

Technical Note 01

Project: Land West of Ashington, Pulborough (1006455)

Planning Ref: DC/23/0406

Date: 06/06/24

Ecological Addendum

1 Introduction

- 1.1.1 Aspect Ecology is advising Bellway Homes Ltd. (South East) with regard to the site at Ashington, Pulborough. An application has been submitted for the demolition of existing buildings and erection of 180 dwellings, sports pavilion, sport pitches and allotments; with associated access, landscaping, open space and infrastructure.
- 1.1.2 This application was informed by ecological survey and assessment work completed by Aspect Ecology, formally reported within an Ecological Assessment dated February 2023 (Ref: 6455 EcoAp vf AH/JL). This report was reviewed by Place Services (working on behalf of Horsham District Council), and in correspondence dated 3rd May 2023, raised no ecological objections to the proposed development and recommended approval subject to conditions.
- 1.1.3 Further to this initial submission and following receipt of positive comments with respect to ecology, comments have also been received from the Parish Council (dated 01/02/2024), primarily with regard to the provision of sports pitches within the site. This correspondence requested that a Multi-Use Games Area and a full sized football pitch be provided within the site, along with improvements to the proposed sports pavilion.
- 1.1.4 In order to address the comments received from the Parish Council, the proposed scheme has been revisited, and a discussion of the revised scheme with respect to ecology is set out below.

2 Discussion of amended proposed layout

- 2.1.1 Receipt of requests from the Parish Council have necessitated a review of the scheme, in order to accommodate the two sports pitches within the proposals. Following a collaboration between the project engineers, drainage consultants and architects, it has been possible to accommodate the request from the Parish Council, but this redesign to accommodate new sports pitches unfortunately necessitates the removal of additional vegetation within the site. Such additional vegetation removals include an area of scrub within the north west of the site (to accommodate a relocated attenuation basin) and removal of two Oak trees within the centre of the site (to accommodate a revised drainage connection).
- 2.1.2 The original scheme submitted by Bellway Homes was sensitive to existing vegetation present within the site, and retained all features of ecological value (save for sections of hedgerow whose removal could not be avoided in order to facilitate construction of access roads). As such, Bellway Homes has always intended to retain and maximise the ecological value of site boundary features such as hedgerows, trees, scrub and woodland. However, the requirement from the Parish Council unfortunately necessitates unavoidable vegetation removals within the site.

- 2.1.3 Overall, these additional removals do not alter the mitigation measures set out within the submitted Ecological Appraisal, with all safeguards remaining current and appropriate for the revised scheme. However, the additional removals require a greater degree of compensation to be delivered, to ensure that vegetation proposed for removed is suitably replanted elsewhere. This is particularly important with respect to Dormice, as EPS licences granted for this species require compensatory planting to be provided on a 1:1 basis.
- 2.1.4 As such, the review of the proposed scheme has not only focused on directly addressing the concerns of the Parish Council, but has also included the delivery of new tree and scrub planting within the site. This primarily takes the form of proposed new scrub and tree planting within the south eastern field (as per the enclosed Landscape Masterplan, Drawing Number: 3033-APA-ZZ-00-LA-L-1000, dated 06/06/2024), providing scrub and tree planting in large blocks of planting to provide valuable Dormouse habitat. Such new habitat provision is also predominantly connected to existing hedgerows or tree lines, such that Dormouse can be expected to make use of these new habitats in the future.
- 2.1.5 In terms of the quantity of new habitat that will be provided, the proposed planting will exceed that required for removal in order to address the Parish Council comments. Accordingly, under the revised scheme, approximately 4,550m² of scrub will be removed in the north west of the site to accommodate the revised attenuation basin, and in turn approximately 4,780m² of new scrub and tree planting will be planted (predominantly in the south eastern field). Therefore, it is considered that a suitable level of compensatory planting will be delivered within the site, which will not only ensure replacement habitat is provided within the scheme but also opportunities are maintained for Dormice and other faunal species.

3 Conclusion

- 3.1.1 Bellway Homes submitted a planning application in 2023 for a residential led scheme in Ashington, Pulborough. The submitted scheme was reviewed by Place Services, and in correspondence dated 3rd May 2023, raised no ecological objections to the proposed development and recommended approval subject to conditions.
- 3.1.2 In order to address comments from other consultees, a revised scheme has now been presented to Horsham District Council. Whilst the original scheme submitted by Bellway Homes was sensitive to existing vegetation present within the site, and retained all features of ecological value, in order to address comments from the Parish Council it is unavoidable that area of scrub and two Oak trees need to be removed. Overall, these additional removals do not alter the mitigation measures set out within the submitted Ecological Appraisal, with all safeguards remaining current and appropriate for the revised scheme. However, the additional removals require a greater degree of compensation to be delivered, to ensure that vegetation proposed for removed is suitably replanted elsewhere, and this is achieved within the revised scheme primarily through proposed new planting within the south eastern field.
- 3.1.3 Overall, although vegetation removal is now necessary in order to address all consultee comments, sufficient compensatory habitat creation can be accommodated within the site to ensure that opportunities for faunal species are preserved. As such, the revised proposals have fully considered ecology as part of the redesign process.

