

Summer Lodge, Copyhold Lane, Cuckfield, Haywards Heath, RH17 5EB.



Biodiversity Enhancement Strategy

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1. Introduction

JW Biodiversity Management have been commissioned to compile a Biodiversity Enhancement Strategy (BES) a residential property located near Haywards Heath in Sussex. This report follows on from a Preliminary Ecological Assessment (PEA) conducted by JW Biodiversity Management in 2025¹ and a bat survey².

This report has been compiled to satisfy the following planning condition:

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Assessment (JW Biodiversity Management, July 2025) and the Bat Emergence Surveys (JW Biodiversity Management, July 2025), shall be submitted to and approved in writing by the local planning authority.

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

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

1.1 Development outline

JW Biodiversity Management Ltd understands that the development will involve the erection of a self-build replacement, detached dwelling following demolition of the existing dwelling.

¹ Hobbits, Copyhold Lane, Cuckfield, Haywards Heath, RH17 5EB. Preliminary Ecological Assessment 2025. RP-BM230525-01. JW Biodiversity Management Ltd. 07/07/2025.

² Hobbits, Copyhold Lane, Cuckfield, Haywards Heath, RH17 5EB. Bat Emergence Surveys 2025. RP-BM230525-01. JW Biodiversity Management Ltd. 08/07/2025.

1.2 Site Description

The site consists of a residential site with a large garden area located south of Cuckfield town in Sussex. The main house within the site was a 1950s prefabricated building with wooden shingles covering all elevations and the roof, with what appeared to be ACM guttering and downpipes. Two outbuildings were located northeast - both appeared to be former garages, although the southern building was significantly larger than the northmost. The had evidently been unoccupied for some time with the buildings and garden areas showing evidence of disuse. The site was dominated by grassland and woodland habitats with scattered trees and hedgerows. The site is located within a community of similar sized properties located either side of Copyhold Lane.

The site is located in a rural area with the local landscape being dominated by areas of agricultural land and woodland.

The site is with the Mid Sussex District Council Planning Authority and the High Weald National Character Area (NCA). The site (as shown on figure 1) is in Hayward Heath, Sussex; TQ 3023 9561.

1.3 Relevant Legislation and Planning Policies

Relevant legislation implications for this site include;

- The Conservation of Habitats and Species Regulations 2010 (as amended);
- The Wildlife and Countryside Act 1981 (as amended);
- The Countryside and Rights of Way Act 2000;
- The Natural Environment and Rural Communities Act (NERC Act) 2006;
- Environment Act (2021)

Planning policies, both local and national, may affect any proposed development. Relevant planning policies to this development include;

- National Planning Policy Framework (NPPF)
- Mid Sussex District Plan. 2014- 2031
 - DP37: Trees, Woodland and Hedgerows
 - DP38: Biodiversity

