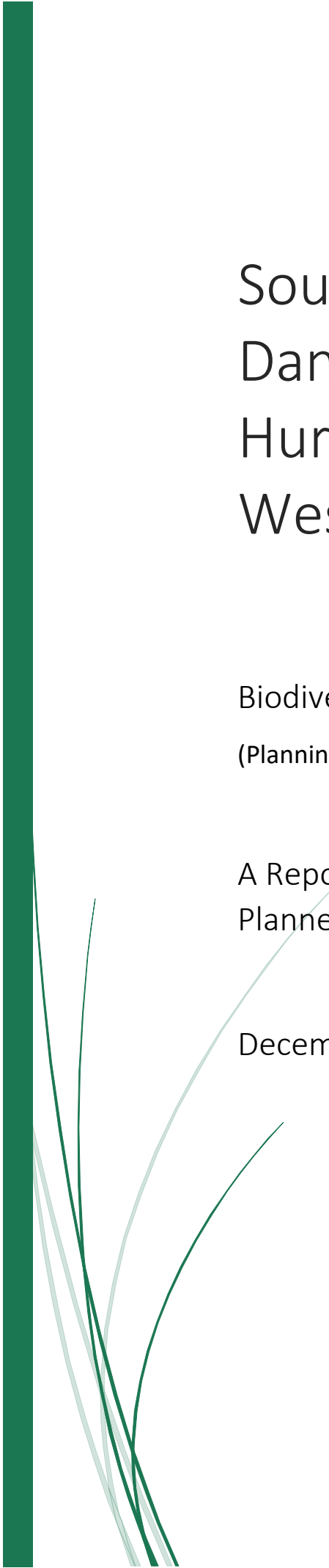




Southbrooks Farm, Danworth Lane, Hurstpierpoint, Hassocks, West Sussex

Biodiversity Enhancement Strategy

(Planning ref: DM/25/0818)

A Report for Bloomfields Chartered Town
Planners

December 2025



**Greenspace
Ecological
Solutions**

www.greenspace-ecology.co.uk

info@greenspace-ecology.co.uk

Southbrooks Farm, Danworth Lane, Hurstpierpoint, Hassocks, West Sussex

Biodiversity Enhancement Strategy (Planning ref. DM/25/0818)

December 2025

Client:	Bloomfields Chartered Town Planners	
Project Ref:	Southbrooks Farm	
Report Ref:	J25-000849	
Author:	Technical Review and Approval:	
Jodie May BSc (Hons) MSc, Ecologist	Lorna Roberts BSc (Hons) MSc ACIEEM, Associate Director	
Revision Ref:	Status/ Comment:	Date of Issue:
-	Final	19/12/2025
Disclosure:		
Greenspace Ecological Solutions Ltd has prepared this report for the sole use of the commissioning client. The information has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct but does not constitute legal advice. This report may not be relied upon by any other party except the person, company, agent or any third party for whom the report is intended without the prior written permission of Greenspace Ecological Solutions Ltd. Information obtained from any third party has not been independently verified unless otherwise stated in the report. This report is the copyright of Greenspace Ecological Solutions Ltd. Unauthorised reproduction or usage by any person is prohibited. It should be noted that whilst every effort has been made to meet the client's requirements, no site survey can ensure a complete assessment or prediction of the changeable onsite environment. <u>Should more than 12 months elapse between the date of this survey and any subsequent development, it may be necessary to consider the need for an update survey to be undertaken.</u>		

CONTENTS

1	PROJECT OVERVIEW	3
2	INTRODUCTION	4
2.1	Context	4
2.2	Site Location	4
2.3	Enhancement and Ongoing Management Measures	5
2.4	Constraints	5
3	BIODIVERSITY ENHANCEMENT STRATEGY	6
3.1	Roles and Responsibilities	6
3.2	Planting for Wildlife	6
3.3	Bird Boxes	10
3.4	Bat Boxes	11
3.5	Invertebrate Hotel	12
3.6	Hedgehog House	13
3.7	Lighting Design Strategy for Biodiversity	14
4	TIMETABLE OF WORKS	16
4.1	Timetable	16
5	REFERENCES	17

Figures

Figure 1	Biodiversity Enhancement Plan
Figure 2	Tree Protection Measures

1 PROJECT OVERVIEW

Client: Bloomfields Chartered Town Planners

Site Address: Southbrooks Farm, Danworth Lane, Hurstpierpoint, Mid Sussex,
BN6 9LW

Site Proposals: Relocation of car parking spaces, electric vehicle charging points and
cycle stores, facilitated by amendments to the residential curtilage
of two dwellings and an office.

