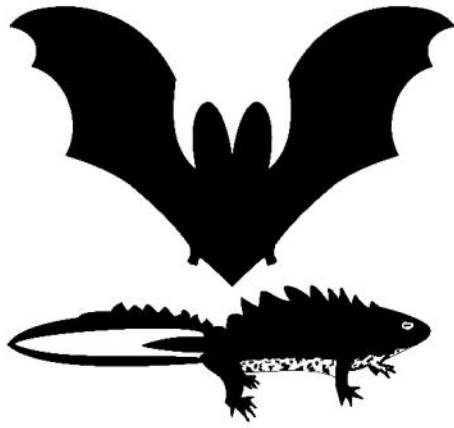




AEWC Ltd

Animal Ecology & Wildlife Consultants

Biodiversity Enhancement Strategy

Land to the Rear of 1 Sea Drive

**Ferring
Worthing
West Sussex
BN12 5HD**

Natalie Arscott

24-115
February 2026

Contents

1. Introduction & Site Background	3
2 Biodiversity Enhancement Strategy	6
 FIGURE 1: SHOWING THE SITE LOCATION	 4
FIGURE 2: AERIAL VIEW OF THE SITE SHOWING THE SITE BOUNDARY	4
FIGURE 3: PROPOSED SITE LAYOUT	5
FIGURE 4: BIODIVERSITY ENHANCEMENT LAYOUT	10

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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 JMS Homes Ltd to produce a Biodiversity Enhancement Strategy for Land to the Rear of 1 Sea Drive, Ferring to discharge Condition 11 of the planning approval.
- 1.2 The proposed development is for the construction of a single dwelling in a former garden to the rear of 1 Sea Drive.
- 1.3 The proposed development was granted permission in February 2025 by Arun District Council (application reference FG/92/24/PL). Condition 11 of the Decision Notice states:

“Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures suitable to achieve a minimum of a measurable 10% Biodiversity Net Gain (BNG) shall be submitted to and approved in writing by the Local Planning Authority.

The proposal should also provide 1 no. bat tube and 1 no. bird nesting box.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter.”

- 1.4 The purpose of this report is to provide a Biodiversity Enhancement Strategy suitable for the site that meets the requirements of Condition 11 and will serve to enhance the site’s biodiversity value and ensure the proposals set out in the Biodiversity Net Gain Assessment are achieved.

Site Location and Description

- 1.5 The development site is located at Land to the Rear of 1 Sea Drive, Ferring, Worthing, West Sussex, BN12 5HD at central grid reference TQ 09980 01649. The site is located in a semi-urban area in Ferring, 2km to the south of the A259 and 150m to the north of the coastline. The surrounding landscape comprises predominantly residential development, arable fields, and the sea and coastline to the south. See Figure 1.
- 1.6 The development site is approximately 0.041ha and comprises the northern half of the rear garden of 1 Sea Drive. See Figure 2.

