

19 Gander Hill

Haywards Heath

West Sussex

**Biodiversity
Enhancement
Strategy**

JG Ecological Surveys Ltd
33 Cranford Avenue
Exmouth
EX8 2QA

Mob: 07909920283

Company reg no: 6623813

jason@jgecologicalsurveys.co.uk

CONTENTS

1. INTRODUCTION AND SCOPE.....	4
1.1 GENERAL	4
1.2 ORIGINAL SURVEY AIMS AND FINDINGS	5
2. BIODIVERSITY ENHANCEMENT OPPORTUNITIES	6
2.1 PROVISION FOR ROOSTING BATS	6
2.2 PROVISION FOR BREEDING BIRDS	6
3. RESPONSIBILITIES FOR DELIVERY.....	10
3.1 DELIVERY OF THE STRATEGY	10
4. MONITORING	11
4.1 SIGN OFF OF STRATEGY COMMITMENTS.....	11

1. INTRODUCTION AND SCOPE

1.1 General

JG Ecological Surveys Ltd was originally commissioned by Mr S. Mogg to undertake a Bat and Breeding Bird visual inspection survey of 19 Gander Hill, Haywards Heath, West Sussex, RH16 1QU. The survey was commissioned to support an application to carry out works to raise the roof height, replace the roof coverings and remodel the building exterior and interior. Planning permission was granted on the 14th April 2025 (planning permission number DM/25/0049), with two conditions relating to the ecology of the site. Condition 5 stipulated that a Biodiversity Enhancement Strategy would be created and condition 6 stipulated that the works proceed with regard to the recommendations made in the original bat and breeding bird survey.

The objective of the Biodiversity Enhancement Strategy is to enhance protected and Priority species and habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF2024 and s40 of the NERC Act 2006 (as amended). In the case of 19 Gander Hill there are no forecast impacts on protected habitats as the works are confined to the existing built footprint of the building, therefore the main objectives of the strategy will be to enhance this urban site for Protected species including bats and breeding birds.

The site was centred on OS grid reference TQ33532522.



Photograph 1: 19 Gander Hill

1.2 Original Survey Aims and Findings

Fieldwork was undertaken in order to identify whether the building supported roosting bats, breeding birds or Barn owl *Tyto alba*, ahead of the proposed works.

The results of the survey indicated that there were no implications with respect to bats for the building. If bats had been present there would have been significant legislative issues for the works as all bat species and their roosts are protected under Section 9 of the Wildlife and Countryside Act 1981 (as amended), through their inclusion on Schedule 5, as well as under Schedule 2 of the Conservation of Habitats and Species Regulations, which defines 'European protected species of animals'. These pieces of legislation combine to give substantial protection to bats and their roost sites (defined as 'dwelling places'). The Countryside and Rights of Way Act 2000 introduced the term 'reckless disturbance' into the Wildlife and Countryside Act; this is a substantial strengthening of the legislation. The Wildlife & Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations (2017) combine to make it an offence to undertake the following acts:

- Kill, injure or capture bats
- Damage, destroy or obstruct access to any place used by bats for shelter or protection
- Recklessly disturb bats.

The absence of bats or their field signs enabled the conclusion that none of the offences listed above would result from the works.

Nesting birds

The presence of nesting birds either within, or on, the building would impose timing constraints on any works that might disturb them due to their legal protection under the Wildlife and Countryside Act 1981 (as amended). The nesting season is typically mid March to mid to end August but is prone to local variation depending on such things as weather conditions and food supply. Works that might impact on nesting birds would need to be timed for commencement after the last fledgling has stopped returning to the nest, and prior to the nesting season of the following year (the initiation of nest building is considered the point at which the sites are protected from disturbance).

The building was assessed to be in a condition that offered no opportunities for birds to use the site for nesting.

No legislative recommendations were made within the report due to the proven absence of protected species.

2. BIODIVERSITY ENHANCEMENT OPPORTUNITIES

2.1 Provision for roosting bats

The existing building is sealed against bat ingress as a result of its condition and construction methods. The building has been well maintained and the soffits are sealed to the wall tops, and the vents are meshed.

