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Biodiversity Enhancement Strategy

Site Name

Shangri-la, Haywards Heath

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Client

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About the Author

This report has been prepared by Owen Crawshaw: a Principal Ecologist with over 10 years' experience. As a Full member of the Chartered Institute for Ecology and Environmental Management (CIEEM), he is bound by their code of professional conduct.

About the Reviewer

This report has been reviewed by Kate Priestman, who is a Principal Ecologist with over twenty years' experience. Kate has undertaken survey work and reporting, and prepared European Protected Species licences for numerous schemes. As a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and a Chartered Environmentalist (CEnv), she is bound by CIEEM's code of professional conduct.



Report Summary

Purpose	The Ecology Co-operation was commissioned by Mr Simon Davies to provide a Biodiversity Enhancement Strategy with regards to a proposed development at Shangri-La, Haywards Heath. This document outlines targeted enhancement measures. It will be submitted to Mid Sussex District Council in order to discharge condition 8 of the approved planning application: DM/24/2432.
Context	The property exists in a suburban location of Haywards Heath and is surrounded by neighbouring properties and associated residential streets. The proposed development involves the construction of a single new three-bedroom dwelling with car parking and an associated garden.
Biodiversity Enhancements	The following biodiversity enhancement measures are prescribed within this report: • installation of one integrated bat tube within the southern elevation of the new dwelling; • installation of two swift boxes beneath the eaves of the new dwelling's eastern elevation; and • provision of hedgehog access/movement routes through creation of holes at the base of all new fencing.



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1 INTRODUCTION

1.1 Purpose of the Report

The Ecology Co-operation was commissioned by Mr Simon Davies to provide a Biodiversity Enhancement Strategy with regards to a proposed development at Shangri-La, Haywards Heath. This document sets out targeted enhancement measures for protected and priority species. It also includes management objectives, responsibilities and maintenance schedules including remedial responsibilities, should they be necessary. It will be submitted to Mid Sussex District Council in order to discharge condition 8 of the approved planning application, DM/24/2432, which states:

“8. Prior to commencement of any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority 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:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs or product descriptions to achieve stated objectives;*
- c) locations, orientations and heights 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.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (as amended). All in accordance with DP38 of the Mid Sussex District Plan 2014-2031 and national policy contained within the National Planning Policy Framework.”

1.2 Background

The site is located at Shangri-La, Queens Road, Haywards Heath RH16 1EE. The central grid reference for the site is TQ 3351 2477. Figure 1 shows the boundary of the site. The property exists in a suburban location of Haywards Heath and is surrounded by neighbouring properties and associated residential streets; Given this position, suggested measures have been tailored to species that are more tolerant towards urbanisation and are likely to be present in the immediate surrounding area.

The proposed development involves the construction of a single new three-bedroom dwelling with car parking and an associated garden (shown in Figure 2). Planning consent for the works was granted in February 2025.

