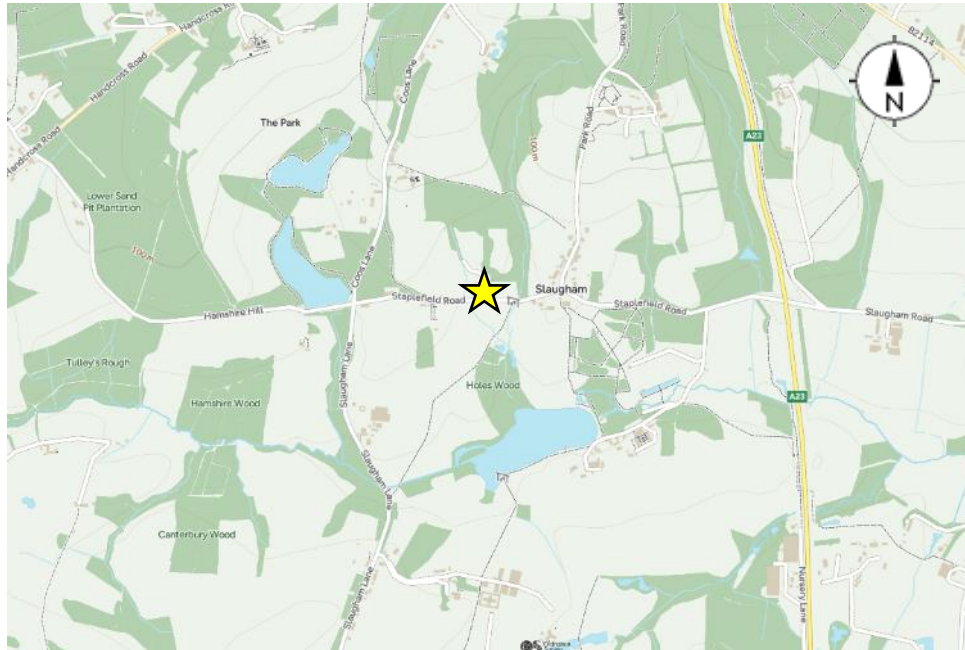


Figure 3: An OS map obtained from the Ordnance Survey website showing the location of Slaugham Garden Nursery, Slaugham (as shown by the yellow star).



2. Recommendations

The following is comprised of proposed habitats and proposed enhancements to ensure a positive Biodiversity Enhancement Plan. If these recommended enhancements are implemented in full, there will be a positive impact on biodiversity during the operational phase of the proposed development.

2.1 Species Specific Enhancements

The Ecological Impact Assessment undertaken by ACD Environmental (August 2023) recommends the following boxes to be installed.

- Installation of two Vivara Pro Seville 32mm Woodstone Nest Boxes on mature trees within the application site.
- Installation of two Vivara Pro Seville 28mm Woodstone Nest Boxes on mature trees within the application site.
- Installation of four Bat 'Bark Boxes' installed on mature trees around the site perimeter.

2.1.1 Vivara Pro Seville 32mm Woodstone Nest Boxes Specifications

Box Model	Vivara Pro Seville 32mm WoodStone® Nest Box	
Width	275mm	
Height	344mm	
Length	248mm	
Weight	6.8kg	
Suitable For	Great Tit, House Sparrow, Nuthatch, Pied Flycatcher	
Material	Wood (FSC® 100%), Woodstone	
Hole Size	32mm	

2.1.2 Vivara Pro Seville 28mm Woodstone Nest Boxes Specifications

Box Model	Vivara Pro Seville 28mm WoodStone® Nest Box	
Width	283mm	
Height	348mm	
Length	241mm	
Weight	6.3kg	
Suitable For	Blue Tit, Coal Tit, Crested Tit, Marsh Tit, Willow Tit, Tree Sparrow	
Material	Wood (FSC® 100%), Woodstone	
Hole Size	28mm	

2.1.3 Vivara Pro Seville 28mm Woodstone Nest Boxes Specifications

Box Model	Bark Box Standard Bat Box	
Width	130mm	
Height	330mm	
Depth	100mm	
Weight	5.9kg	
Suitable For	Crevice and void dwelling bat species	
Material	Recycled polyamide combined with a cement and recycled cellulose fibre mix	
Hole Size	Not stated	

2.2 Species Specific Enhancements Locations General Advice

2.2.1 Bats

All bat boxes are to avoid any artificial lighting, whilst being sighted facing east, south-east, south, south-west, and/or west.

Artificial lighting must avoid linear features. If it is necessary to include artificial lighting in areas overlooking both hedgerows and trees, then this must include sensors to be triggered by larger bodies only. An artificial lighting plan should be drawn up to illustrate the spill of light. This is to include the proposed security lighting on the residential dwellings as well as all street lighting. This document should then be approved by a licenced bat ecologist. More information on bats and artificial lighting can be found within **Appendix B**.

2.2.2 Birds

All bird boxes are to be positioned two-to-four metres high. They must be placed between northern and eastern elevations, thus avoiding strong sunlight and the wettest winds.

The entrance of the boxes must be kept clear of obstructions, such as branches and vegetation. All bird enhancements must be situated in a way that prevents access to predators, such as cats.

