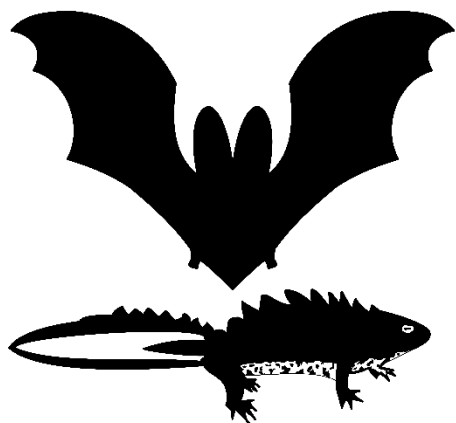




AEWC Ltd

Animal Ecology & Wildlife Consultants

Biodiversity Enhancement Strategy

Land at Lake View Road

**Lake View Road
Furnace Wood
Felbridge
RH19 2QD**

Natalie Arscott

**25-139
August 2026**

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The information and data which has been prepared and provided is true and has been prepared and provided in accordance with the 'Guidelines for Preliminary Ecological Appraisal' and 'Code of Professional Conduct' issued by the Chartered Institute of Ecology and Environmental Management (CIEEM). We confirm that the opinions expressed are our true and professional bona fide opinions.

1. Introduction & Site Background

- 1.1 AEWCLtd were commissioned by Batcheller Monkhouse on behalf of their client to produce a Biodiversity Enhancement Strategy for the Former Fishery Car Park, Lake View Road, Furnace Wood.
- 1.2 The proposed development is for the construction of a bungalow with alterations to existing access to create a driveway and parking area, and associated landscaping. The planning application reference is DM/26/1484.
- 1.4 The purpose of this report is to provide a Biodiversity Enhancement Strategy suitable for the site that will serve to enhance the site's biodiversity value and provide opportunities for priority and threatened species.

Site Location and Description

- 1.5 The proposed development site is located at Land at Lake View Road, Lake View Road, Furnace Wood, Felbridge, RH19 2DQ at central grid reference TQ 34828 39299. The site is situated in a semi-rural part of West Sussex within the Furnace Wood private estate, approximately 550m south of the A264. The surrounding landscape comprises large residential properties and their associated amenity gardens to the east with a large woodland block and fishing pond immediately to the west. The wider landscape predominantly comprises a mosaic of tree and hedge-lined agricultural fields and woodland with residential properties interspersed throughout. See Figure 1.
- 1.6 The proposed development site is just under 0.2ha and largely comprises a plot of grassland that has previously been used as parking for the adjacent fishing pond. See Figure 2.
- 1.7 A Preliminary Ecological Appraisal was carried out at the site in April 2026. This found the on-site habitats to comprise mostly short-sward, species-poor modified grassland, a small area of gravel surfacing, two small areas of ruderal vegetation, and a small area of tall forbs. There are three trees in the northeastern corner of the site. There is a block of ancient semi-natural woodland in close proximity to the west and a lake to the southwest.