Associated Planning Reference Number: DM/25/0818

Source of Relevant Documents:

Document:	Source:
Site Location Plan:	Google Earth Pro
Site Plans:	Bloomfields, Proposed block Plan, 2025 Ellis Lawson, Post- Development Map, 2025

2 INTRODUCTION

2.1 Context

2.1.1 Planning permission (Reference no. DM/25/0818) has been granted, subject to conditions, for Relocation of car parking spaces, electric vehicle charging points and cycle stores, facilitated by amendments to the residential curtilage of two dwellings and an office Southbrooks Farm, Danworth Lane, Hurstpierpoint, Mid Sussex, hereafter referred to as ‘the Site’.

2.1.2 Condition 3 (which relates to ecology/biodiversity) is as follows:

“Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

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

- *Purpose and conservation objectives for the proposed enhancement measures;*
- *detailed designs or product descriptions to achieve stated objectives;*
- *locations of proposed enhancement measures by appropriate maps and plans;*
- *persons responsible for implementing the enhancement measures; and*
- *details of initial aftercare and long-term maintenance.*

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 Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).”

2.1.3 This document provides a detailed scheme of the ecological enhancements proposed to increase the long-term biodiversity value of the Site. This document also serves to support release of the above condition.

2.2 Site Location

2.2.1 The Site is located in Hassocks, East Sussex, at approximate National Grid Reference: TQ 28523 18664. The Site’s location is depicted in Image 1 below.



Image 1 – Geographical Location of Southbrooks Farm (the Site)

2.3 Enhancement and Ongoing Management Measures

2.3.1 The objective of the Biodiversity Enhancement Strategy (BES) is to provide detailed enhancements biodiversity through maximisation of the Site's floral and faunal diversity. This will be achieved through the following measures:

- Implementation of a sensitive lighting design strategy for biodiversity.
- Planting for Wildlife.
- Installation of a bird box.
- Installation of a bat box.
- Installation of an invertebrate hotel.
- Installation of a hedgehog house.
- The appointment of an on-site Biodiversity Champion.

2.3.2 The locations of the enhancement measures are depicted in Figure 1. Provided they are implemented in full and in accordance with the associated planning requirements, the ecological value of the Site will be enhanced and maintained beyond that which currently exists.

2.4 Constraints

2.4.1 The positions of biodiversity enhancement measures depicted in Figure 1 are indicative only. The exact locations will be decided by the project ecologist in consultation with the client.

3 BIODIVERSITY ENHANCEMENT STRATEGY

3.1 Roles and Responsibilities

BES

- 3.1.1 Greenspace Ecological Solutions is responsible for production of the BES.
- 3.1.2 Bloomfields Chartered Town Planners is ultimately responsible for the implementation of the BES, including any works relating to enhancement as required by the planning approval. A habitat management company may be appointed by Bloomfields Chartered Town Planners to manage and maintain the habitats in the long-term. The appointed management company would manage the habitats in line with the prescriptions given within this report (and within any other relevant documents).

Biodiversity Champion

- 3.1.3 Upon commencement of the development, a full-time member of the construction team will be appointed as the on-site Biodiversity Champion (BC). The BC will ensure that the prescribed establishment, management and maintenance measures set out within this document for the proposed habitats and features of ecological value are adhered to in full.
- 3.1.4 The BC has the authority to influence site activities to ensure that the improvements to the Site's biodiversity are installed/created in line with the recommendations provided below.

Site Checks During Development

- 3.1.5 To assess whether this enhancement strategy is being followed and whether the measures outlined in this strategy are being created correctly, the Site will be inspected daily by the BC.