To enable crevice roosting bat species to use the modernised and remodelled building four bat tubes will be set into the structure at eaves level in the positions shown on Figures 5 and 6. They will be located on different aspects of the building to offer a variety of internal conditions. These features will ensure bats have access to potential roost sites while at the same time ensuring that they do not enter the main building and cause potential conflict or a nuisance (as a result of droppings/urine). The bat tubes will have a low visual impact as they will be set behind the final finish on the walls with only the entrance slot visible. They will not be placed above windows or patio areas to avoid droppings becoming a nuisance.

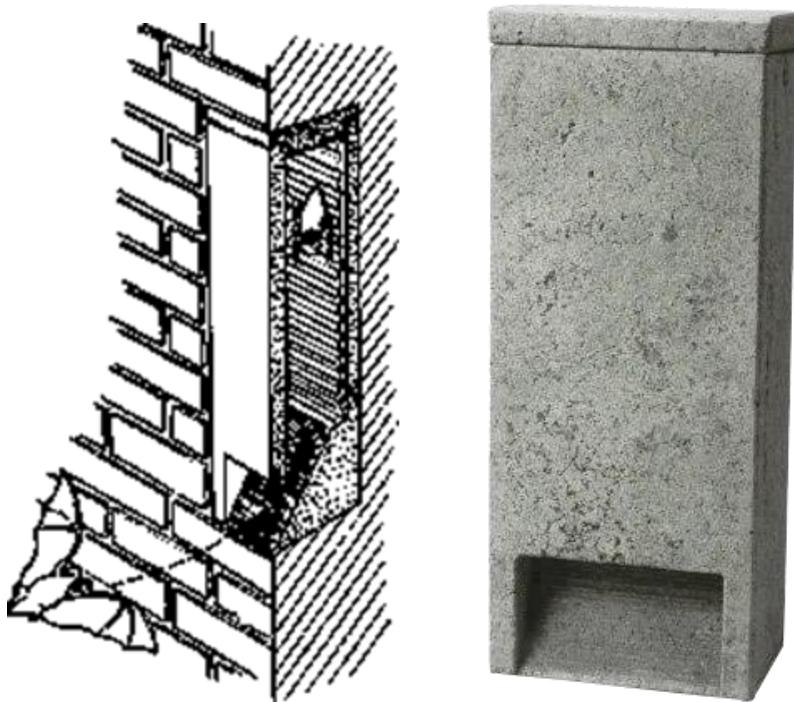


Figure 1: Schwegler 1FR bat tube

2.2 Provision for breeding birds

A combination of bird boxes will be placed on the mature trees in the garden and to the fence posts/panels. The boxes will include open fronted types (3) for use by wren and robins, and those with a small diameter entrance hole (4) for tit species.

The box types will be as follows:

Open fronted: Vivara Pro Woodstone Barcelona (or equivalent).

Hole entrance: Schwegler 2GR (3 27mm hole option) or equivalent such as the Vivara Pro Seville 28mm Woodstone nest box.

For the extended dwelling two Pro- UK Rendered Build in Swift box (or Woodstone Build in Swift box equivalent) will be placed on the north eastern aspects at eaves height.

The positions for the above are shown on Figure 7.



