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Ecological Enhancement Plan

Survey site: White Mill House, Days Lane, Fontwell, Westergate, Arundel, West Sussex BN18 0TA.

Client: Smith Simmons and Partners

Date: 11/03/2025

Project:

This report is prepared to inform a planning application with **Arun District Council**. The proposal is described as: *The building of a 1. No detached dwelling.*

Planning Application Number:

AL/101/23PL

Introduction

Scope

This Ecological Enhancement Plan (EMP) has been prepared to outline measures to be implemented during construction works at the above-named site in order discharge Condition 4 of the planning consent AL/101/23PL.

Aims and Objectives

The purpose of this plan is to provide detail on the enhancements proposed at the site, indicating the location and management required to ensure provision for Protected and Priority species is maintained long term.

Site Context and Landscape History	
The site is located at National Grid Reference SU 94905 07260 and has an area of approximately 1.7ha comprising buildings, with a gravel hardstanding area reserved for parking and vehicle access. The gardens are laid to lawn alongside introduced shrubs, species-poor hedgerows at the boundaries and treelines. There is also a pond on the northwest extent of the site.	
Planning Conditions	
Condition 4	*Prior to works above damp-proof course (DPC) layer, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Bat Emergence and Re-entry Surveys (Arbtech, June 2023), 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.* *Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species), Policy ENV DM5 of the Arun Local Plan.*

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The below table describes the ecological baseline conditions on site.

Ecological Background Information - Detailed using desk study and site survey.
The site had a Preliminary Ecological Assessment (PEA) undertaken by Arbtech consultancy in September 2022, this was followed by Bat Emergence and Re-entry surveys (BERS) in June 2023 due to the suitability for roosting bats at the site. No roosting activity was recorded during surveys in 2023, but the site was identified as being used for foraging and commuting by serotines, common pipistrelle and soprano pipistrelle. The site was concluded as not part of the territory for roosting, commuting or foraging routes by barbastelle bats.

Biodiversity Enhancement Measures

Table 2 details the biodiversity enhancement measures to be installed at the site in line with the submitted BERS repot. These are also illustrated in **Appendix 2**

Ecological/Biodiversity enhancement and management measures	This table includes any measure required to obtain or comply with planning permission, conditions ,or other consent and to comply with legislation.
Works	**Specification**
Bat Boxes	**Overview:** A total of four bat boxes will be installed at the site, comprising two external bat boxes onto retained mature trees and two integrated boxes into the walls of the new dwelling. The proposed locations are shown on the plans provided in **Appendix 2.** :

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	Risks • Inappropriate bat boxes chosen for species that are/may be present at the site • Incorrect positioning of bat boxes leading to lack of uptake. • Materials chosen for bat boxes have a short lifespan • Boxes end up being removed, damaged, taken over by birds, or blocked. Details of the bat boxes recommended for the sites are as follows: ***External bat boxes to be installed onto retained trees*** • The recommended external bat boxes will be constructed of woodcrete/ woodstone. Boxes of this construction are known to require minimal maintenance and have a lifespan of 25 years plus. • 2 No. Vivara Pro Low Profile Woodstone Bat Boxes (or similar) (see **Figure 1**) will be installed onto retained mature trees within Sites 2 and 6. This bat box type is suitable to support a range of species including noctules *Nyctalus noctula* and soprano pipistrelles *Pipistrellus pygmaeus.* • The bat boxes will be positioned 3-5m above ground level facing a range of elevations. Due to the number of bat boxes at the site, boxes facing different elevations will provide options for roosts with a range of thermal properties. They should be positioned with a clear flight path to and from the entrance on a straight trunk to prevent the boxes from being positioned at a slant. They will also be positioned away from artificial light and facing vegetated habitats.