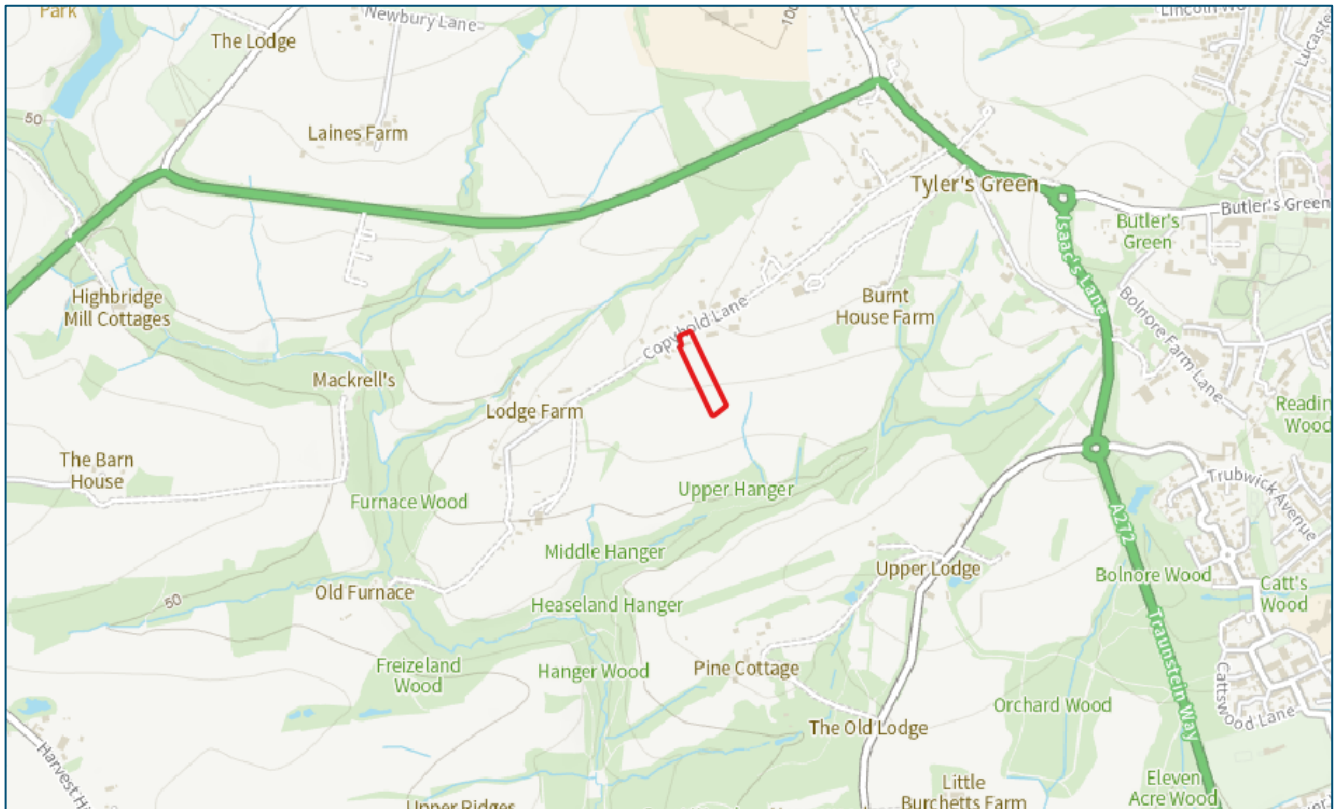


Figure 1: Approx. Assessment area and local context.

2. Biodiversity Enhancement Strategy

The following section will set out the proposed enhancement measures. These will be carried out in accordance with the NPPF and local policies. These enhancements will ensure a benefit to local wildlife and will provide a benefit for protected and notable species likely to be in the area.

The location of these enhancements are shown in figure 5.

This section will provide details of relevant product descriptions and design information. Locations of the enhancements will also be provided.

2.1 Objectives

The purpose and objectives of the enhancement measures are:

- Install at least one bat box on site
- Install at least two bird boxes on site
- Provide areas of native and ornamental planting that will benefit wildlife

2.2 Habitat Enhancements

As part of the proposed development there is an opportunity to provide habitat enhancements. The location of these enhancements are shown on the landscape plan in figure 5.

2.2.1 Retained Habitats

Within the site the majority of the existing trees will be retained. A existing hedgerow to the north of the site Habitats within the wider site to the southwest will also be retained and not directly impacted by the proposed development.

2.2.2 Tree Planting

Several trees will be planted as part of the proposed landscaping. This will include native species such as oak (*Quercus rubra*) and hawthorn (*Crataegus monogyna*) as well as cherry (*Prunus sp.*) trees and other ornamental species. These trees will provide future nesting bird habitats as well as benefiting invertebrates and commuting/ foraging bats.

Tree planting instructions:

- Dig the planting pit to the correct depth – recommend a planting pit no deeper than the container unless you have specific issues with drainage throughout your site.
- The width of the planting pit should be a minimum of one and a half times as large as the root-ball/container and up to a maximum of two times as wide, if the soil is very compacted. This means that a root-ball of 40cm wide should be planted in a hole at least 60cm wide.
- Use rabbit guards supported by small canes to protect from rabbits and deer browsing. After planting mulch with suitable material that is available, leaf mould or wood chips, but not too deep – up to 50mm.
- Topsoil specification for the tree planting shall follow BS 3882: 2015. A depth of 300mm topsoil shall be provided, with suitable (loosened) subsoil.

2.2.3 Hedgerow

A mixed native beech hedgerow will be added along the southwestern boundary of the site. This will include of; *Crataegus monogyna*, *Corylus avellana*, *Rosa canina*, *Clematis avensis* and *Acer campestre*.

The hedgerow will increase bat commuting and foraging habitats as well as increasing connectivity. When matured the hedgerow will provide suitable habitats for nesting birds and small mammals such as hedgehogs as well as other species such as reptiles and amphibians. Hedgerow planting instructions:

- Hedgerow: Double Row: 5/m staggered. 5 plants per metre in a staggered double row, with 33 cm between each plant along the row and 40cms between the rows. Dig the planting pit to the correct depth - recommend a planting pit no deeper than the container unless you have specific issues with drainage throughout your site.
- The width of the planting pit should be a minimum of one and a half times as large as the root-ball/container and up to a maximum of two times as wide, if the soil is very compacted. This means that a root-ball of 40cm wide should be planted in a hole at least 60cm wide.
- Use rabbit guards supported by small canes to protect from rabbits and deer browsing. After planting mulch with suitable material that is available, leaf mould or wood chips, but not too deep - up to 50mm.
- Topsoil specification for the tree and hedge plantings shall follow BS 3882: 2015. A depth of 300mm topsoil shall be provided, with suitable (loosened) subsoil to provide the remainder of the minimum rooting depth

2.2.4 Ornamental Planting

A variety of ornamental and native plants will be added across the site. This will contain species with a known benefit to pollinator species. These areas though ornamental in nature they will help to screen the built areas of the site as well as provide additional wildlife habitat.

Plants will be planted to best horticultural standards.

2.2.5 Native Bulbs

Areas of native bulb planting will be added to the site. This will include *Narcissus pseudonarcissus*, *Anemone nemerosa*, *Galanthus nivalis*, *Tulipa sylvestris* and *Crocus tommasinianus*. This will benefit invertebrate species.

