



Biodiversity Enhancement Layout

Ardingly, Phase 2

On behalf of: Remmus Designer Homes Limited

Client:	Remmus Designer Homes Limited			
Project:	Ardingly, Phase 2			
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00	21/11/25	William Brand BSc	Max Day ACIEEM	Sam Hall MSc, BSc (Hons)

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Validity:

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.



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LIZARD
Landscape Design and Ecology

Top Floor - Caravelle House, 17-19 Goring Road, Worthing, BN12 4AP
01903 216033 office@lizardlandscape.co.uk lizardlandscapeecology.com

1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology has been commissioned by Remmus Designer Homes Limited to provide a Biodiversity Enhancement Layout (BEL) for Ardingly, Phase 2 (*Grid Reference: TQ 34474 28944— hereafter referred to as 'the site'*).

1.2 This report has been produced to allow the discharge of planning condition no. 14 which states:

No development above slab level shall commence unless and until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Appraisal Survey (Arbtech Consulting Limited, September 2021) shall be submitted to and approved in writing by the local planning authority.

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.

1.3 This report has been produced based on the following data and surveys:

- Ecological Appraisal Survey (Arbtech, 08/09/2021).
- Landscape Package (Lizard Landscape Design and Ecology, 27/10/2025)

1.4 This report has been based on data from these previous surveys and reports and should be read in conjunction with the above.

1.5 Implementation prescriptions have been formulated to maximise the biodiversity value of the site and ensure healthy plant growth. It is anticipated that the initial landscape contractor as appointed by the main contractor will be responsible for any defects identified within 12 months of implementation. After this 12-month period all management will be the responsibility of the landowner.

2.0 SITE CONTEXT

Site Description

- 2.1 The survey area covers c. 0.3 hectares (ha) of improved grassland and tall ruderal boundary. The site is located immediately north-east of a recently completed residential development.

Surrounding Landscape

- 2.2 The surrounding landscape is a mix of rural, dominated by arable and pastoral farmland interspersed with mature hedgerows, and suburban with Ardingly located directly north and north east.
- 2.3 There is 1no. pond within 250.0m, with a further 5no. ponds shown on OS maps within 500.0m of the site.

Development Proposals

- 2.4 It is understood that the development proposals include the construction of three detached residential properties and associated infrastructure within the central area of the site

3.0 BASELINE ECOLOGICAL CONDITIONS

- 3.1 The existing site is dominated by areas of bare ground, with species-poor modified grassland to the eastern section of the site.
- 3.2 The outbuilding on site is an open-fronted metal-clad structure which was assessed as offering 'negligible' bat roost suitability.
- 3.3 The scrub and hedging on site, as well as the outbuilding provide some suitable nesting habitat for common bird species. To prevent any possible contravention of *The Wildlife and Countryside Act 1981* the scrub / outbuilding will be removed outside the bird nesting season or checked for active bird nests prior to removal.

- 3.4 The proposed ecological enhancements are based on recommendations set out within the Arbtech Ecological Appraisal Survey. These measures are designed to compensate for the limited loss of general terrestrial habitat and the potential disturbance to existing wildlife resulting from the proposed development. Although the site predominantly comprises modified habitats of low ecological value, it nonetheless provides foraging and commuting opportunities for local fauna, particularly bats, birds, hedgehogs, and badgers, as well as shelter for reptiles and amphibians within boundary vegetation.
- 3.5 To ensure that the development delivers a measurable biodiversity benefit, the Arbtech report recommended a suite of habitat and species-specific enhancements to maintain ecological connectivity, enhance available roosting and nesting resources, and create additional shelter and foraging habitat within the completed scheme. These measures include:
- Planting of new native trees and shrubs to restore habitat structure and provide nectar, fruit and seed resources;
 - Installation of bat and bird boxes to increase roosting and nesting opportunities;
 - Creation of hibernacula and refugia for amphibians and reptiles using on-site materials;
 - Provision of fruit-bearing tree species to enhance foraging opportunities for badgers; and
 - Incorporation of hedgehog access routes and nesting houses within garden boundaries to improve site permeability and shelter for small mammals.
- 3.6 Collectively, these measures will compensate for habitat losses incurred through development, support protected and priority species recorded or likely to occur locally, and contribute to the long-term ecological resilience and biodiversity value of the site.