3.2 Planting for Wildlife

Species-rich Lawn

Creation

- 3.2.1 The ecological value of the proposed amenity garden area will be maximised through the sowing or over-sowing with a seed mix such as [Emorsgate EL1 Flowering Lawn Mixture](#) (or similar). In accordance with good practice guidelines, seed sowing/turfing will normally be conducted during the autumn and/or spring periods but can be undertaken at other times of year if done in suitable weather conditions, i.e. sufficient warmth and moisture, are present. Sowing density and other specifications should be sought from the supplier.

Management

- 3.2.2 A diverse botanical sward will be encouraged through application of a twice monthly mowing regime with mower blades raised to a height of no lower than 5cm. Some areas of the garden

around the peripheries will be left longer, where possible, with grass cut to no lower than 10cm, twice a year, once in August and once in late Autumn. Species to be encouraged include, but will not be restricted to, crested dogstail *Cynosurus cristatus*, smooth-stalked meadow grass *Poa pratensis*, white clover *Trifolium repens*, and meadow buttercup [*Ranunculus acris*](#).

- 3.2.3 To avoid nutrient build-up, cuttings are to be removed, and the use of fertilisers and pesticides are to be avoided. Nutrient build up would encourage undesired coarse grass / herb species to dominate, resulting in a marked reduction in the density of flowering species. Monitoring and Long-term

Maintenance

- 3.2.4 Monitoring will be achieved through completion of a site visit by the ECoW, between May and August in year 2 and 5 post-construction.
- 3.2.5 Should the monitoring visit note a reduction in species diversity, additional over-sowing will be undertaken as and when required.

Table 1 – Summary of Species- Rich Lawn ManagementLocation:	Species-rich Lawn
Objective:	To maintain a diverse species mix within the amenity grassland, providing benefits to invertebrates.
Management:	The more formal garden areas will be cut to no lower than 5cm twice monthly. Cut grass to 5-10cm in late August and again in late Autumn for the sections that can be kept more natural around the edges. If required, scrub control will be conducted between October and February.
Monitoring:	Site visit in May-August in year 2 post-construction to check the condition of the grassland.
Remedial Action:	Additional over-sowing as required.

Tree Planting

Creation

- 3.2.6 To ensure that the suitability of the Site for wildlife is maximised, including creating nesting opportunities for birds, additional tree planting will take place within the Site that will include native species such as:

- Field maple *Acer campestre*
- Rowan *Sorbus aucuparia*
- Silver birch *Betula pendula*
- Downy birch *Betula pubescens*
- Hornbeam *Carpinus betulus*

- Wild cherry *Prunus avium*
- Wild service tree *Sorbus torminalis*
- Common whitebeam *Sorbus aria*
- Small-Leaved lime *Tilia cordata*

- 3.2.7 Adjacent trees will be protected in accordance with BS 5837:2012 with protective fencing as shown in Figure 2. All removed trees will be replaced unless there are clear and justified constraints that prevent replanting, such as underground services. In such cases, alternative greening measures will be considered in consultation with a qualified landscape architect or ecologist.
- 3.2.8 Any planting within the Site will be undertaken between November and March of any given year.
- 3.2.9 A square hole one third bigger than the root balls, to a depth of the root ball or a minimum of 300 mm (i.e. a spit depth), will be dug out. Research has shown that wide rather than deep planting holes result in better tree establishment (Whitcomb, 1987) and that root penetration outside the tree pit is quicker through a square hole rather than round (Kirkham, 1990). The soil removed from the tree pit will be broken up and returned to the tree pit with additional soil so that the final planting position is slightly raised, with soil depths of no greater than 300mm. An appropriate fertiliser (recommended by the supplier) will be mixed with the returned soil. Inspection of the root ball will be conducted before planting. If the health, rooting or general quality are not acceptable, a specimen will be returned to the supplier and a replacement requested. The tree will be placed upright in the centre of the tree pit with the roots spread out around the pit to encourage outward growth. Excess or damaged roots can be pruned after consultation with the supplier.
- 3.2.10 Planting depth is critical - planting too deep is the case of a high percentage of mortality. The root collar will be level with the surrounding ground or mound top. The backfill will be firmed evenly around the roots of the tree. Tree staking will only be used where necessary (where the root size of a newly planted tree does not provide adequate anchorage or support). The stake will extend to one third of the overall tree height. Stakes must be positioned at time of planting to minimise any damage to roots. A mesh cage (minimum 4.0 m girth) will be provided around each newly planted tree to act as protection from pests.