[illegible]

PLANT NAME	STOCK	SIZE
<i>Fagus sylvatica</i>	C 10L	150-175cm
<i>Elaeagnus angustifolia</i> 'Quicksilver'	C 10L	60-80cm
Hebe 'White Gem'	C 10L	40-600cm
<i>Taxus baccata</i>	C 10L	80-100cm
<i>Viburnum tinus</i> 'Eve Price'	C 10L	100-120cm

Plants spaced @ 4m in a Double Staggered Row

PLANT NAME	STOCK	SIZE	SPACING
<i>Conchocarpus thurberi</i> var. <i>repens</i>	C-31	30-40cm	6cm/2
<i>Chenopodium</i> sp. "Blue Pearl"	C-31	40-60cm	5cm/2
<i>Chenopodium</i> sp. "Blue Pearl"	C-31	40-60cm	5cm/2
<i>Coma alba</i>	C-31	40-60cm	5cm/2
<i>Coma alba</i> chinensis	C-201	100-120cm	15cm/2
<i>Coma sanguinea</i> "Whisper Fire"	C-31	40-60cm	5cm/2
<i>Coma sanguinea</i> "Whisper Fire"	C-31	40-60cm	5cm/2
<i>Eucalyptus</i> "Apple Blossom"	C-31	40-60cm	5cm/2
<i>Eucalyptus</i> "Apple Blossom"	C-31	40-60cm	5cm/2
<i>Hebe</i> "Autumn glory"	C-31	40-60cm	5cm/2
<i>Hebe</i> "Great Dream"	C-31	40-60cm	5cm/2
<i>Hebe</i> "Mistmaster Beauty"	C-31	40-60cm	5cm/2
<i>Hebe</i> "Mistmaster Beauty"	C-31	40-60cm	5cm/2
<i>Hypericum</i> "vividcolor"	C-31	40-60cm	5cm/2
<i>Hypericum</i> "vividcolor"	C-31	40-60cm	5cm/2
<i>Leucodermis angustata</i> "vividcolor"	C-31	30-40cm	5cm/2
<i>Leucodermis angustata</i> "vividcolor"	C-31	30-40cm	5cm/2
<i>Macropia arbutifolia</i>	C-121	100-120cm	15cm/2
<i>Macropia macrocarpa</i>	C-31	20-30cm	5cm/2
<i>Macropia macrocarpa</i>	C-31	20-30cm	5cm/2
<i>Protophormia eugenioides</i> "variegatum"	C-31	40-60cm	7cm/2
<i>Berchemia filiformis</i>	C-31	20-30cm	5cm/2
<i>Carococcia holocarpa</i> "Purple Stem"	C-31	40-60cm	5cm/2
<i>Carococcia holocarpa</i> "Purple Stem"	C-31	40-60cm	5cm/2
<i>Viburnum edulis</i>	C-31	30-40cm	6cm/2

PLANT NAME	STCO	SPAC
<i>Acanthaceae</i>	C.3L	5/10
<i>Archives melleolum 'Summer Festival'</i>	C.3L	6/10
<i>Asperula 'Miranica'</i>	C.2L	6/10
<i>Asperula melleolum</i>	C.2L	6/10
<i>Asperula 'Nimrod's Joust'</i>	C.2L	6/10
<i>Bergenia 'Abendglu'</i>	C.2L	6/10
<i>Miscanthus sinensis 'Morning Light'</i>	C.2L	6/10
<i>Geranium macranthemum 'Sposart'</i>	C.2L	6/10
<i>Libertia formosa</i>	C.2L	6/10
<i>Libertia grandiflora</i>	C.2L	6/10
<i>Lobelia riva</i>	C.5L	5/10
<i>Nepeta 'Six Hills Giant'</i>	C.2L	6/10
<i>Pennstemon setaceum 'Purpureum'</i>	C.2L	7/10
<i>Penstemon setaceum</i>	C.2L	7/10
<i>Phlox paniculata 'Goldstorm'</i>	C.2L	6/10
<i>Stipa tenuissima</i>	C.3L	6/10
<i>Veronica</i>	C.2L	6/10

PLANT NAME	%	STOCK	SIZE
Acer campestre	2.0%	B Trns.	120-170cm
Cornus sanguinea	5.0%	B Trns.	60-80cm
Cornus verticillata	5.0%	B Trns.	60-80cm
Crataegus oxyacantha	20.0%	B Trns.	120-125cm
Eurotia europaeica	3.0%	B Trns.	60-80cm
Ilex aquifolium	22.5%	B Trns.	60-80cm
Ligustrum vulgare	3.0%	B Trns.	100-125cm
Lonicera periclymenum	3.0%	C Bl.	60-85cm
Prunus spinosa	2.0%	C Bl.	30-40cm
Prunus serotina	12.5%	B Trns.	80-100cm
Prunus spinosa	2.0%	C Bl.	30-40cm
Rosa canina	5.0%	B Trns.	100-125cm
Ulex europaeus	22.5%	C Bl.	30-40cm
Sambucus racemosa	5.0%	B Trns.	100-125cm
Sorbus torminalis	1.5%	B Trns.	175-200cm
Viburnum lantana	3.0%	B Trns.	60-80cm
Viburnum opulus	2.0%	B Trns.	60-100cm

PLANT NAME	GRADE	SPACINGS
Crocus Jeanne d'Arc	7-8cm	30/m ²
Cyclamen hederifolium	13-15cm	20/m ²
Galanthus nivalis	5-6cm	20/m ²
Hyacinthoides non-scripta	5-6cm	20/m ²
Narcissus "February Gold"	10-12cm	20/m ²