4.0 AIMS AND OBJECTIVES

4.1 Aims

4.1.1 The aim of the BEL has been;

- To maximise the biodiversity value of the scheme.
- To ensure sensitive site clearance and implementation of new ecological features to maximise biodiversity value.

4.2 Objectives of the Proposals

4.2.1 The below objectives have been identified, which when implemented, shall ensure the aims of the BEL are achieved:

- To provide areas of suitable soft landscaping suitable for use within a residential development.
- To provide a landscape scheme which provides shelter and foraging opportunities for a range of species.
- To create habitat areas at the optimal time of year for their successful establishment.
- To provide additional habitat opportunities for birds, bats and invertebrates through the provision of suitable boxes.

5.0 COMPENSATION AND ENHANCEMENT MEASURES

- 5.1 The following ecological features are proposed as compensation and enhancement measures. For location of planting areas please refer to the outline landscape plan. For the location of proposed wildlife boxes, hibernacula and hedgehog houses please see Figure No. 01 – Ecological Enhancement Plan.

Native Tree and Shrub Planting

- 5.2 Native tree and shrub planting will be incorporated across the site to provide structural and foraging habitat for wildlife. These include 8no. trees that are to be planted along the northern boundary of the site. Native and wildlife-friendly species have been selected to reflect local character and to provide nectar, berries, and shelter for invertebrates, birds and mammals. Species include:

- *Prunus avium* – Wild Cherry
- *Malus sylvestris* – Crab Apple
- *Sorbus aucuparia* – Rowan
- *Corylus avellana* – Hazel
- *Viburnum opulus* – Guelder Rose
- *Crataegus monogyna* – Hawthorn

- 5.3 Planting of native fruit-bearing trees will also provide an additional foraging resource for badgers and other mammals.

Bat Boxes

- 5.4 A total of two bat boxes (e.g. Greenwood's Ecohabitat Single Crevice Bat Box) will be installed on mature trees along the site boundaries to enhance roosting opportunities.
- Boxes to be mounted 3–5 m above ground level, facing south or south-west.
 - Boxes should have an open flight path and be positioned away from artificial lighting sources.
 - The locations will be recorded on the as-built plan and maintained as part of the site's ecological management.

Bird Boxes

- 5.5 Three woodcrete bird boxes will be installed on buildings or suitable mature trees:
- 1 × Woodstone Sevilleq Nest Box 28mm (suitable for blue tit, tree sparrows etc...)
 - 2 × Vivaro Pro Seville 32mm (suitable for great tit, house sparrow, etc.)
 - Boxes should be mounted approximately 3.0m above ground, on a sheltered aspect avoiding prevailing winds and strong sunlight. Entrances should remain unobscured by foliage.
- 5.6 Bird and bat boxes should be installed under ecological supervision. Recommended locations for bird and bat boxes are provided in Figure No. 01 – Ecological Enhancement Plan but discretion is given to the supervising ecologist as to precise final locations.

Hibernacula and Refugia

- 5.7 A total of 2no. hibernacula / refugia features shall be created on site to provide essential sheltering and overwintering opportunities for common reptiles, amphibians, and invertebrates. These features will be constructed using on-site arisings (logs, brash, stones, rubble) generated during vegetation clearance or landscaping works. These features will be positioned along the site boundaries beneath retained hedgerows to provide cool, shaded shelter and overwintering opportunities.

Hedgehog Enhancements

- 5.8 To facilitate hedgehog movement throughout the site:
- 13 × 13 cm gaps shall be provided at the base of new boundary fences to create safe commuting routes between gardens.
 - At least one hedgehog house (e.g. Wildlife World Hedgehog Haus or similar and agreed) will be incorporated within the development, positioned beneath existing or proposed hedgerows, or in shaded, undisturbed garden corners.

Implementation Schedule

- 5.9 The installation of wildlife boxes and creation of log piles, hibernacula and hedgehog houses shall occur immediately following completion of construction works. Tree and shrub planting shall be undertaken during the dormant season (November–March), and bat and bird boxes shall be fitted outside of the breeding and roosting seasons where practicable. All measures shall be retained and maintained for the lifetime of the development.

6.0 IMPLEMENTATION PRESCRIPTIONS

- 6.1 In order to ensure the long-term viability and maximum ecological value of the scheme, detailed prescriptions for initial establishment are provided within this section.