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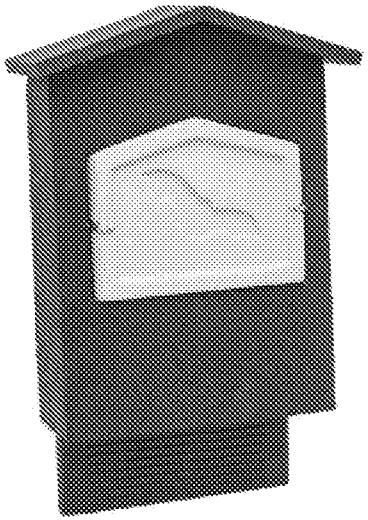


Figure 1 Vivara Pro Low Profile Woodstone Bat Box (image credit: https://www.nhbs.com/equipment?qtview=194583)

Integrated bat boxes to be integrated into the façade of new buildings

- The recommended integrated bat bricks will be constructed of woodcrete/ woodstone. Boxes of this construction are known to require minimal maintenance and have a lifespan of 25 years plus.
- Two Vivara Pro Build in woodstone bat box (or similar) (see **Figure 2**) will be installed into the façade of new building. This bat brick type is suitable for integration into a range of building types including brick walls, timber cladding, and stone and are suitable to support a range of species including common pipistrelles *Pipistrellus pipistrellus* and soprano pipistrelles *Pipistrellus pygmaeus* which have been proven to be present in the local area.
- The bat boxes will be positioned 3-5m above ground level facing on the southern gable wall, with a clear flight path to and from the entrance, away from artificial light and facing vegetated habitats.

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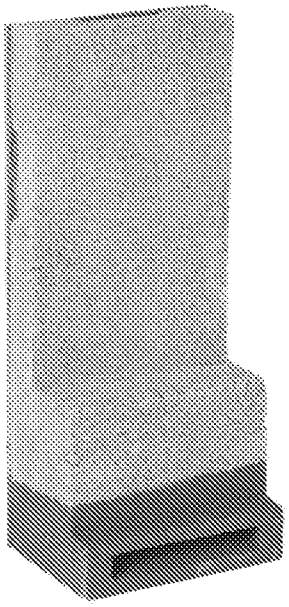


Figure 2: Integrated Vivara pro build in woodstone bat box for a range of crevice dwelling bat species.

(Photo credit: https://www.wildcare.co.uk/)

Recommended management:

The proposed bat boxes are designed to require no management or maintenance. Furthermore, preventing physical disturbance of bat boxes will increase the chances of occupation by roosting bats. However, it is recommended that the bat boxes are inspected annually for the first five years outside of the typical active season for bats to assess occupation (May to September inclusive) by a licenced ecologist or volunteer. Bat boxes must be replaced if they are damaged, removed, or have fallen from their recommended location.

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Bird Boxes	**Overview** Bird boxes are recommended to be installed on-site. This will include swift and house sparrow terraced-style boxes. As recommended by the BERS report, enough should be installed to support three pairs of each, as this species prefers to nest in groups. **Risk** • Boxes installed in unsuitable locations (height, orientation, protection) • Boxes installed are made of materials that have a short lifespan or have a higher risk of predation- Ie wood • Integrated boxes being installed incorrectly ***Bird box specification:*** • The recommended bird boxes will be constructed of woodcrete/ woodstone. Boxes of this construction are designed to require no maintenance and a lifespan of 25 years plus. • Three Woodstone Burgos swift boxes (Or a similar alternative brand) will be installed externally on the walls of the new building. These will be installed under eaves where possible. However, burgos swift boxes have an sloped lid that allows it to be installed on open gable walls. Example of this show in **Figure 3**. • These must be installed a minimum of 5m in height and have clear and direct open flight paths, unobstructed by trees, vegetation or other buildings.