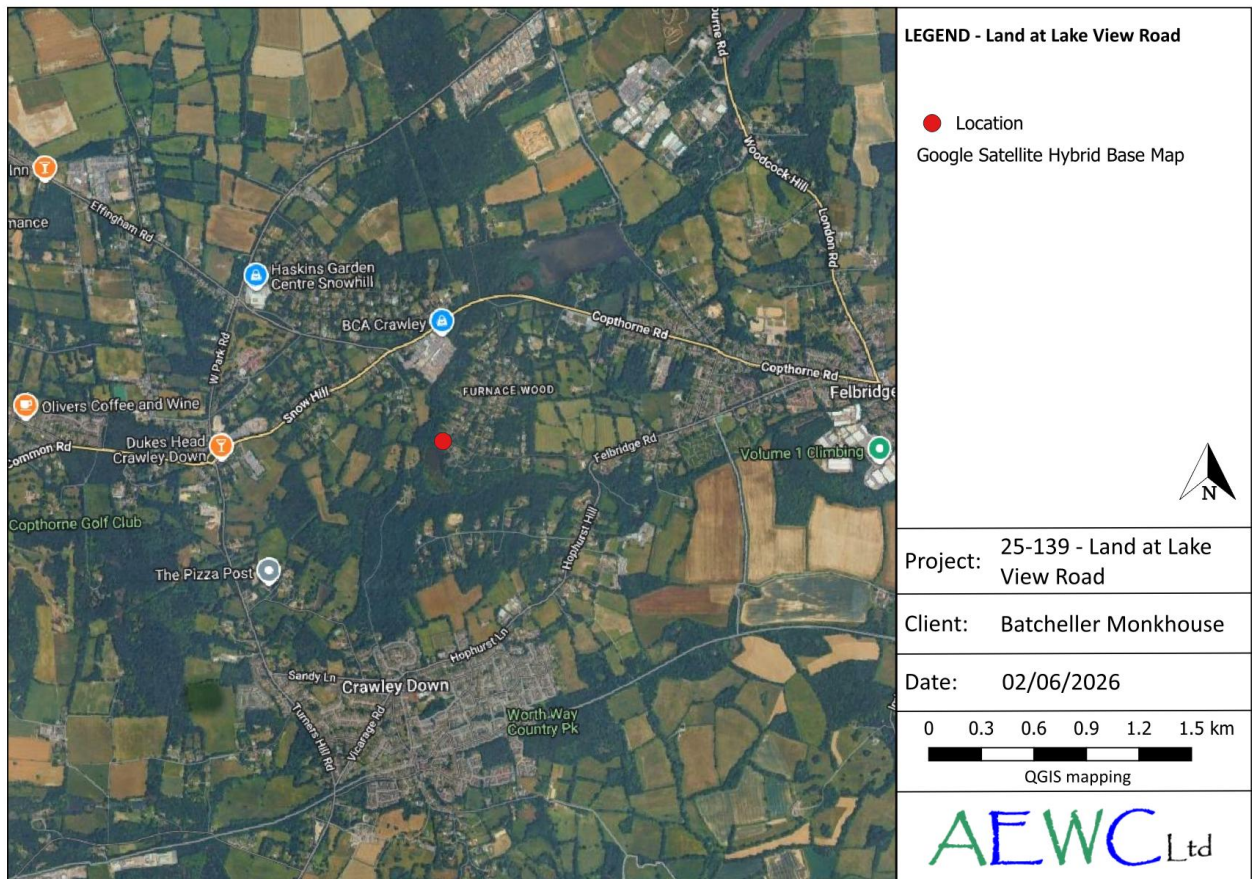


FIGURE 1: SHOWING THE SITE LOCATION



FIGURE 2: AERIAL VIEW OF THE SITE SHOWING THE SITE BOUNDARY

Development Plans

- 1.8 The development will involve construction of a single bungalow within the site, with an associated driveway, patio, and landscape enhancements. A strip of land along the site's western boundary has been reserved for biodiversity enhancement. See Figure 3.



FIGURE 3: PROPOSED SITE LAYOUT

2 Biodiversity Enhancement Strategy

Purpose and Conservation Objectives

- 2.1 The purpose and conservation objectives of the proposed enhancement measures are:
- To increase the site's overall biodiversity value by providing new trees;
 - To provide new nesting opportunities for birds;
 - To provide new roosting opportunities for bats; and
 - To provide basking, sheltering, and hibernation opportunities for herpetofauna.

Enhancement Measures

- 2.2 Locations of the enhancement measures are shown in Figure 4. Details and instructions for implementation are provided below.

Trees

- 2.3 A minimum of 10 new trees are to be planted on the site, located along the southern and western boundaries. The new trees must be UK native species.
- 2.4 Instructions for the tree planting and initial aftercare are as follows:
- The planting of bare-rooted trees should be carried out between November and March, avoiding periods of frost, snow, or waterlogged soil. Container trees can be planted throughout the year, but if planted in the summer they will need a lot more watering.
 - Prior to planting, vegetation must be cleared in a one-metre circle where the tree will be planted. Competition for water and nutrients can severely affect trees, particularly when young. This circle around the tree should therefore be kept clear of grass and weeds for at least three years after planting, through weed-suppressant matting, application of a thick mulch or regular weeding.
 - If using bare-root trees, soak the roots in water for 1-2 hours before planting to prevent drying out.
 - Where the soil structure is good, maidens can be notch-planted. For larger trees, and where soil structure needs to be improved, a hole at least twice as wide as the tree's root ball and slightly deeper than the roots must be dug.
 - Place the tree in the hole with the root collar (where the trunk meets the roots) at soil level. Do not bury the trunk. Fill in the hole, firming the soil gently.
 - The trees should be staked with a short stake of no more than 30cm above ground level. This will allow the tree to flex and strengthen the trunk and roots.
 - Apply a 5-10cm layer of mulch (such as wood chips or well-rotted compost) around the base of the tree, leaving a gap around the trunk to prevent rot, to suppress weeds and retain moisture.