To plant bulbs, dig a hole 2-3 times the bulb's height, place the bulb with the pointed tip up, space them about twice their width apart, then backfill with soil, firm gently, and water well (unless soil is already moist from autumn rain). Plant spring-flowering bulbs in autumn; plant non-hardy bulbs (like dahlias, gladioli) in spring.

2.3 Bat Boxes

Bat surveys in 2025 identified the building as supporting common pipistrelle and brown long eared bat day roosts. To provide a suitable roost replacement a Beaumaris bat box will be installed on the exterior of the retained building g to the north of the proposed house.



Figure 2: Example of Habibat 001 Maternity Bat Box

The bat box will be installed as per the Bat Conservation trust guidelines³. In summary, locate boxes:

- Where bats are known to feed and navigate (close to hedges and tree lines);
- Ideally at least 3m- 4m above the ground (where safe installation is possible);
- Away from artificial light sources (to protect them from predation); and
- Sheltered from strong winds and exposed to the sun for part of the day (usually south, south-east or south-west).

Location of the bat box can be seen in figure 5, the location of the bat box has been chosen as it is in an unlit area that is close to suitable bat habitat.

³ http://www.bats.org.uk/pages/bat_boxes.html

2.4 Bird Boxes

To provide an enhancement for local bird populations bird boxes will be added to the site.

2.3.1 1B Schwegler Nest Box

Two 1B Schwegler Nest Boxes will be added to the site. The first location will be on the retained building to the north of the proposed building and the second location will be added to a retained tree to the south of the site. Locations are shown on figure 5.

The nest boxes will be purchased in two different entrance holes; 32mm and 32mm.



Figure 3: The 1B Schwegler Nest Box

The nest box can be attached to the tree or wall using an aluminium nail or by hanging over a branch. Make sure it's situated at a minimum of 2 m above the ground.

2.5 Hedgehog access

To allow access for hedgehogs in and out of the site suitable access holes will be cut in the base of the fencing. Fencing panels can be purchased with access already installed⁴.

To create access in existing fences by cutting a 13cm x 13cm square in the base of the fence. To ensure the access is not blocked in the future the hole should be marked with a suitable label. An example of hedgerow access and label is shown below from hedgehog street⁵.



Figure 4: Example of hedgehog access and label.

2.6 Persons responsible

The developer will be responsible for ensuring these enhancements are implemented correctly.

⁴ [Companies offering hedgehog friendly fencing - Hedgehog Street](#)

⁵ [Link your garden with a hedgehog highway](#)



3. After Care and Maintenance

This section will set out the initial aftercare and maintenance where required.

3.1 Tree Management

In the years following planting trees should be monitored to ensure establishment. Watering/weeding may be required. Trees should be checked regularly during spring/ summer in the first few years.

Once established the tree guards should be removed.

The trees when established will require little management. They should be allowed to develop a natural canopy. Management regime will encourage micro habitat sites for birds, mammals, and insects e.g., by ensuring presence of deadwood, cavities, or loose bark etc.

3.2 Hedgerow Management

Monitor establishment of planted trees (weed, water as required).

In the first spring you should cut the shrubs down to 45—60cm above the ground (in autumn). This hard pruning encourages the shrubs to bush out and will help to create a nice thick hedge.

Once established;

Leave trimming until late winter wherever possible, ideally January or February.

Enhancement is more beneficial if trimmed in sections i.e. trim a different third each year.

Trimming slightly higher and wider each year by following a system of incremental cutting (cutting about 10cm higher and wider than the previous trim line), will help to prevent gappiness. The hedge can then be re-shaped when needed.

3.3 Ornamental Planting

Ornamental planting will require little maintenance. Occasional weeding may be required during the first two years (spring and summer months). Remove by hand any weeds, ensuring that you remove the whole plant, including the roots. As the plants in the beds mature, they will fill in any gaps and suppress weed growth.

During winter, you may want to remove any dead or untidy plants, although it is good to leave some dead stems and seed heads for wildlife. Regular mowing is not required, but the bed may benefit from cutting occasionally. If required, cutting can be undertaken in late summer or autumn with a

scythe or strimmer with particularly tough material cut by hand with secateurs. Remove cut material for composting. Periodic cutting should be undertaken to maintain a structural diverse habitat.

3.4 Bulb areas

The bulb areas should be left to grow and flower through spring and early summer. It is important to allow the green leaves to yellow and die down naturally (about 6 weeks) to photosynthesize and store energy in the bulb for next year.

In late summer/ early autumn the areas can be cut down and the arisings removed.

3.5 Bird Boxes

Bird box maintenance will involve an annual autumn cleaning (October/November) after breeding season ends, removing old nests, brushing out debris with gloves, and killing parasites with boiling water, followed by thorough drying; never use insecticides, only remove abandoned eggs between Sept-Jan, and ensure the box is secure and structurally sound for the next season.

4. Conclusion

In conclusion the details set out in this enhancement document will satisfy the details of the condition. The proposed enhancements will provide a benefit for wildlife and will meet the conservation objectives.