Duckmoor, Billingshurst Sales Area Application

Ecological Assessment

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1. Introduction

1.1. Background & Proposals

1.1.1. Ecology Solutions was commissioned by Bellway Homes to undertake an Ecological Assessment for land at Duckmoor, Billingshurst (see Plan ECO2), hereafter, referred to as 'The Application Site'.

1.1.2. The proposed development for the Application Site comprises the creation of a temporary sales area and pedestrian access into the main application site (planning reference: DC/24/0768).

1.1.3. The proposed development for the main application site comprises the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst.

1.2. Site Characteristics

1.2.1. The Application Site is located to the east of Billingshurst, in the Horsham District of West Sussex (see Plan ECO1). The Application Site is bordered to the west by Wooddale Lane, beyond which lies open agricultural land and occasional residential development – both of which also extend to the north and south of the Application Site.

1.2.2. The application Site is approximately 0.17ha in size and currently comprises ruderal/ephemeral habitat, hard standing, modified grassland and a native hedgerow linear feature.

1.3. Ecological Assessment

1.3.1. This document assesses the ecological interest of the Application Site. The importance of the habitats within the Application Site are evaluated with due consideration given to the current guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM)[1]

1.3.2. Where necessary mitigation measures are recommended so as to safeguard any significant existing ecological interest within the Application Site. Specific enhancement opportunities that are available for habitats and wildlife within the Application Site are detailed where appropriate, with reference to the 'UK Post-2010 Biodiversity Framework'[2]. Finally, conclusions are drawn.

[1] CIEEM. 2017. GUIDELINES FOR ECOLOGICAL REPORT WRITING
[2] JNCC. 2011 UK Post-2010 Biodiversity Framework (2012–2019)

2. Methodology

2.1.1. The methodology utilised for the survey work can be split into three areas, namely desk study, habitat survey and faunal survey. These are discussed in more detail below.

2.2. Desk Study

2.2.1. In order to compile up to date background information on the Application Site and its immediate surroundings, Ecology Solutions contacted the Sussex Biodiversity Records Centre (SxBRC) in 2020. Where appropriate this information is included within this report, although parts of it are cited as confidential and can only be made available upon request under the records centre terms and conditions.

2.2.2. Further information on designated sites was obtained from the online Multi-Agency Geographic Information for the Countryside (MAGIC)[3] database, which utilises data provided by Natural England. This information is reproduced, where appropriate, at Appendix 2.

2.3. Habitat Survey Methodology

2.3.1. Surveys were carried out by Ecology Solutions in July 2025. This was in order to ascertain the general ecological value of the land contained within the boundaries of the Application Site and to identify the main habitats and associated plant species, with notes made on fauna utilising these areas.

2.3.2. The Application Site was surveyed based around a combination of extended Phase 1 survey methodology and UK Habitat Classification 2.0 (UKHab)[4] methodology. As recommended by Natural England and Defra, whereby the habitat types present are identified and mapped together with an assessment of the general species composition of each habitat recorded at the time. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential, which may require further survey. Any such areas identified can then be examined in more detail. Condition Assessment Criteria (CAC) surveys were also undertaken to inform the BNG assessment.

2.3.3. Using the above method, the Application Site was classified into areas of similar botanical community types. A species list for each habitat recorded at the time of survey has been compiled.

[3] [3] https://magic.defra.gov.uk
[4] UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at https://www.ukhab.org

2.3.4. The July 2025 survey was conducted by Benjamin Sear, a qualifying member of CIEEM, with 4 years of experience in ecological consultancy, a degree with honours in a related field alongside a Natural England Level 1 class licence for great crested newts, and Harry Marlow, who holds extensive survey experience for protected species and holds a degree in a related field. The report was reviewed by Daniel Wood. He is a Director for Ecology Solutions and has worked in the ecological consultancy profession for 17 years. He holds a Natural England Level 2 Class Licence for bats (all species), Barn Owl Tyto alba, Hazel Dormouse Muscardinus avellanarius, and Great Crested Newt Triturus cristatus. He is a Registered Consultant on the Bat Mitigation Class Licence (BMCL) and the Badger Meles meles Class Licence. He is Named Ecologist on multiple bat EPS licences, including rare species and high conservation status roosts. He has co-authored published research on badgers and otters. He has acted as an Expert Witness at Public Inquiry and has attended planning appeal hearings. He is a Full Member of CIEEM.