2.3 Recommended Box Placement

Figure 4: Recommended box placement for Slaugham Garden Nursery, Slaugham (based on the proposed site plan DE1238/06 Rev.P)



3. References

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- Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011).
- Blakesley, D. & Buckley, P. (2010). Woodland creation for wildlife and people in a changing climate.
- Defra (2007a) Securing a Healthy Natural Environment: an action plan for embedding an ecosystems approach. PB12853. Defra London.
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- Dietz, C., von Helversen, O. & Nill, D. (2009) Bats of Britain, Europe and Northwest Africa. London: A. C. Black.
- Gunnell, K., Grant, G. and Williams, C. (2012) Landscape and urban design for bats and biodiversity. Bat Conservation Trust.
- Institute of Ecology and Environmental Management, Professional Guidance Series.
- Kirby, P. (2013). Habitat Management for Invertebrates. Exeter: Pelagic Publishing.
- The natural choice: securing the value of nature (2011) (Natural Environment White Paper).

4. Appendices

Appendix A: Site Plans

Appendix B: Bat and Artificial Light

Appendix B: Bats and Artificial Light

Artificial lighting is known to affect bat's roosting and foraging behaviour, with lighting resulting in a range of impacts that includes roost desertion (BCT, 2009), delayed emergence of roosting bats (Downs et al., 2003), increased activity of some bat species and decreased activity by others (Stone et al., 2012).

An experimental approach using LED units, demonstrated that relatively fast-flying bat species, including the common pipistrelle, showed no significant impacts as a result of new artificial lighting, even when lighting was set at relatively high levels close to 50 lux.

In contrast, slow flying bats such as the myotis bats (*Myotis* spp.) showed sharp reductions in presence, even at low light levels of 3.6 lux (Stone et al., 2012).

Current recommendations for all bat species specifies that no bat roost should be directly illuminated.

Due to the impacts of lighting, mitigation and sensitive lighting design schemes are required for projects where bats are present. These should include bat friendly lighting plans that should aim to avoid lighting wherever possible. If this is not possible, then the minimisation of any lighting impacts is required by adopting the following measures:

➤ To introduce lighting curfews or use of PIR sensors.

Lighting curfews can be an effective way of avoiding impacts on bats. These curfews may involve either turning off lighting or dimming light units at specific times of the night, dimming units at key times of the year, providing the luminaire allows for this option via a control unit. Lighting to be triggered by PIR sensors can be expected to be illuminated only when required and for a low proportion of time.

➤ To consider no lighting solutions where possible.

Options such as white lining, good signage and LED cat's eyes should be considered as preferable. Reflective fittings may help make use of headlights to provide any necessary illumination in some areas.

➤ To use only high pressure sodium or warm white LED lamps where possible.

High pressure sodium and warm white LED lamps emit lower proportions of insect attracting UV light than mercury, metal halide lamps and white LED lighting. Generally, lamps should have a lower proportion of white or blue wavelengths, with a colour temperature <4200 kelvin recommended (BCT, 2014).

➤ To minimise the spread of light.

The light spread should be kept at or near horizontal to ensure that only the task area is lit. Flat cut-off lanterns or accessories should be used to shield or direct light to where it is required. Baffles, hoods, louvres and shields should be used where necessary to reduce light spill.

➤ To consider the height of the lighting column.

While downward facing bollard lighting is often preferable, it should be noted that a lower mounting height does not automatically reduce impacts to bats as bollard lighting can often be designed to provide up-lighting. Where bollard lighting is considered to be the most appropriate system, bollard spacing or unit density should be kept to a minimum and units should be fitted with the appropriate hoods/deflectors to reduce any up-lighting.

➤ To avoid reflective surfaces below lights.

The polarisation of light by shiny surfaces attracts insects increasing bat activity (BCT, 2012). Consequently, surface materials around lighting require consideration.

5. Notice to Readers: Conditions of this Report

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Elite Ecology agrees to supply ecological consulting services and advice of a preliminary or thorough nature as advised or commissioned. Upon commissioning Elite Ecology to undertake the work, the client(s) grant access to the site upon the agreed date. If no site access is available upon this date, Elite Ecology holds the right to charge the client(s) for lost staffing time and additional travel costs.

Elite Ecology undertake all site surveys with reasonable skill, care, and diligence, within the terms of the contract that has been agreed with the client and abiding by the Elite Ecology Terms and Conditions. The actions of the surveyors on site, and during the production of the report, were undertaken in accordance with the Code of Professional Conduct for the Chartered Institute of Ecology and Environmental Management.

The latest good practice guidelines put in place by Natural England or the relevant statutory conservation bodies have been followed by the surveyors on site. If those methodologies fail to identify a protected species during the survey efforts, no responsibility can be attributed to Elite Ecology. If any of these guidelines are adapted between the date(s) of the surveys being undertaken and the submission of this report, then Elite Ecology takes no responsibility for this.

Should any equipment be damaged or lost on site at the fault of the client(s), then Elite Ecology withholds the right to charge 100% above the current market value for that exact product or the nearest similar product.

The survey results purport the current status of the site and its potential for protected species utilisation at the time of surveying. It should not be viewed as a complete list of the possible flora and fauna species that could be using the site at different times of the year.

Elite Ecology has been provided with full payment for this report and thus the product has been released to the client(s) for the purpose of their planning application. If any part of the report is lost or altered without the written permission of Elite Ecology, then the entire report becomes invalid. Due to the potential for continual change within the natural world, this report is valid for **2 years only** from the date of the last survey visit. If this report is submitted after the 2 year deadline, then a further updated inspection will be required to ascertain whether the site remains in the same condition as it was when initially inspected.

No reliance should be made on any such comments in relation to the structural integrity of the features located on the surveyed site. All information within the report is based solely on evidence that has been found on site during the service provided. No individual opinion or inference will be made other than that of the suitably qualified ecologist appointed to the project.