Figure 2: Pro – UK Rendered build in Swift box



Figure 3: Vivara Pro Woodstone Barcelona Open Fronted Nest Box

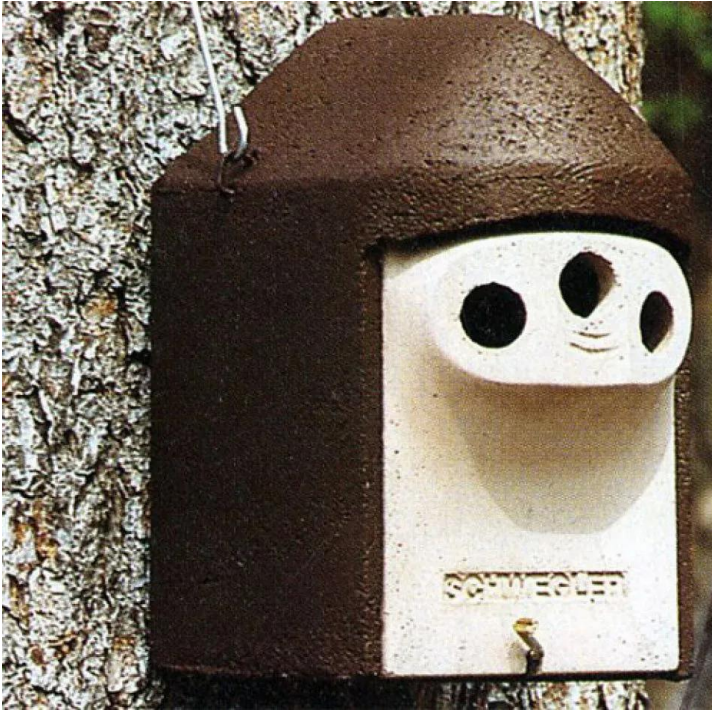


Figure 4: Schwegler 2GR with 3 27mm hole front panel

3. RESPONSIBILITIES FOR DELIVERY**3.1 Delivery of the strategy**

Mr Moggs will be responsible for the procurement and placement of the bird and bat boxes. It is considered that once they are built into the fabric of the building their future is secure and no legal agreement is required to protect them.

4. MONITORING**4.1 Sign off of strategy commitments**

The site will be visited by a suitably qualified ecologist upon completion of the build to verify the required features have been installed. A file note will be kept on the outcome of this visit and will be available to the planning department if requested.

4.2 Ongoing monitoring

It is not considered necessary to monitor the features after their installation as no roosts or nesting birds were affected by the works. These features are opportunities for future adoption of the site not replacement of existing opportunities.