Management

- 3.2.11 To aid establishment, the bases of newly planted trees would be maintained to ensure that they remain weed-free for the first three – four years. To avoid the use of pesticides, trees

would be maintained either by mulching or through the use of biodegradable mulch mats which would be laid and pegged as necessary around each plant.

- 3.2.12 Dead or diseased stock would be removed and replaced with stock of the same species. To ensure survival, stock would be watered if required.
- 3.2.13 Regular watering during the growing season is essential for the survival of newly planted trees.
- 3.2.14 Tree ties should be checked regularly for tightness—ideally at least once a year, and more frequently for fast-growing species.
- 3.2.15 Stakes should be removed once the tree can stand unsupported and resists wind movement, typically between 18 months and 3 years.
- 3.2.16 The new tree stock would be pruned once per year between November and February until fully grown.

Monitoring and Long-term Maintenance

- 3.2.17 The trees should be monitored regularly by the landowner during establishment, and annually thereafter. Should the monitoring note a reduction in species diversity, additional planting or management alterations would be implemented, upon the advice of a qualified ecologist or landscape architect.
- 3.2.18 A summary of the management of the new tree planting is given below:

Table 2 - Summary of Native Tree planting for wildlife management.

Location:	Native Tree Planting for Wildlife
Objective:	To maintain a diverse mix of species, a range of native tree species will be planted within the northern section of the Site. Providing benefits to invertebrates, birds and bats.
Management:	First prune when stock reaches 1m, then annual prune in late autumn or winter if necessary.
Monitoring:	Single site visit between May-August in year 2 and 5 post-construction to check condition/species diversity of trees.
Remedial Action:	Additional planting as required.

Ornamental Planting

Creation

- 3.2.19 Any ornamental planting within the Site will be created using plants that are either native, or non-native with a known benefit for wildlife, such as those included on the [‘RHS Perfect for Pollinators’](#) lists.

- 3.2.20 Areas of planting will create habitats attractive to a diverse variety of wildlife. The chosen plants will provide a source of nectar and food sources such as berries for wildlife throughout the year.

Management

- 3.2.21 To aid establishment, the bases of newly planted areas will be maintained to ensure that they remain weed-free for the first three – four years. To avoid the use of pesticides, planting would be maintained either by mulching or through the use of biodegradable mulch mats which would be laid and pegged as necessary around each plant.
- 3.2.22 Dead or diseased stock would be removed and replaced with stock of the same species. To ensure survival, stock would be watered if required.

Monitoring and Long-term Maintenance

- 3.2.23 The planting would be monitored regularly by the landowner during establishment, and annually thereafter. Should the monitoring note any signs of dehydration, such as wilting or yellowing of plants, presence of weeds and/or signs of dead or diseased stock, additional planting or management alterations including an updated watering regime, weed removal and disease/pest control management will be implemented.

Table 3 – Summary of Planting for Wildlife

Location:	Planting for Wildlife
Objective:	To maintain a diverse species mix of wildlife-friendly planting surrounding the dwelling and borders within the grassland, providing benefits to invertebrates, birds, bats and other small mammals.
Management:	Any shrubs will be pruned when stock reaches 1m, then annual prune in winter if necessary. Dead or diseased stock will be removed and replaced within stock of the same species. To ensure survival, stock will be watered if required.
Monitoring:	Regular monitoring by landowner to check condition/species diversity of planting.
Remedial Action:	Additional planting as required. A change in management may also be required, including drought-appropriate watering regime, removal of weeds and removal and replacement of dead and diseased stock.

3.3 Bird Boxes

Installation

- 3.3.1 New nesting opportunities for birds will be created through the installation of a minimum of one bird box installed on a mature retained boundary tree.
- 3.3.2 Bird box to be installed as follows:

3.3.3 1 x [Tree Mounted Small Bird Boxes](#) (or similar)

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

- Boxes should be sited to provide shelter from wind, rain and strong sunlight, with an orientation from north through east to south-east.
- Boxes should be positioned between 2m and 5m from the ground to deter predators.
- Boxes should be placed in areas where disturbance is likely to be minimal, i.e. away from footpaths, and not too close to bird feeders or other boxes (apart from those designed for colonial species).