- Use tree guards or fencing to protect young trees from grazing animals. Guards should be checked regularly and adjusted if they are causing the tree any damage.
- Water regularly during the first 2-3 growing seasons, especially during dry periods.

2.5 Stakes can be removed after 2-3 years, once the tree is stable. Once the trees are established, no ongoing maintenance should be required. Trees that fail to establish should be replaced in the next appropriate planting season.

Bird Boxes

2.6 At least one bird box is to be installed on one of the three retained trees in the northeastern corner of the site. A traditional round-holed box is to be used of woodcrete construction or similar to ensure longevity. Examples include the 1B Schwegler Nest Box, Vivara Pro Seville 32mm WoodStone Next Box, or Vivara Pro Seville 28mm WoodStone Next Box. The box is to be installed at a height of 2 – 4m, using an aluminium nail or screw to prevent tree damage. The box should be facing north or east to avoid overheating from sun exposure.

2.7 At least one integrated bird nest box or brick is to be installed on the northern elevation of the new dwelling. An integrated sparrow terrace or sparrow brick will be used, with at least two chambers. Examples include the Vivara Pro WoodStone House Sparrow Nest Box or 1SP Schwegler Sparrow Terrace. It should be installed beneath the eaves, not directly above windows or doors to minimise disturbance and fouling. It should be noted that the bungalow will not be tall enough to successfully support nesting swifts, and therefore swift bricks are not recommended.

2.8 No maintenance of the bird boxes is required. However, if either box becomes damaged, it should be removed outside of the breeding bird period and either repaired or replaced.

Bat Boxes

2.9 At least one bat box is to be installed on one of the three retained trees in the northeastern corner of the site. This should be of woodcrete construction or similar to ensure longevity. Examples include the 2F Schwegler Bat Box, Vivara Pro Woodstone Bat Box, or Isabella Bat Box. The box is to be installed at a height of 4-5m using an aluminium nail or screw to prevent tree damage. The box should be facing southeast, south, or southwest to enable sun exposure.

2.10 At least one integrated bat box or bat tube is to be installed on the southern elevation of the new dwelling. Example boxes / tubes include the Unitura Modular Bat Tubes, Vivara Pro Build-In WoodStone Bat Box, Vivara Pro Build-In Woodstone Bat Tube, or 1FR Schwegler Bat Tube. It is to be installed under the eaves with a clear unobstructed drop below and flight path to the entrance. It should be located in a quiet spot away from windows, doors, and areas of regular human activity. No external

lighting shall be installed within 5m of the entrance and there must be no light spill onto this feature.

- 2.11 No maintenance of the bat boxes is required. However, if the boxes become damaged, they should either be repaired or replaced. The boxes are only to be opened by a licensed bat ecologist.

Log Pile

- 2.12 A log pile is to be installed near the northwestern corner of the site. In this location, it will be subject to good sun exposure from the south and east and be well connected to boundary habitat that reptiles and amphibians may use.
- 2.13 To build the log pile, a few large logs or thick branches are to be placed on the ground side-by-side, leaving small gaps between them. A second and third layer is then to be stacked in a criss-crossed pattern using mixed sizes of timber, creating lots of cavities. Include a few flat logs or boards on the top for basking surfaces and mix in brash, twigs and/or leaf litter to attract invertebrates. No treated timber is to be used.
- 2.14 The log pile should be inspected at least once a year to ensure access points are kept open. As old wood decays, it should be topped up with new logs or brash. This should be undertaken in late autumn or early spring for minimal impact.

Hibernaculum

- 2.15 A hibernaculum is to be installed near the southwestern corner of the site. In this location, it will be subject to good sun exposure from the south and east and be well connected to boundary habitat that reptiles and amphibians may use.
- 2.16 To create the hibernaculum, dig a shallow pit about 1-2m² in area and approximately 40-60cm deep. Fill the lower pit with rubble, logs, bricks and/or stones, leaving plenty of gaps for voids. Layer this with more logs, brash, and woody debris, and mix in soil, leaf litter and/or turf to create insulation, but keep cavities intact. Finish with a mound of soil or turf approximately 30cm deep, planted with grass or wildflowers. Leave some of the log or stone edges exposed to provide access into the structure.
- 2.17 The hibernaculum should be inspected at least once a year to ensure the entrances remain open. Top up with logs and/or brash every 3-5 years as material decays. Do not disturb between November and February, when reptiles and amphibians may be hibernating.