6.2 Native Tree and Hedgerow Planting*Planting and Establishment*

- 6.2.1 Planting pits for both trees and hedgerow whips shall be excavated to a suitable depth and width to comfortably contain the full root system, ensuring the collar of each plant is positioned level with the surrounding soil surface. Soil shall be backfilled in layers and firmed gently to eliminate air pockets and ensure the plant remains upright. All newly planted trees shall be secured using a double-stake and cross-bar system, while hedgerow whips may be supported with individual canes and biodegradable ties where required. All stakes, ties and guards must be inspected seasonally and after periods of adverse weather to ensure they remain fit for purpose and do not constrict plant growth; defective or restrictive ties shall be adjusted or replaced as necessary.
- 6.2.2 During the establishment period, all trees, shrubs and hedgerow whips shall be watered regularly, with trees receiving approximately 5 litres per tree per watering event during prolonged dry periods. Watering should commence after 10no. consecutive days without rainfall between June and August. A light mulch layer (c. 75 mm) may be applied around the base of trees and hedgerows to suppress weeds and retain moisture.

6.2.3 The rooting area around all newly planted trees and hedgerows shall be kept weed-free, with hand weeding undertaken twice annually (spring and autumn). Any debris or litter shall be removed promptly. Where appropriate, mulch should be replenished annually to maintain a consistent depth and discourage competition.

6.2.6 Any failed, damaged or dead trees or hedgerow whips shall be replaced on a like-for-like basis in the next available planting season (November–March).

6.4 Bat Boxes

Maintenance

6.4.1 The specified bat boxes do not require internal cleaning. A visual inspection should be undertaken annually to ensure each box remains securely affixed and free from damage.

6.4.2 A bat licenced ecologist should be contacted for advice if any of the boxes become loose or damaged, these should be repaired or replaced immediately in the same or equivalent position if possible. Bat boxes can only be moved by or under the supervision of a bat licenced ecologist.

6.5 Bird Boxes

Maintenance

6.5.1 Bird boxes shall be visually inspected annually to confirm they remain intact, upright, and securely attached.

6.5.2 Boxes may be cleaned out in early autumn (September–October) if safe and practical to do so, ensuring they remain suitable for reuse.

6.6 Hibernacula and Refugia

Creation

- 6.6.1 The hibernaculum should be created by first excavating a shallow footprint approximately 40 cm deep to improve stability and drainage, before placing a base layer of large stones, rubble or broken concrete to form foundational cavities. Over this, alternating layers of logs, branches, brash and additional stone or rubble should be added, ensuring that irregular gaps remain throughout the structure to create sheltered, insulated chambers for overwintering fauna. Once the internal layers are in place, the feature should be covered with soil or turf to a depth of 30 cm, leaving some sections of the uppermost material partially exposed to allow passive solar heating. The completed structure should be shaped into a low mound with multiple access points along the sides and base to allow reptiles and amphibians to enter and move freely.

- 6.6.2 Hibernacula shall be positioned:

- Along the southern boundary of the site,
- Preferably beneath or adjacent to retained hedgerows,
- In areas that offer a mix of sunlight and partial shade throughout the day,
- Away from areas subject to heavy footfall or disturbance.
- A plan showing their locations will be added at Figure 01.

- 6.6.3 Each hibernaculum shall measure approximately:

- Length: 1.5–2.0 m
- Width: 1.0–1.5 m
- Height: 0.6–1.0 m above ground
- Internal voids are crucial to creating frost-free microhabitats.

6.7 Hedgehog Houses and Access Routes

Maintenance and Monitoring

- 6.7.1 A single Wildlife World Hedgehog Haus or similar and agreed shall be installed in the south eastern corner of the new hedgerow. Please see Figure No. 01 – Ecological Enhancement Plan for the proposed location.

- 6.7.2 Hedgehog houses should be inspected annually to ensure they remain undisturbed and well concealed under vegetation. If any gaps are blocked or altered through landscaping or fencing changes, they must be reinstated immediately to maintain site permeability.
- 6.7.3 Hedgehog access gaps (13 × 13 cm) in fences shall be maintained free of obstruction throughout the lifetime of the development. Please see Figure No. 01 – Ecological Enhancement Plan for the proposed locations.