3.3.5 The approximate locations of the bird box is shown in Figure 1; however, the exact location of the box on-site will be decided by the project ecologist.

Management/Monitoring

3.3.6 Should the bird box become damaged, it will be repaired/replaced.

Table 4 – Summary of Bird Box Management

Location:	Wall-mounted on existing building
Objective:	To provide increased nesting opportunities for birds across the Site.
Management:	No management necessary unless repairs are required.
Monitoring:	Check box for damage and use during year 2 and 5 post-construction, avoiding the active nesting season from March – August.
Remedial Action:	Repair and/or replace box if damaged (between September and mid-February, to avoid disturbing an active bird nest).

3.4 Bat Boxes

Installation

3.4.1 New roosting opportunities for bats will be created through the installation of a single wall mounted bat boxes located on a mature retained boundary tree.

3.4.2 The Bat box to be installed is as follows:

- 1 x Tree Mounted [Schwegler 1FF](#) (or similar) bat box.

3.4.3 Recommendations for the positioning of bat boxes are given as follows:

- Boxes should be located close to suitable bat foraging habitat wherever possible, such as the vegetated boundaries, hedgerows or tree lines.

- The flight path leading from each box will be kept clear (i.e. cut away branches and foliage).
- Boxes should be sited to provide shelter from wind, rain and strong sunlight, with an orientation from southwest through south to southeast.
- Boxes should be placed over 3m from the ground to limit disturbance (some species such as noctules prefer boxes around 5m in height).

3.4.4 Approximate location of the bat box is presented in Figure 1. The exact location of the box will be decided by the project ecologist.

Management/Monitoring

3.4.5 The bat box will not require any maintenance other than replacement or repair if damaged.

3.4.6 The bat box will be subject to a site monitoring visit during years 2 and 5 post-construction by a licensed bat ecologist.

Table 5 – Summary of Bat Box Management

Location:	Bat box
Objective:	To provide increased bat roosting opportunities across the Site.
Management:	No management necessary unless repair/replacement is required.
Monitoring:	Check box for damage and use (only by a bat licensed ecologist) during year 2 and 5 post-construction.
Remedial Action:	Repair or replace box if damaged. Repairs or replacement to be conducted by a licensed bat ecologist.

3.5 Invertebrate Hotel

Installation

3.5.1 New opportunities for invertebrates will be created through the installation of a minimum of one invertebrate hotel.

3.5.2 The invertebrate hotel to be installed is as follows:

- 1 x [Invertebrate Hotel](#) (or similar)

3.5.3 Recommendations for the positioning of the invertebrate hotel are given as follows:

- Invertebrate hotels should be positioned facing a southerly direction, in an area that receives a lot of light and warmth throughout the day and without vegetation obstruction to the entrances.
- Invertebrate hotels should be placed at a minimum height of 1m (invertebrate hotels can be pole-mounted or secured to fences and/or trees). It is highly recommended that a minimum of 1m² of 'bee friendly' plant species be planted nearby to support solitary bees, such as snowdrop *Galanthus nivalis*, English lavender *Lavandula angustifolia*, Viper's bugloss *Echium vulgare* and common honeysuckle *Lonicera periclymenum*.

3.5.4 Approximate location of the invertebrate hotel is presented in Figure 1. The exact location will be approved by the project ecologist.

Management/Monitoring

3.5.5 The feature should not require any maintenance other than replacement or repair if damaged; however, it will be subject to monitoring annually post-construction.

Table 6 – Summary of Invertebrate Hotel Management

Location:	Invertebrate Hotel
Objective:	To provide increased nesting opportunities for invertebrates across the Site.
Management:	No management necessary unless repair/replacement is required.
Monitoring:	Check for damage annually.
Remedial Action:	Repair/replace if required.

3.6 Hedgehog House

Installation

3.6.1 Hedgehogs will be encouraged to use the Site through the installation of 1 x [Hedgehog House](#) within the existing scrub within the Site. An indicative location is presented in Figure 1. To provide shelter and concealment from predators, the box will be installed within vegetation, filled with nesting material (such as hay, dry leaves and straw) and covered with dry leaf litter or straw.