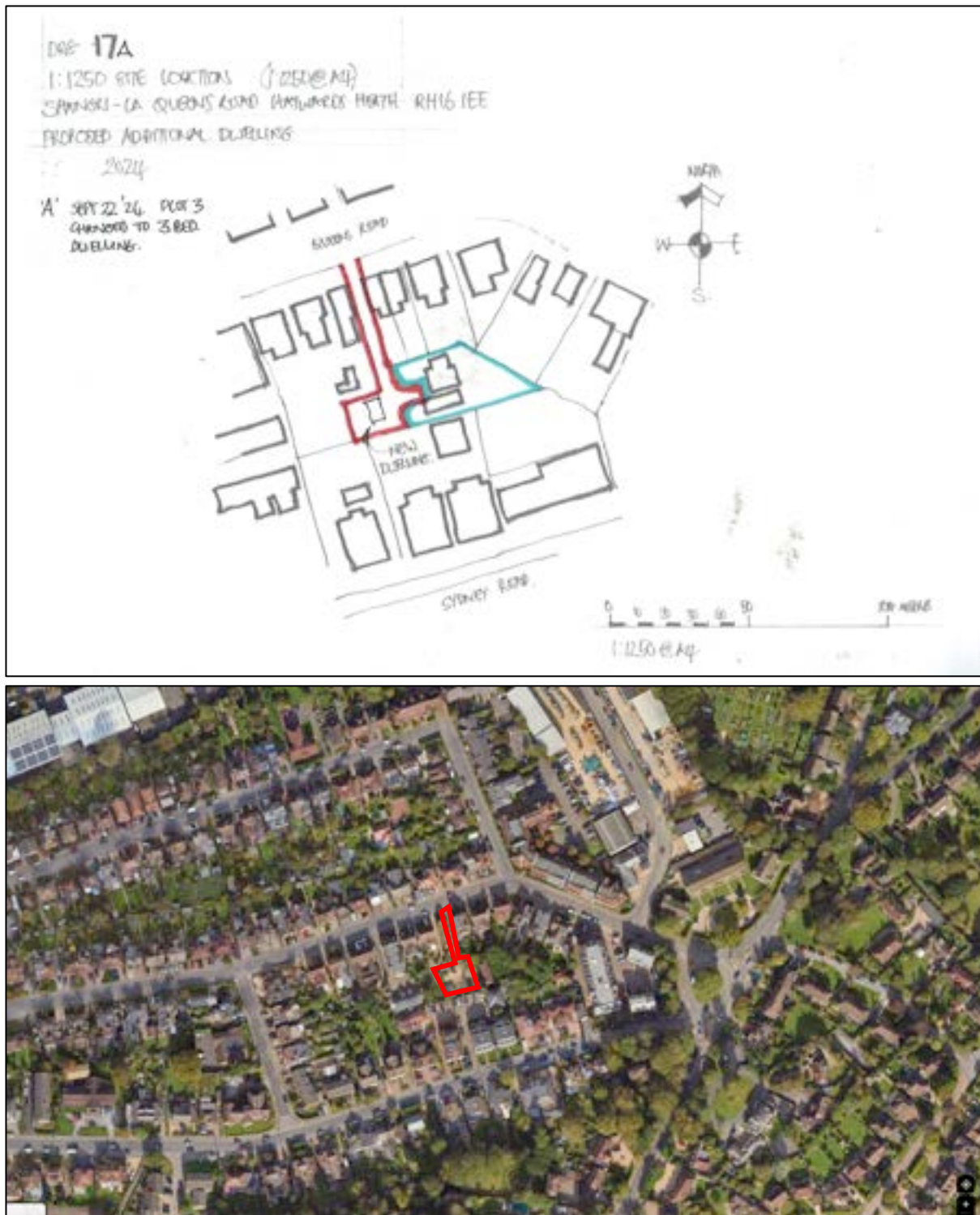
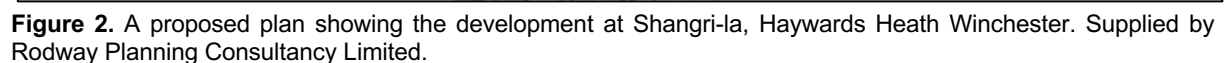


Figure 1. Top: A block plan showing the location of Shangri-la, Haywards Heath. Bottom: An aerial image showing the location of the site. The approximate site boundary is outlined in red. Image produced courtesy of Google maps (map data ©2024 Google).



The site owner (Mr Josh Baxter) will be responsible for the creation and maintenance of the proposed enhancements.