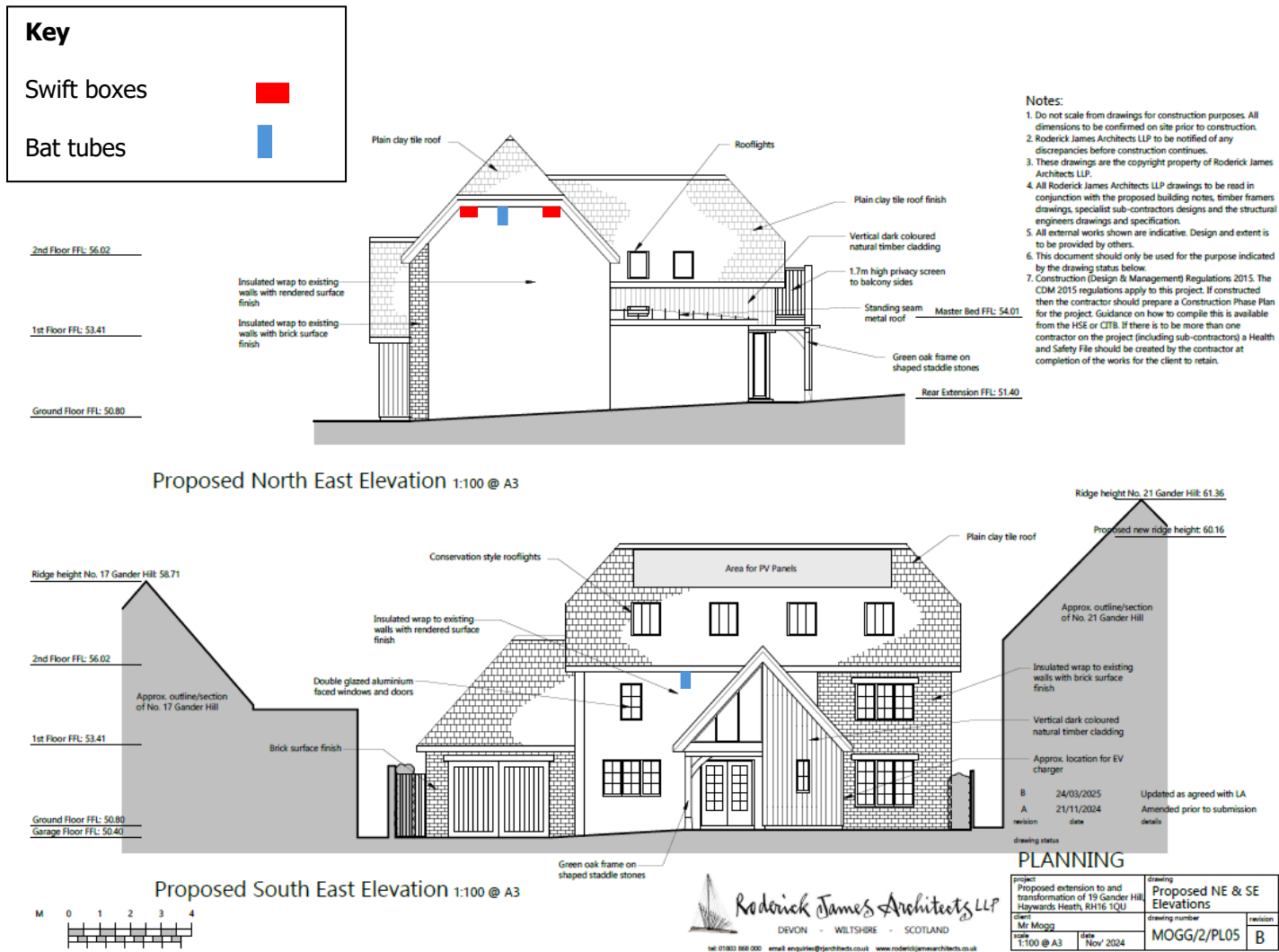


Figure 5: Elevations showing locations of installed features

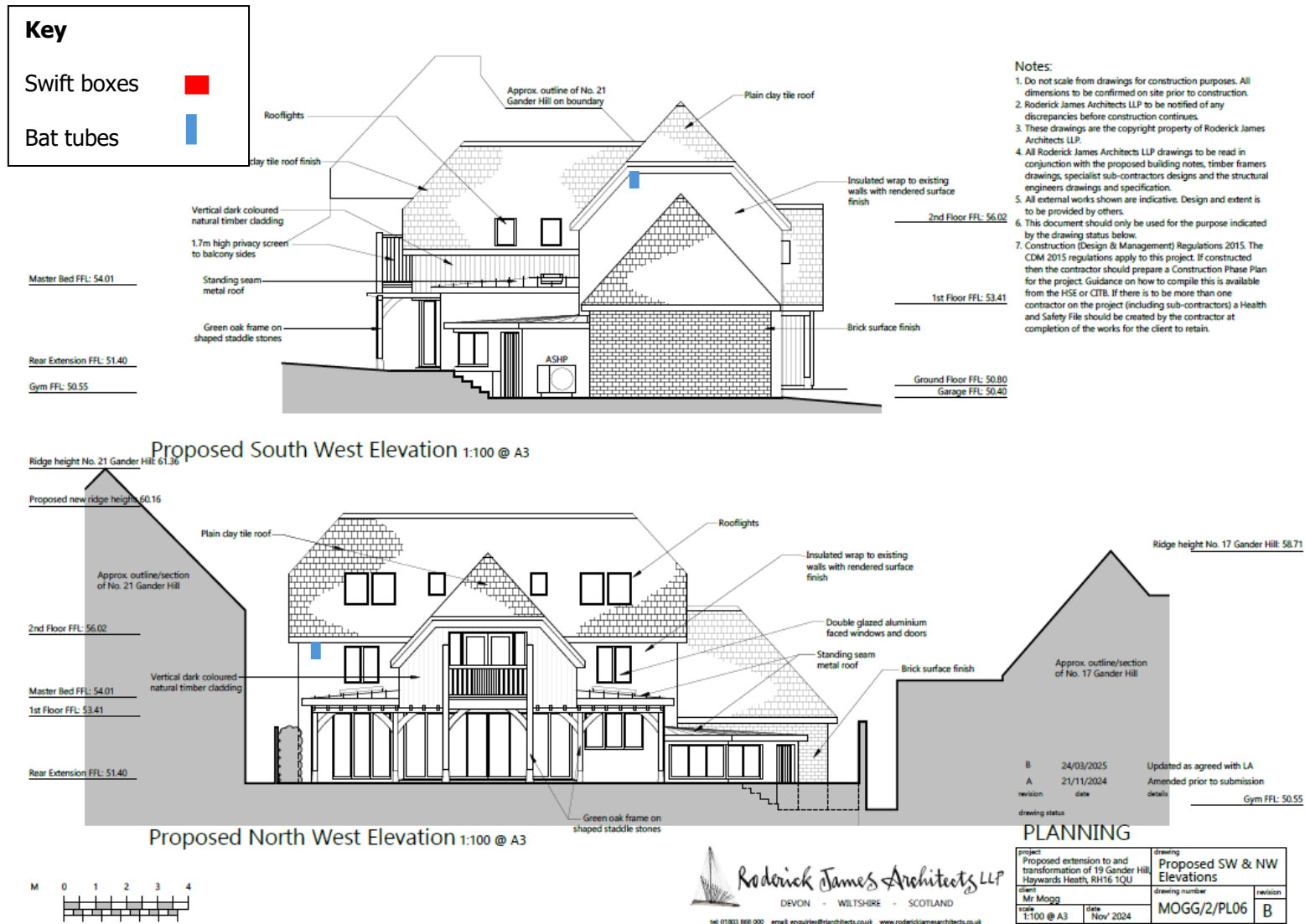