2.3.5. The survey was conducted during a sunny day with no rain, 30% cloud cover, 23c and a south-westerly Beaufort scale 4 wind.

2.3.6. All the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent during different seasons. Although surveys were conducted across multiple years in different months therefore it is considered that an accurate and robust assessment has been made.

2.3.7. An assessment of the Application Site for notable and regulated invasive plant species (Schedule 9 part II) was also undertaken.

2.4. Faunal Survey

2.4.1. General faunal activity observed during the course of the surveys was recorded, whether visually or by call. Specific attention was paid to the potential presence of any protected, rare, notable or priority species.

Bats

2.4.2. Ground-based surveys were undertaken within the Application Site in July 2025 to assess the suitability of hedgerows and trees within or immediately adjacent to the Application Site to support roosting bats. The work was undertaken by experienced bat workers and aimed to establish the likelihood of presence / absence of roosting bats. The following report provides detail provided by the baseline survey conducted in July 2025.

2.4.3. Field surveys were undertaken with regard to best practice guidelines issued by Natural England (2004)[5] and the Bat Conservation Trust (2016[6] / 2023)[7]. All guidance was relevant and current at the time of the survey work taking place.

Tree Assessment

2.4.4. In July 2025, all standard or hedgerow trees within and immediately adjacent to the application site were assessed for their potential to support roosting bats. Binoculars were used where necessary.

2.4.5. For a tree to be classified as having potential for roosting bats it must usually have one or more of the following characteristics:

- Obvious holes, e.g. rot holes and old Woodpecker holes;
  - Dark staining may be present below the hole.
- Tiny scratch marks around a hole from bat claws;
- Cavities, splits and or loose bark from broken or fallen branches, lightning strikes etc; and
- Very dense covering of mature Ivy *(Hedera helix)* over trunk.

2.4.6. Conversely, the probability generally decreases if a building is of a modern or prefabricated design / construction, is in an urban setting, has small or cluttered roof voids, has no gaps at the eaves, or is a heavily disturbed premises. Nonetheless, all buildings are assessed appropriately, in line with the relevant survey guidelines.

2.4.7. The main requirements for a winter / hibernation roost site are that it maintains a stable (cool) temperature and humidity. Sites commonly utilised by bats as winter roosts include cavities / holes in trees, underground sites and parts of buildings. Whilst different species may show a preference for one of these types of roost site, none are solely dependent on a single type.

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[redacted]

[redacted]

Birds

2.4.10. The Application Site and its habitats were subject to a bird inspection, no nesting birds were recorded during the Application Site survey in July 2025.

Dormice

2.4.11. Specific surveys to ascertain the presence or absence of Hazel Dormice *Muscardinus avellanarius* were undertaken on a monthly basis in November 2019 and between April and October 2020 inclusive (with the exception of May 2020).

2.4.12. The survey technique involves the erection of nest tubes within all hedgerows considered to be species rich or of potential value to Dormice. A total of 86 nest tubes were installed in the hedgerows around the boundaries of the Application Site.

2.4.13. Features of importance to Dormice include diverse well-structured hedgerows offering a range of food sources throughout the year. Good arboreal links through the canopy layer of hedgerows / woodlands are required along with suitably dense cover for nest sites and good hibernation sites. Typical indicator tree / plant species include Hazel *Corylus avellana*, Honeysuckle *Lonicera periclymenum* and Bramble *Rubus fruticosus agg*., however a mix of other species (such as Oak *Quercus sp.,* Ash *Fraxinus excelsior*, Sycamore *Acer pseudoplatanus*, Blackthorn *Prunus spinosa* and Hawthorn Crataegus monogyna) can prove equally important and it is the presence of food sources throughout the active period for Dormice, coupled with the presence of suitable hibernation sites that is of more importance than the presence / absence of any one key indicator species.

Other Species

2.4.14. The Application Site was also assessed for the potential to support other faunal groups including birds, reptiles, amphibians and hedgehogs. General faunal activity observed during the course of the survey was recorded, whether through field signs, visual identification or by call. Specific attention was paid to the potential presence of any protected, rare, notable, or priority species.

