



**Land at Hill House Farm Cottages, Handcross
Road, Staplefield, West Sussex, RH17 6EE**

Biodiversity Enhancement Strategy (BES)

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snapshot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited, or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

Background

- 1.1 The Ecology Partnership was commissioned by Victoria Hogg to produce a Biodiversity Enhancement Strategy (BES) in order to fulfil the planning condition 5:

“Prior to the use of the hereby approved access track, 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 Appraisal (Ecology Partnership, October 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). “

- 1.2 The planning application DM/25/2271 was approved with conditions on 31/10/2025.
- 1.3 The Ecology Partnership undertook an initial ecological assessment of the site, in August 2025. This found the proposed access track location to comprise modified grassland in the north, and sparsely vegetated ruderal/ephemeral vegetation in the south. Habitat had limited suitability for reptiles, newts, and ground nesting birds. It was recommended that the garden to the north of the access track be enhanced through installation of bat/bird boxes and a log pile.
- 1.4 The site is situated between Hill House Farm and Hill House Farm Cottage between the villages of Handcross and Staplefield to the south of Crawley (TQ 27044 29126). The proposed track area is c.4m x 120m and consists of ruderal and ephemeral vegetation in the south and modified grassland in the north . It cuts through an existing field used for cattle

grazing with Hill House Farm Cottage to the north and Hill House Farm to the south. The wider surroundings are rural, dominated by pasture, and woodland.

2.0 Biodiversity Enhancement Strategy (BES)

2.1 The objective for the BES are to provide additional nesting and roosting opportunities for birds and bats, as well as refuge for reptiles, amphibians and invertebrates.

2.2 To achieve these objectives the following ecological features will be installed:

- Bird boxes
- Bat boxes
- Log pile

2.3 The placement plan is presented in Figure 1.

Responsibilities

2.4 It is the responsibility of Victoria Hogg and any appointed contractors to ensure all ecological enhancements are installed on site. Due to the nature of the features no specific management is required, however, if any boxes fall, they should be replaced or resecured.

3.0 Enhancement features

3.1 A total of two Elisa bat boxes, one Vivara Pro Seville Woodstone Nest Box and one Vivara Pro Barcelona WoodStone Nest Box (Figures 1-3) will be installed on the mature trees within the garden surrounding Hill House Farm Cottage (Figure 5). These should be installed at a height of at least 3m above the ground. If these boxes cannot be sourced at time of installation an ecologist should be contacted for advice on suitable alternative models.

3.2 A log pile will be created to the south of the cottage to offer shelter for hibernating reptiles, amphibians, small mammals and insects, as well as a foraging area for some birds. Logs should be at least 50mm in diameter and at least 1m in length, with lower logs partially buried.

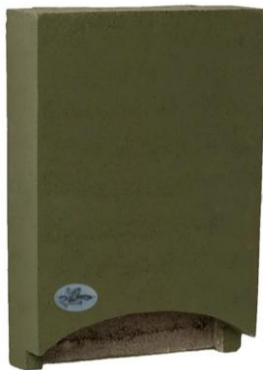


Figure 1: Elisa Bat Box



Figure 2: Vivara Pro Barcelona WoodStone® Nest Box



Figure 3: Vivara Pro Seville 28mm WoodStone® Nest Box



Figure 4: Log pile example

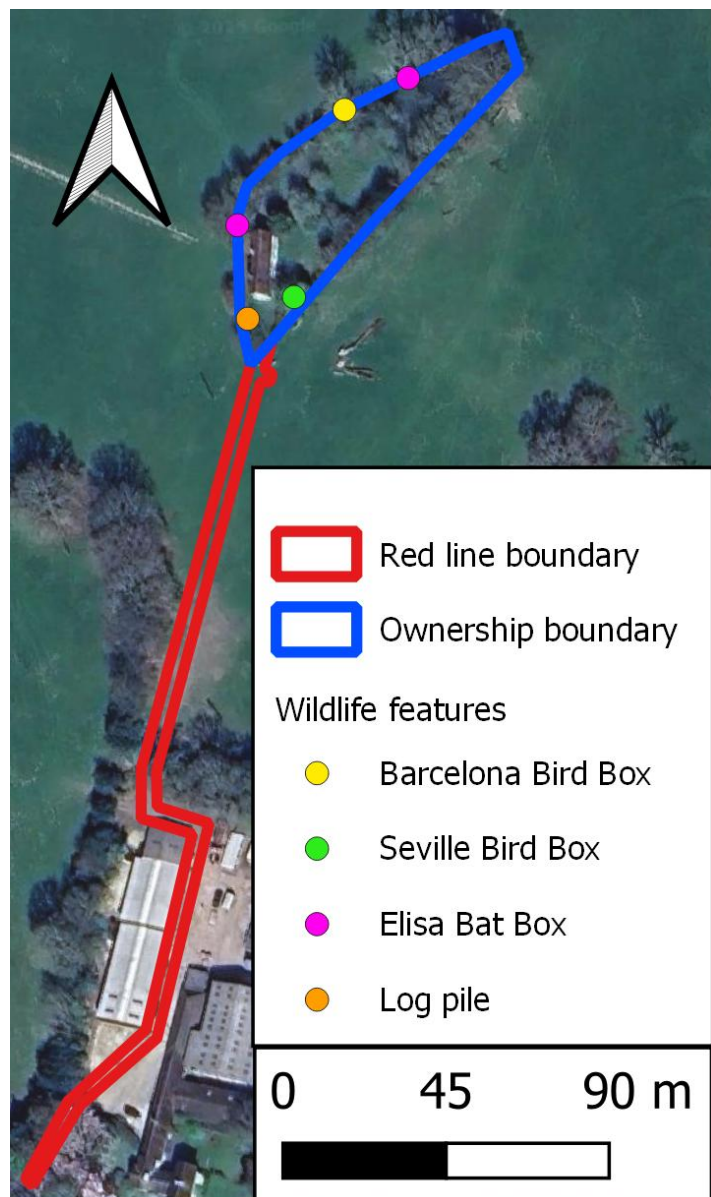


Figure 5: Proposed locations of enhancement features

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