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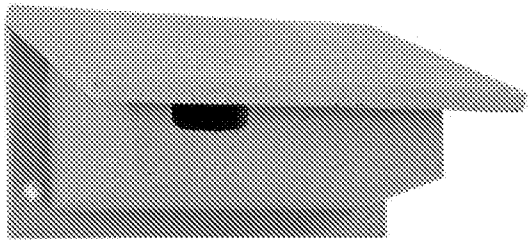


Figure 3 Woodstone Burgos Swift box – source Wildcare.co.uk

Sparrow boxes

- The recommended bird boxes will be constructed of woodcrete/ woodstone. Boxes of this construction are known to have minimal maintenance and have a lifespan of 25 years plus.
- Two No. Vivara Pro WoodStone House Sparrow Nest Boxes (or similar) (see **Figure 4**) will be installed into the façade of new buildings. This bird box type is designed to provide enhanced nesting opportunities for house sparrow *Passer domesticus.* House sparrows are priority species listed on Section 41 of the NERC Act. However alternative species like tits will also utilise these boxes if sparrows are not present. Two pairs of boxes will provide for four pairs of house sparrows.
- The bird box will be positioned a minimum of 3m above ground level facing a northern elevation where they will be sheltered from prevailing wind, rain and strong sunlight.

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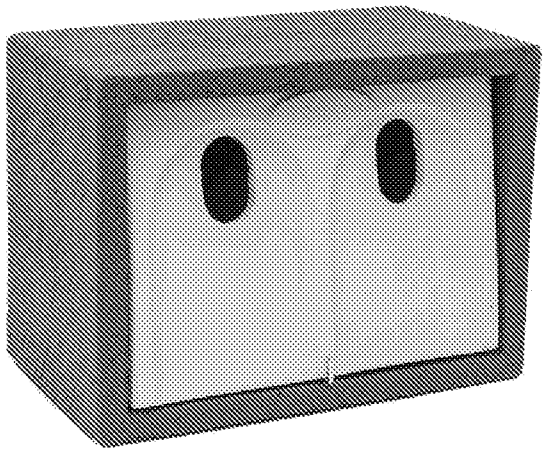


Figure 4: Vivara Pro WoodStone House Sparrow Nest Box Nest Box (image credit arkwildlife.co.uk)

Management:

The proposed bird boxes are designed to require no management or maintenance. Furthermore, preventing physical disturbance of bird boxes will increase the chances of occupation by nesting birds. However, it is recommended that the bird boxes are inspected annually for the first five years outside of the typical nesting bird season (March to September inclusive) following installation. External bird boxes must be replaced if they are damaged, removed, or have fallen from their recommended location.