2.1 Enhancements for Bats

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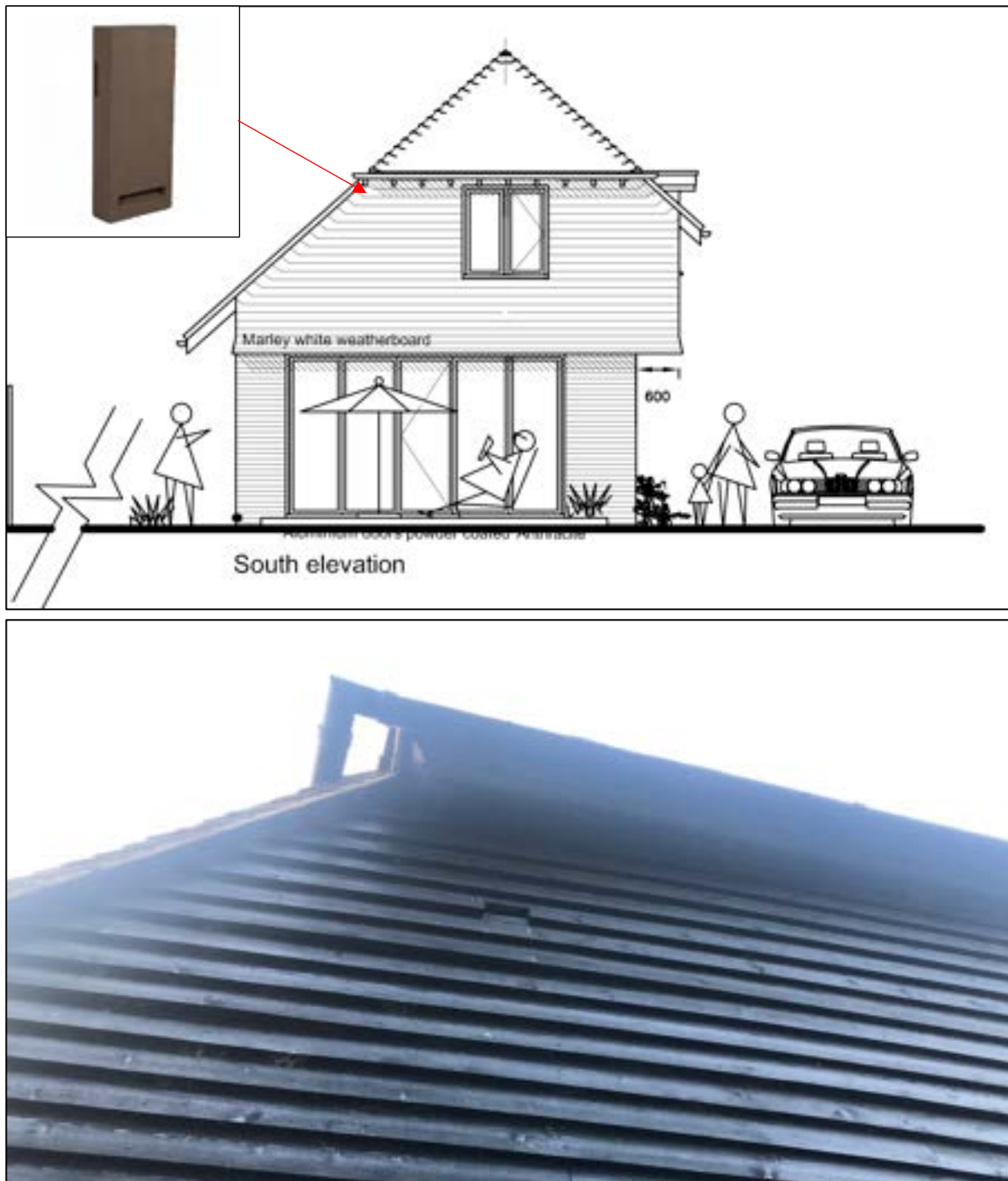


Figure 3.Top – a plan showing the location of bat tube to be installed within the southern elevation of the new dwelling. Bottom – a photo showing how bat tubes can be concealed behind weather boarding with just the entrance slot exposed. Product Image courtesy of NHBS.