Maintenance of Connectivity for Hedgehogs

3.6.2 To allow hedgehogs to travel freely with the Site and the wider landscape, any close boarded fences within the proposed development will have a hedgehog hole installed, at a minimum

of one per close-boarded garden boundary. Hedgehog holes will measure 13cm x 13cm at the base of the fence and can be further supported by hedgehog hole fence plates, if required.

Management/Monitoring

3.6.3 The hedgehog house requires no specific management; however, it will be subject to annual monitoring post-construction.

3.6.4 If the hedgehog house becomes damaged, it will be repaired, or the box replaced, and any fence holes will be repaired and unblocked, as necessary.

Table 7 – Summary of Hedgehog House Management

Location:	All Hedgehog house and holes
Objective:	To provide increased shelter/hibernation opportunities.
Management:	No management necessary unless repairs are required.
Monitoring:	Check houses for damage and use during Site visit year 2 and 5 post-construction.
Remedial Action:	Repair/replace hedgehog house if required.

3.7 Lighting Design Strategy for Biodiversity

During Development

3.7.1 All bat species are nocturnal, resting in dark conditions in the day and emerging at night to feed. Bats are known to be affected by light levels which can affect both their roosting and foraging behaviour. Other wildlife including invertebrates are also affected by artificial light.

3.7.2 To limit potential lighting disturbance impacts during the construction phase, lighting to facilitate the works will be directional and light spill onto vegetated habitats both on and off Site will be avoided.

3.7.3 Furthermore, where practical, works will be limited to standard daytime hours. Where works are required outside this period, suitable screening will be installed to avoid light spill onto any adjacent habitats that remain unaffected by the development.

Post-Development

3.7.4 All lighting within the Site will be designed and installed in consideration of the Bat Conservation Trust's (BCT) and Institute of Lighting Professional's (ILP) latest (2023) [Guidance Note 08/23](#).

3.7.5 Recommendations for lighting include:

- Installing lighting only if there is a significant need.
- Installation of dark buffer zones, illumination limits and zonation to separate habitats or features of importance for bats from proposed lighting.
- Use of LED lighting, which does not emit UV, and which has a warm light spectrum (ideally <2700 Kelvin) and uses wavelengths higher than 550nm.
- Internal lighting adjacent to windows being recessed to reduce glare and light spill.
- Directional lighting, such as specialist bollards, low-level downward directional lighting or column lighting to minimise light spill.
- Use of motion sensor lighting or timers to restrict lighting to required periods.
- Dimming or part-night lighting to reduce light levels when bats are most active.
- Use of lowest lux possible.
- Sensitive scheme design to minimise light spill on key habitats and features. For example, consideration of location, orientation and height of new structures or placement of open spaces and footpaths.
- Screening through soft landscaping, including native hedgerows and tree planting, and installation of walls and fences.
- Any additional roosting features provided should remain unlit, as this can reduce their suitability for bats.

4 TIMETABLE OF WORKS

4.1 Timetable

- 4.1.1 The following table is provided to clarify the recommendations provided above and to ensure the works are conducted in the correct chronological order.

Table 8 – Timetable of Works

Activity	Timeframe
Appointment of Biodiversity Champion.	Prior to the start of works.
Installation of bat boxes, bird boxes, and invertebrate hotel, hedgehog boxes.	During and post-construction.
Sensitive lighting strategy.	During and post-construction.
Planting for Wildlife	Post-construction, autumn and/or spring.
Site monitoring.	Site will be inspected daily by the BC throughout the construction period. Annual monitoring post-construction between May – August by the landowner. Site visits by the ECoW in year 2 and 5 post construction

5 REFERENCES

National Planning Policy Framework (NPPF), 2023.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2023.pdf

Natural Environment and Rural Communities (NERC) Act 2006.