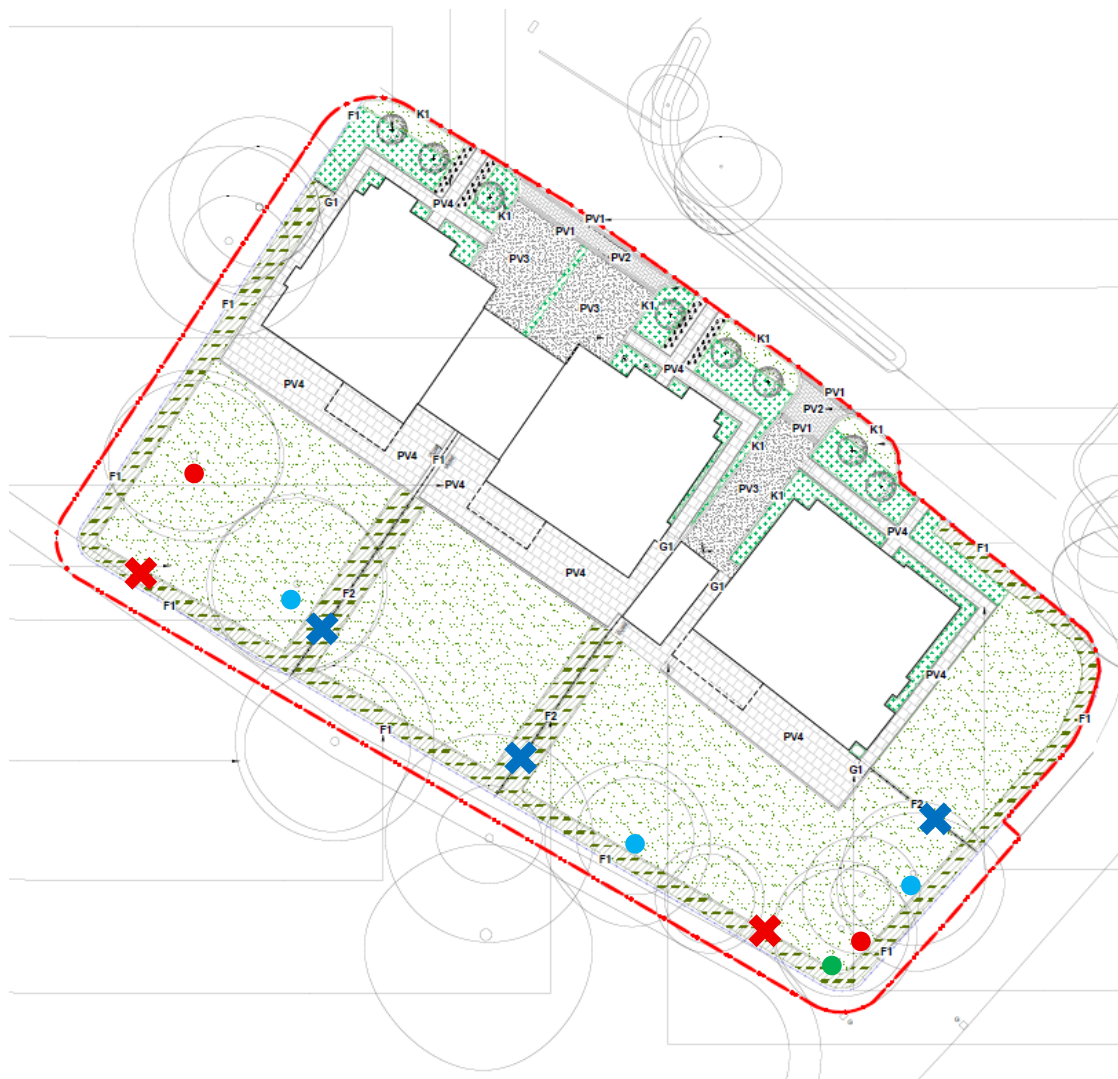


Figure No. 01 – Ecological Enhancement Plan:

- = Bat box (Greenwood's Ecohabitats single crevice bat box);
- = Bird box (Vivara Pro Seville 32mm WoodStone x 2, Woodstone Seville Nest Box 28mm Entrance x1);
- = Hedgehog house (Wildlife World Hedgehog Haus);
- ✕ = Hibernacula/refugia;
- ✕ = Hedgehog gap.

Wildlife boxes should be as stated above or an equal design agreed with the project ecologist.