2.2 Enhancements for Birds

Two swift *Apus apus* boxes will be installed beneath the eaves of the dwelling's eastern elevation (Figure 4). This will provide a significant enhancement for the species through the provision of nesting opportunities for up to two pairs of swifts. If there are any signs of damage to the nest box, this should be replaced outside the nesting bird season to maintain nesting opportunities for swifts.

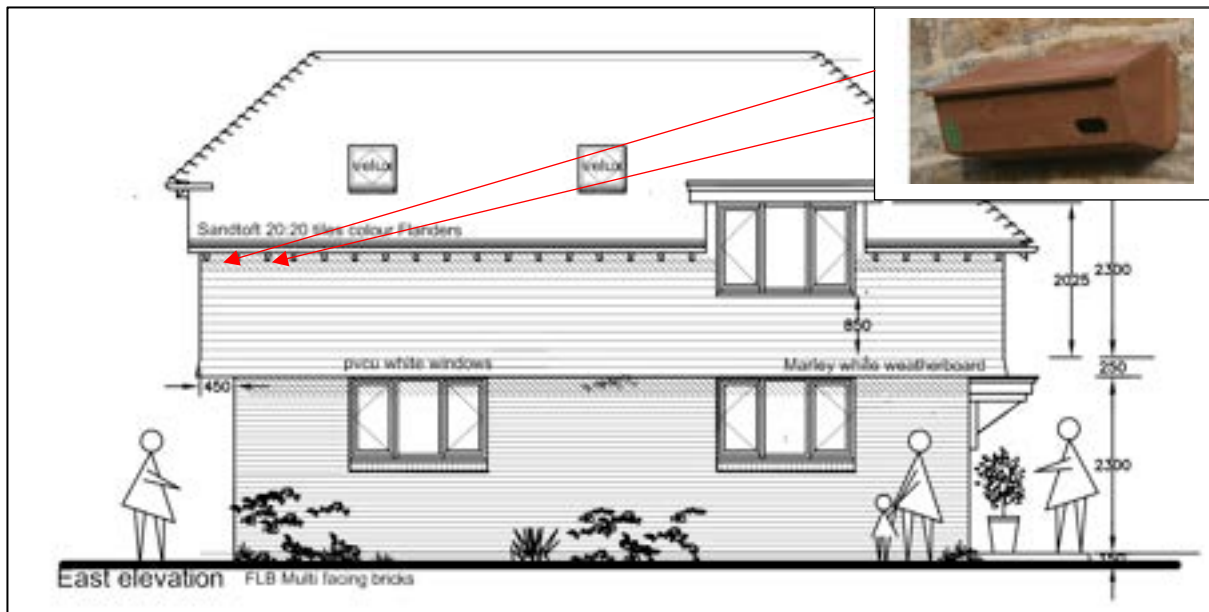


Figure 4. A plan showing the location of two swift boxes to be installed at the eaves of the dwelling's eastern elevation. Product Image courtesy of NHBS.

2.3 Hedgehog Highway Creation

Any new fencing within the site or at its boundaries must have 'hedgehog highways' incorporated within the fence lines to allow hedgehogs to safely forage and commute between gardens and the wider landscape (see Figure 5). Hedgehog highways are easy to incorporate, consisting of holes approximately 13cm by 13cm at the base of the fence. Plaques can be installed to easily identify the features so that they are maintained in perpetuity.