Figure 6: Elevations continued, showing locations of installed features

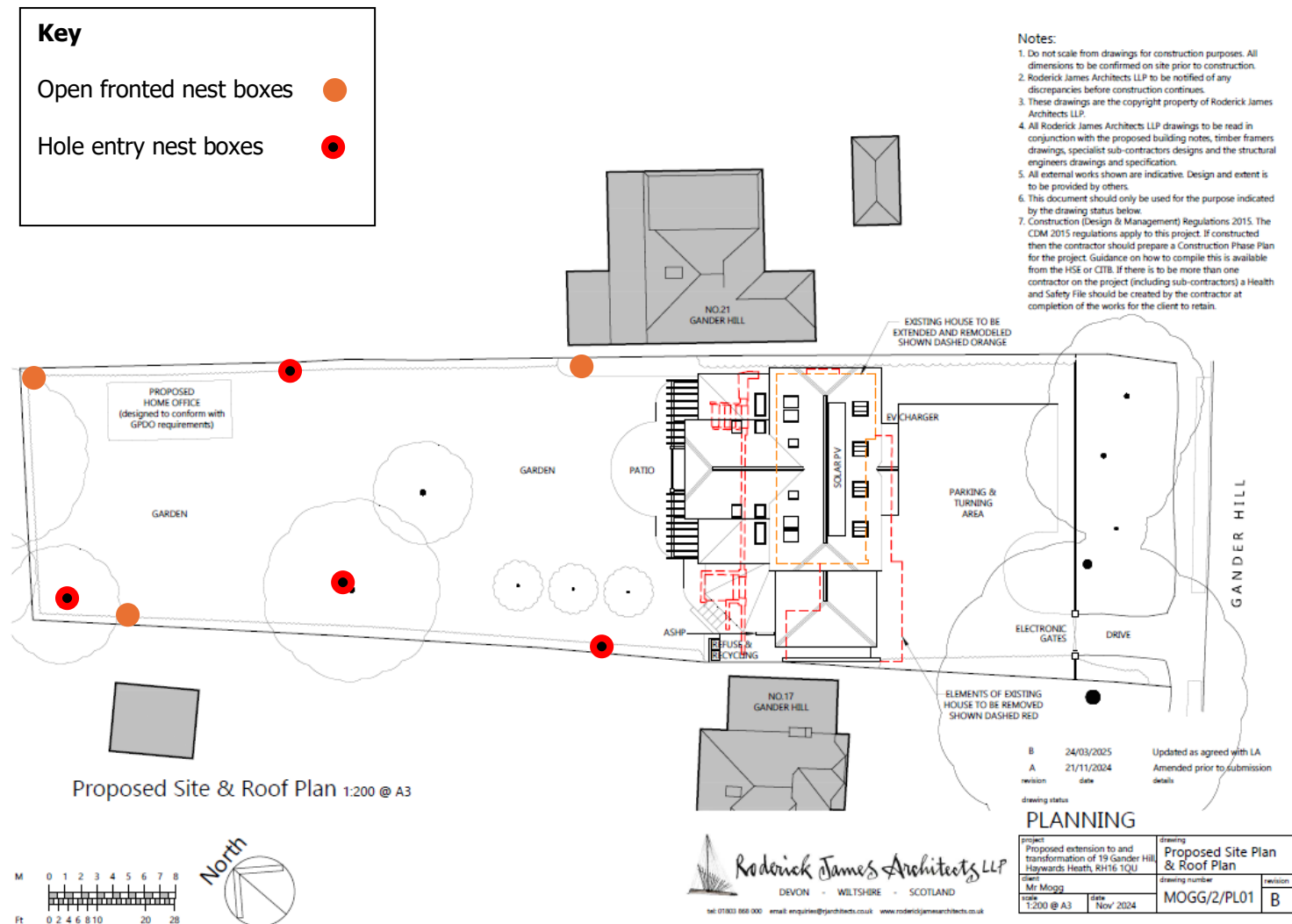


Figure 7 Site plan showing bat and bird box locations