3. Results

3.1.1. The Application Site was surveyed in July 2025. The following main habitat / vegetation types were identified:

- Modified grassland g4;
- Ruderal/Ephemeral g81;
- Developed land; sealed surface u1b6; and
- Native Hedgerow h2a6

3.1.2. The location of these habitats is shown on Plan ECO2. See Appendix 7 for site pictures

3.1.3. Each habitat present is described below with an account of the botanical species present.

3.2. Habitats

3.2.1. **Data Search**. Records of nationally protected bluebell, a woodland botanical specimen 0.27km west of the Application Site boundary in 1999 were returned by SxBRC.

Developed land; sealed surface

3.2.2. An area of hardstanding, forming a pedestrian walkway, is present to the west of the Application Site. This habitat is of negligible ecological value.

Modified grassland

3.2.3. There is an area of modified grassland located to the eastern boundary that forms a small part of the larger grassland habitat found to the main application site. Species present include false oat *Arrhenatherum elatius,* perennial ryegrass *Lolium perenne*, upright Brome *Bromus erectus,* meadow foxtail *Alopecurus pratensis*, and creeping bent *Agrostis stolonifera.*

Ruderal/Ephemeral

3.2.4. An area of ruderal habitat represents the majority of the application site. Species present include fleabane *Pulicaria dysenterica*, ragwort *Jacobaea vulgaris*, creeping cinquefoil *Potentilla reptans*, meadow buttercup *Ranunculus acris*, curled dock *Rumex crispus,* false oat, bramble *Rubus fruticosus agg.,* field bindweed *Convolvulus arvensis*, blackthorn *Prunus spinosa,* cow parsley *Anthriscus sylvestris* , broad dock *Rumex obtusifolius*, bristly oxtongue *Helminthotheca echioides* and a hazel *Corylus avellana* sapling.

Native Hedgerow

3.2.5. There is a native hedgerow (H2b) to the eastern extent of the application site, comprising blackthorn *Prunus spinosa*, dog rose *Rosa canina*, hawthorn *Crataegus monogyna* and bramble *Rubus fruticosus agg.*

3.3. Fauna

3.3.1. During the surveys, general observations were made of any faunal use of the Application Site with specific attention paid to the potential presence of protected or notable species. Specific surveys were also undertaken for the main application site in previous years in relation to bats, [redacted] reptile and dormice.

3.4. Bats

3.4.1. The application site is in the majority formed of ruderal/ephemeral habitat that provides limited foraging value to bats. The native hedgerow feature would provide commuting and foraging value for bats in the local area, however.

3.4.2. **Background Records.** The desk study undertaken with SxBRC returned a number of bat records from the local area. The closest record and most pertinent is of a maternity roost for Common pipistrelle from a location 0.5km to the south-west of the Application Site, from 2012.

[redacted]

[redacted]

[redacted]

3.7. Birds

3.7.1. The Application Site offers suitable foraging and nesting opportunities for a range of common bird species, particularly within the hedgerow feature.

3.7.2. During surveys conducted for the main application site, nightingale *Luscinia megarhynchos* were recorded as present within the northern hedgerow boundary features.

3.7.3. **Background Records**. The desk study undertaken with SxBRC returned a number of bird records from the local area. The closest records were of three Nightingale returned from the north-eastern and western edges of the Application Site in 2012.

3.8. Reptiles

3.8.1. Habitats within the Application Site present limited opportunities for reptile species, with the majority of the Application Site formed of ruderal/ephemeral habitat. The hedgerow does present traversal opportunities for reptile, and the grassland presents limited basking opportunities due to it being managed.

3.8.2. In order to ascertain whether the main application site supports this group, refugia surveys were undertaken in 2019 and 2020, in line with the methodology outlined in Section 2 above. According to guidance produced by Froglife, the main application site supports low populations of both Slow-worm *Anguis fragilis* and Grass Snake *Natrix natrix*.