<http://www.legislation.gov.uk/ukpga/2006/16/contents>

The Conservation of Habitats and Species Regulations (Habitats Regulations) 2017 (as amended). <http://www.legislation.gov.uk/uksi/2017/1012/made>

Wildlife and Countryside Act (as amended) 1981. <http://jncc.defra.gov.uk/page-1377>

Figures

Figure 1 - Biodiversity Enhancement Plan (J25-000389 - Southbrooks Farm)



Key

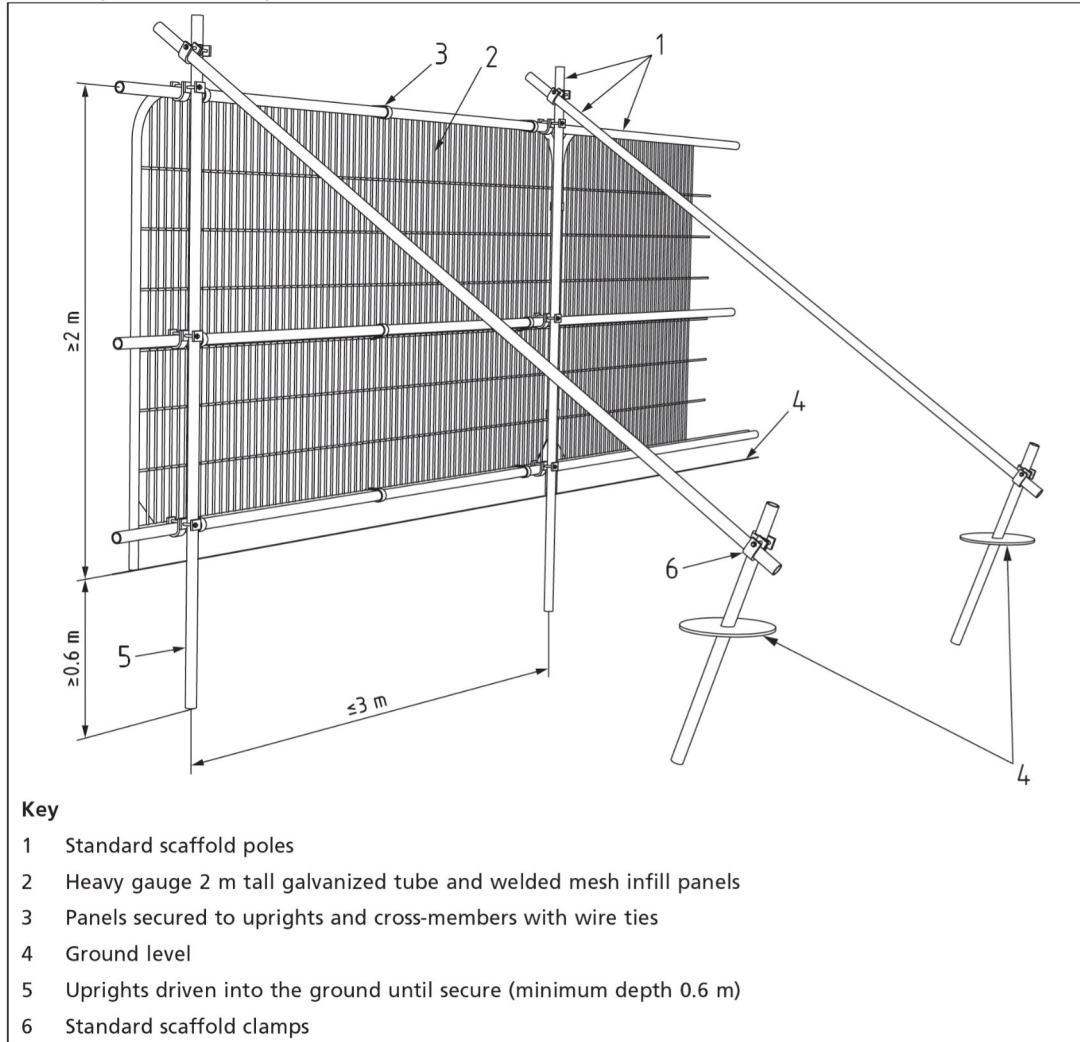
- Red Line Boundary
- Bat box
- Bird box
- Invertebrate hotel
- Hedgehog house
- Proposed Trees
- Species-Rich Lawn
- Boundary Trees



Drawn by: Jodie May
 Drawn Date: 19.12.2025
 Reference: J25-000389 - Southbrooks Farm
 Scale: 1:9000 @ A4

Figure 2 - Tree Protection Measures (J25-000389 - Southbrooks Farm)

Default specification for protective barrier



Examples of above-ground stabilizing systems