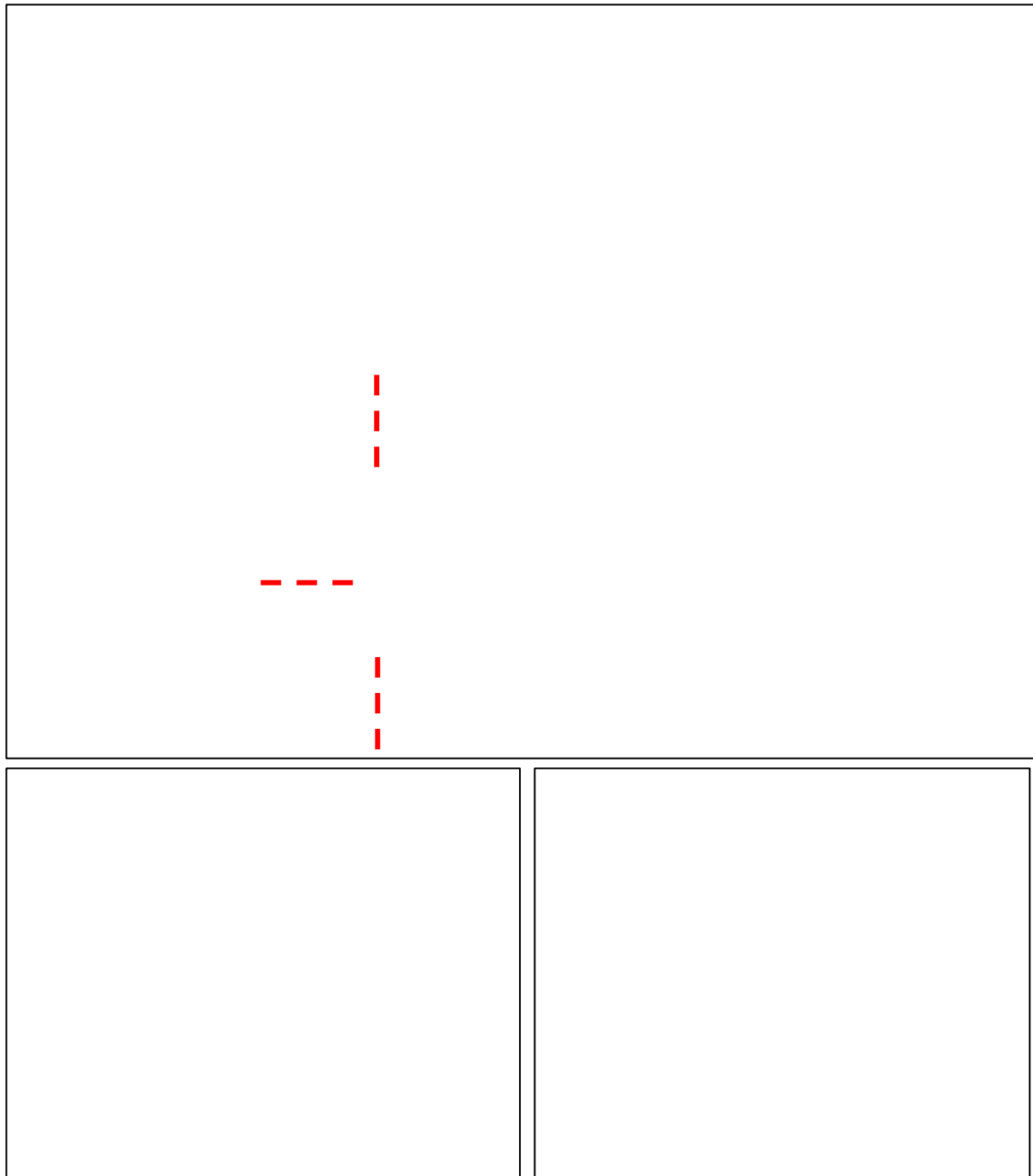


Figure 5. Top - Extent of the proposed hedgehog highways to be created through holes in the base of new fencing at the site boundaries (shown in red). Bottom - Left – Hedgehog Highway Sign. Right – Eco Hedgehog Hole Fence Plate.

3 CONCLUSIONS

By implementing the aforementioned measures, the proposed development for a new three-bedroom dwelling with associated car parking and garden has the potential to provide ecological opportunities for bats, nesting birds and hedgehogs.

Should you need any further advice on the information provided above, please do not hesitate to contact The Ecology Co-op.