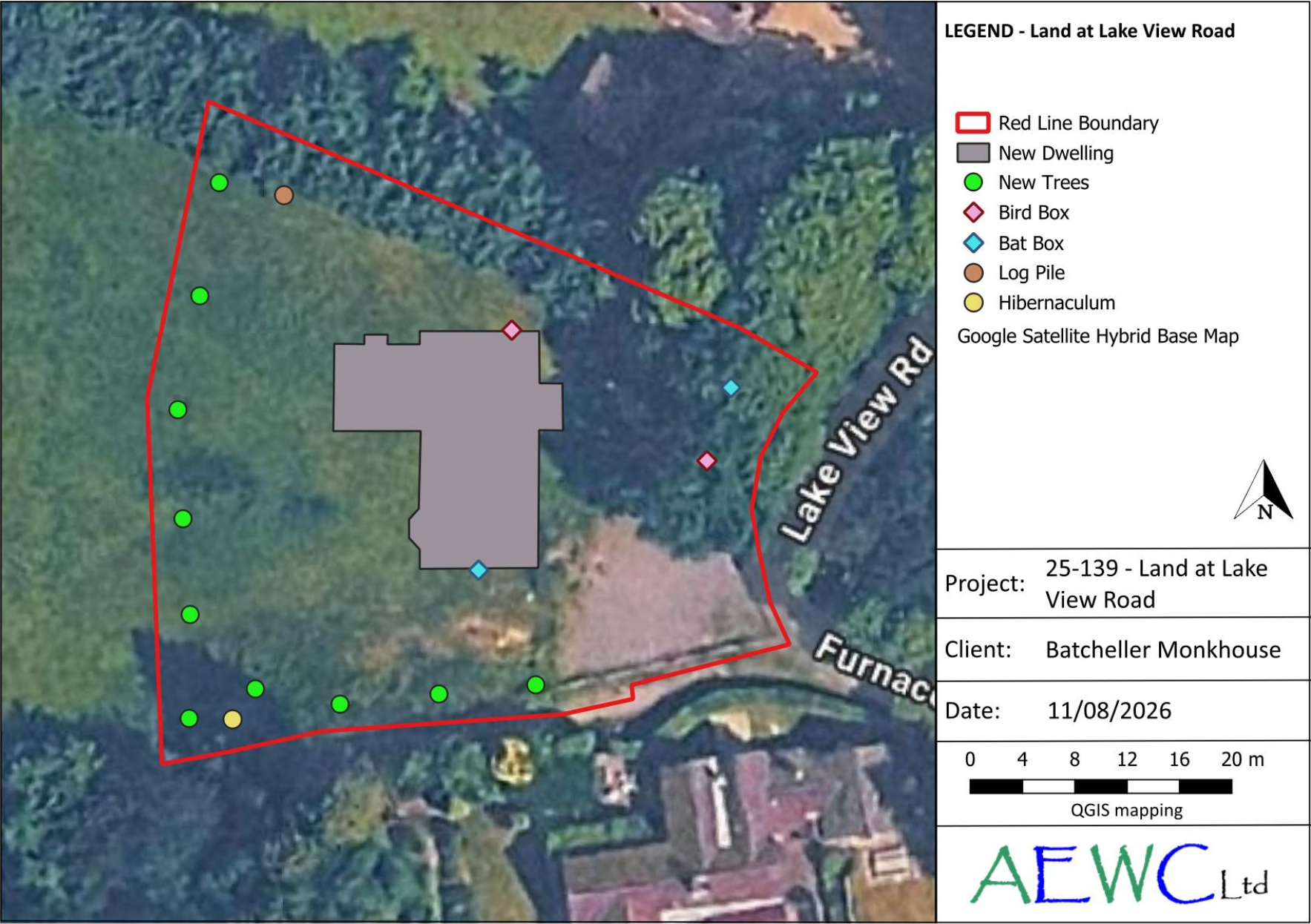


FIGURE 4: BIODIVERSITY ENHANCEMENT LAYOUT