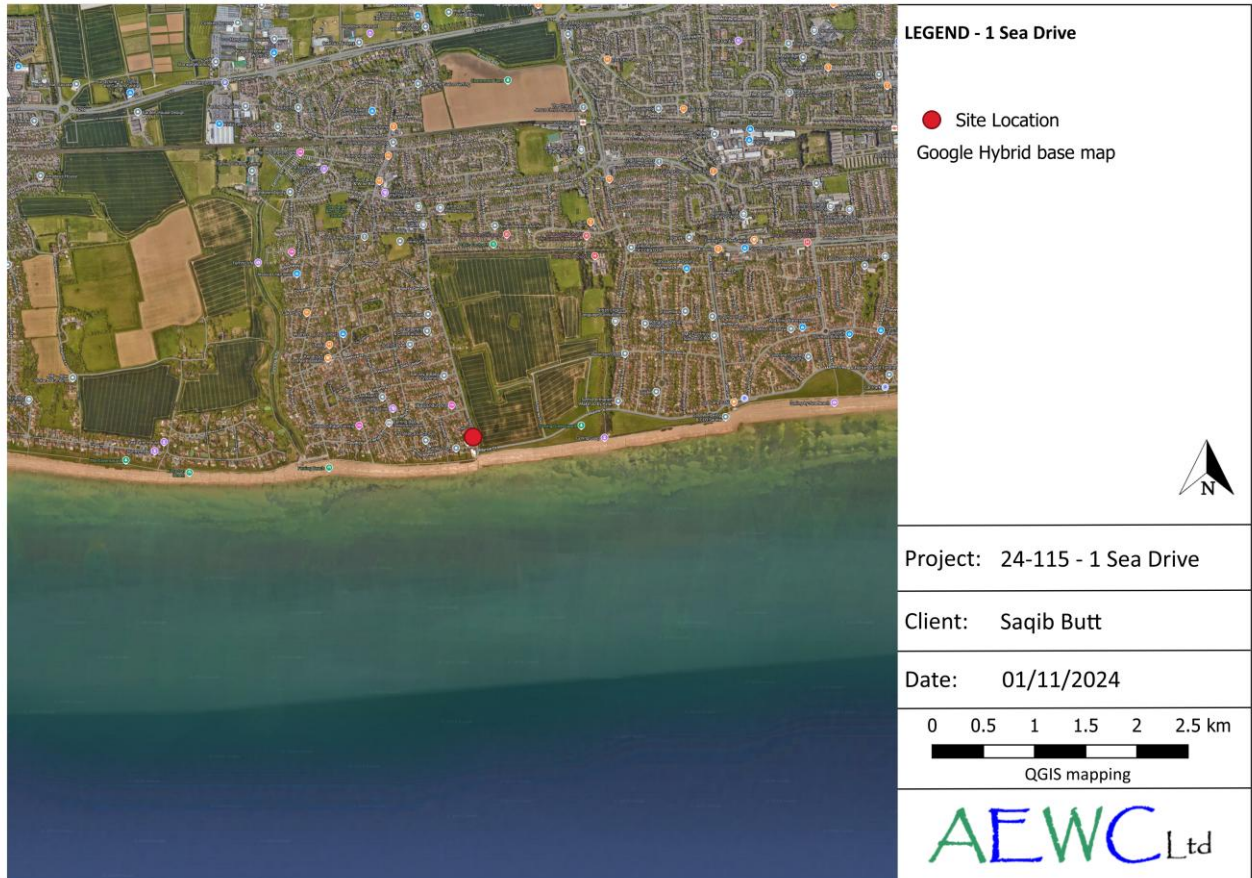


FIGURE 1: SHOWING THE SITE LOCATION



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

Development Plans

- 1.7 The development will involve construction of a single dwelling with associated parking and private garden space. A strip of land along the eastern boundary has been set aside outside of the garden to be used for biodiversity enhancement. See Figure 3.



FIGURE 3: PROPOSED SITE LAYOUT

Biodiversity Net Gain

- 1.8 A Biodiversity Net Gain (BNG) Assessment was undertaken by AEWC Ltd in January 2025. This showed a result of 12.09% net gain for habitat units and 100.84% net gain for hedgerow units. These scores were generated through the proposed creation of wildflower grassland (other neutral grassland), planting of two trees, and planting of a species-rich native hedgerow within the biodiversity enhancement area on the eastern edge of the site. This area is to be managed separately to the private garden.

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 wildflower grassland, new trees, and a species-rich native hedgerow;
 - To provide new nesting opportunities for birds; and
 - To provide new roosting opportunities for bats.

Enhancement Measures

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

Wildflower Grassland

- 2.3 Instructions for the grassland creation and initial aftercare are as follows:
- Initial works to create the grassland should be undertaken in spring/early summer (March – June) or autumn (September – November).
 - Any existing vegetation that has developed is to be cleared and the soil prepared using raking and/or tilling.
 - A UK native wildflower and grass seed mix will need to be selected to suit the soil type, drainage, and regional conditions. For example, Emorsgate EM1 General Purpose Meadow Mixture or similar. Soil testing should be carried out to ensure an appropriate mix is used and maximise the likelihood of success.
 - The seed mix should be sown at a density of 2-4g/m² or as recommended on the packet. The seeds can be mixed with damp sand or similar for even distribution. Following distribution of the seeds, the ground must be firmed with a roller or by treading to ensure good soil contact. Any specific guidance given by the seed mix provider should be followed.
 - In the first year of establishment, the grassland should be mown regularly to a height of 5-10cm to prevent grasses from overshadowing emerging wildflowers. Cuttings must be removed to prevent nutrient enrichment. Dominant and/or invasive species should be regularly checked for, and spot-treated or removed as required. These include, but are not limited to, dock, thistles, common nettle, creeping buttercup, greater plantain, and cow parsley. Any invasive species listed on Schedule 9 of The Wildlife and Countryside Act must be immediately removed.
- 2.4 After the first year of establishment, an annual routine can be adopted for long-term management of the grassland. Cuts will include:

- A spring cut – undertaken in March or April, the grassland is cut to 5-10cm height to remove dead grass and prepare for new growth, cuttings to be immediately removed.
 - A summer hay cut – undertaken between late July and end of August, after wildflowers have set seed, the grassland is cut to 5-10cm height, cuttings to be left to dry for a few days to allow seeds to drop before removing.
 - Autumn cutting – undertaken between September and November, sward height of the grassland to be kept below 10cm through mowing, to reduce grass dominance over winter, cuttings to be immediately removed.
- 2.5 No fertiliser is to be applied to the grassland. Herbicide should be used for spot treatments only. The grassland should be continually checked for dominant or invasive species, and removals undertaken as required.
- 2.6 Yellow rattle can be introduced to further help diversify the species present within the grassland. This is a semi-parasitic plant which feeds off the nutrients in the roots of nearby grasses, reducing the vigorous growth of the grass and allowing more delicate grassland herb species to develop.

Trees

- 2.7 Two new trees are to be planted in the northeast corner of the site. The new trees must be UK native species.
- 2.8 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.

2.9 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.

Species-Rich Native Hedgerow

2.10 A species-rich native hedgerow is to be planted on the boundary between the biodiversity enhancement area and the private garden.

2.11 Instructions for the hedgerow planting and initial aftercare are as follows:

- Hedgerow planting should be carried out between November and March, avoiding periods of frost, snow, or waterlogged soil.
- The ground must be cleared of grass or other vegetation and soil loosened prior to planting.
- UK native woody species must be selected to form the hedgerow. These could include hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), field maple (*Acer campestre*), hazel (*Corylus avellana*), dogwood (*Cornus sanguinea*), and/or wild privet (*Ligustrum vulgare*). Native climbing plants such as honeysuckle (*Lonicera periclymenum*) and dog rose (*Rosa canina*) can also be incorporated. At least five species are required for the hedgerow to be 'species-rich'.
- Shrubs should be planted as a staggered double row to provide a dense hedgerow. Each plant should be spaced 30-50cm apart in each row, with 40-50cm between the two rows.
- Along the proposed hedge line, dig holes or a trench deep enough to accommodate the root systems of the plants.
- If using bare-root plants, soak the roots in water for 1-2 hours before planting to prevent drying out.
- Place each plant so the base of the stem is at soil level and spread the roots out gently. Fill the holes with soil, firming it down gently.
- Apply a layer of mulch (such as wood chips or well-rotted compost) around the base of the plants to suppress weeds and retain moisture.
- Use spiral guards or fencing to protect young plants from grazing animals.

- Water regularly during the first 2 years, especially in dry spells, to help the plants establish.
- Lightly trim the top of the hedgerow in the first 2 years to encourage bushy growth.

2.12 Once established, the hedgerow should be cut once every 1-3 years, avoiding nesting bird season. A minimum height and width of 1.5m should be targeted. Any large gaps which begin to appear should be planted up with suitable native species.

Bird Box

2.13 One swift nesting box or integrated swift brick will be installed on the northwestern elevation of the new dwelling. It is to be installed at a minimum height of 5m above ground level, with a clear, unobstructed drop below and flight path to the entrance. It should not be installed directly above windows, doors, or balconies to minimise disturbance and fouling.

2.14 Suitable boxes include the PRO UK Rendered Build-In Swift Box, Woodstone Swift Façade Nest Box, Woodstone Build-In Swift Nest Box, Orlando Swift Box, or similar.

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

Bat Box

2.16 One integrated bat box or bat tube will be installed on the southwestern elevation of the new dwelling. It is to be installed at a minimum height of 4m above ground level, with 5-7m preferred, and 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.

2.17 Suitable boxes / tubes include the Unitura Modular Bat Tubes, Vivara Pro Build-In WoodStone Bat Box, Vivara Pro Build-In Woodstone Bat Tube, 1FR Schwegler Bat Tube, or similar.

2.18 No maintenance of the bat box is required. However, if the box becomes damaged, it should either be repaired or replaced. The box is only to be opened by a licensed bat ecologist.



FIGURE 4: BIODIVERSITY ENHANCEMENT LAYOUT