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Compliance and Reporting

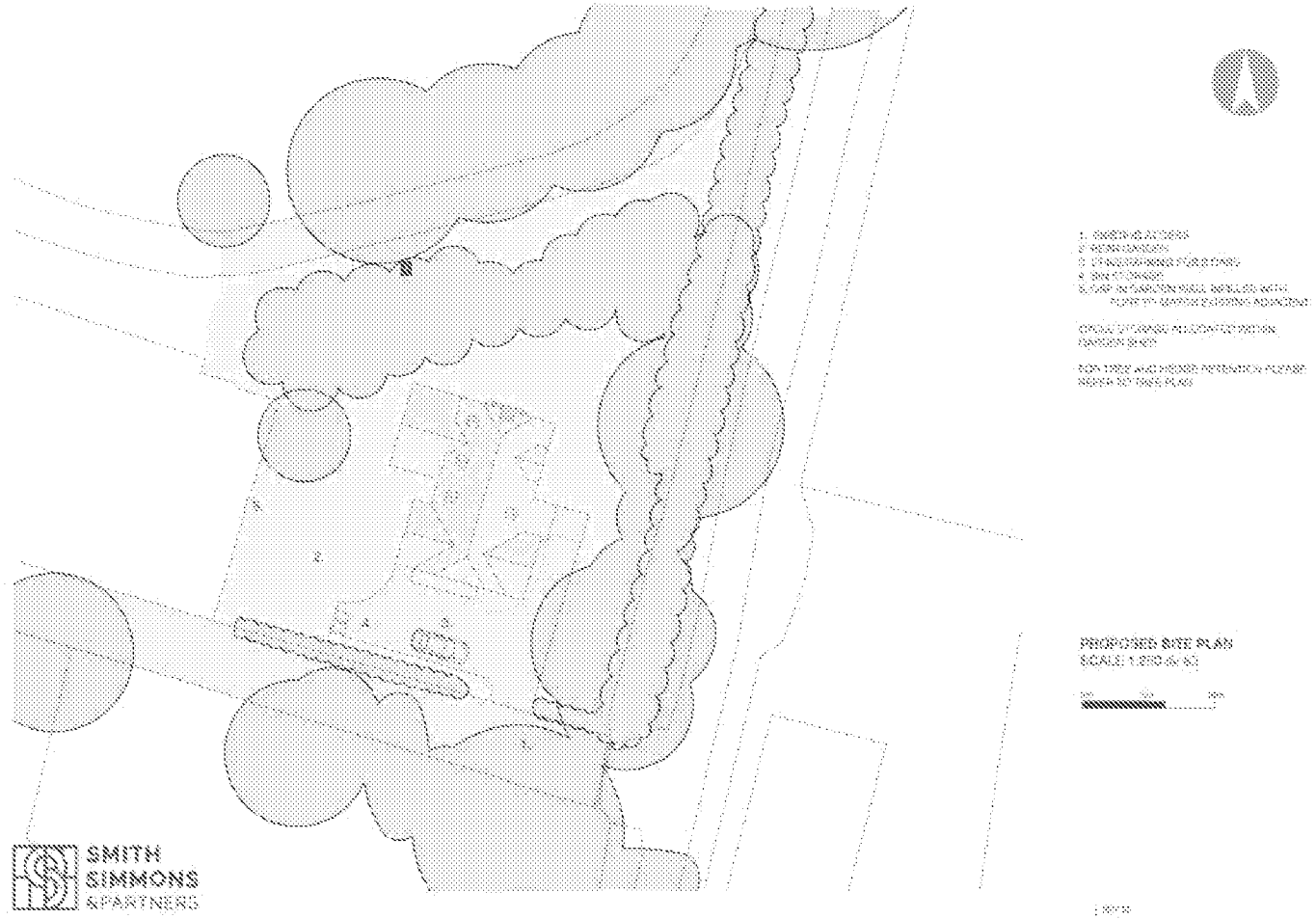
The EMP requires stakeholders to comply fully with the pre-construction and construction-related elements of any measures agreed with the Local Planning Authority. Construction activities will therefore be conducted strictly in accordance with the approved EMP. Regular inspections and monitoring will be undertaken to ensure compliance with the plan's requirements.

Any deviations or incidents that may affect ecological receptors and updates required to the EMP will be relayed to the Local Planning Authority.

The EMP will be periodically reviewed and updated as necessary throughout the construction phase to address changing site conditions and evolving ecological considerations.

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Appendix 1: Site Landscape Masterplan



Ecological Enhancement Plan

Appendix 2: Bat/bird box locations.



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REAR/WEST ELEVATION

- roof - handmade clay roof tiles with bonnet hips
- walls - brick with feature brick plinth and dental course
- gable - clay tile hanging
- oak framed dining room
- windows and doors - stained hardwood



SIDE/NORTH ELEVATION

- roof - handmade clay roof tiles with bonnet hips
- walls - brick with feature brick plinth and dental course
- oak framed dining room
- windows and doors - stained hardwood

Sparrow Box

Swift Box

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Smith Simmons and Partners

White Mill House



FRONT/EAST ELEVATION

- roof - handmade clay roof tiles with bonnet hips
- walls - brick with feature brick plinth and dental course
- gable and dormer - clay tile hanging
- oak framed porch
- windows and doors - stained hardwood

SIDE/SOUTH ELEVATION

- roof - handmade clay roof tiles with bonnet hips
- lower walls - brick with feature brick plinth and dental course
- upper walls - clay tile hanging
- oak framed dining room and porch
- windows and doors - stained hardwood

Bat Boxes

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Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Annabel Sharpe Bsc (Hons) Ecologist	11/03/2025
Final	1.0	Leo Plevin BSc (Hons) MSc, Senior Ecologist	11/03/2025

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