3.8.3. **Background Records**. The desk study undertaken with SxBRC returned a small number of reptile records from the local area. The closest of these records was of Common Lizard *Zootoca vivipar*, returned from a location approximately 0.38km to the south-west of the Application Site at its closest point, from 2008

3.9. Amphibians

3.9.1. The main application site contains a single ephemeral waterbody, (100m from the proposed development site) deemed to only hold water after periods of heavy rainfall. Nonetheless, aquatic eDNA sampling was undertaken in 2019, in line with methodology outlined in Section 2 above. The results of the eDNA survey were negative and so it is considered this feature does not support GCN. Moreover, surveys of the waterbody in June 2020 and July 2025 found the waterbody to be dry. A study of OS mapping and aerial photography identified another waterbody within the local area approximately 500 metres north-east of the Application Site at its closest point. This feature was also subject to an eDNA survey which also came back as negative for traces of GCN.

3.9.2. The grassland and ruderal habitats found within the Application Site provide only very limited foraging opportunities for Great Crested Newts, and any potential use would likely be restricted to dispersal. The hedgerow feature provides some suitable terrestrial habitat (resting / refuge opportunities) for Great Crested Newt.

3.9.3. **Background Records** The desk study undertaken with SxBRC returned no records of GCN from within the Application Site boundary. However, a number of records for GCN were returned from the local area, with the closest record situated approximately 0.47km south of the Application Site at its closest point, from 2016.

3.9.4. It is considered that due to the lack of suitable water bodies within the Application Site and waterbodies found outside the Application Site being confirmed as negative for GCN DNA, the habitats within the Application Site are unlikely to support Great Crested Newts during their terrestrial phase (grassland and ruderal) and that this species would not be considered likely as present within the Application Site. However, since the hedgerow to the east of the Application Site is being removed, a precautionary working method shall be implemented for its removal.

3.10. Invertebrates

3.10.1. Given the habitats present it is likely a limited assemblage of common invertebrate species is present within the Application Site. However, there is no reason to suspect the presence of any notable or scarce species.

3.10.2. **Background Records.** However, the desk study undertaken with SxBRC returned a record Brown Hairstreak *Thecla betulae* (a Sussex BAP and Section 41 species of principal importance under the NERC Act in England) from within the Application Site from 1992.

3.10.3. This species is widespread throughout most of Britain and the caterpillars feed on various grasses, it is considered that this species could utilise the Application Site, although would not be reliant on the Application Site given the suitable surrounding habitat within the local area.

3.11. Other Species

3.11.1. Given the habitats present and records from the local area, there is no evidence from Site surveys or desk studies to suggest that any other protected or notable species would be present within the Application Site or affected by the proposed development.

4. Evaluation and Discussion

4.1. The Principles of Site Evaluation

4.1.1. The latest guidelines for ecological evaluation produced by CIEEM[8] propose an approach that involves professional judgement, but makes use of available guidance and information, such as the distribution and status of the species or features within the locality of the project.

4.1.2. The methods and standards for site evaluation within the British Isles have remained those defined by Ratcliffe[9]. These are broadly used across the United Kingdom to rank sites, so priorities for nature conservation can be attained. For example, current Site of Special Scientific Interest (SSSI) designation maintains a system of data analysis that is roughly tested against Ratcliffe's criteria.

4.1.3. In general terms, these criteria are size, diversity, naturalness, rarity and fragility, while additional secondary criteria of typicalness, potential value, intrinsic appeal, recorded history and the position within the ecological / geographical units are also incorporated into the ranking procedure.

4.1.4. Any assessment should not judge sites in isolation from others, since several habitats may combine to make it worthy of importance to nature conservation.

4.1.5. Furthermore, relying on the national criteria would undoubtedly distort the local variation in assessment and therefore additional factors need to be taken into account, e.g. a woodland type with comparatively poor species diversity, common in the south of England may be of importance at its northern limits, say in the border country.

4.1.6. Important species are those protected by international or national legislation; those that have been identified in the 'UK Post-2010 Biodiversity Framework' as Priority Species, and those identified as locally distinctive in a local BAP[10].

4.1.7. Levels of importance can be determined within a defined geographical context from the immediate site or locality through to the international level.

4.1.8. The legislative and planning policy context are also important considerations and have been given due regard throughout this assessment.

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[8] CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.2 – Updated April 2022*. Chartered Institute of Ecology and Environmental Management, Winchester.

[9] Ratcliffe, D A (1977). *A Nature Conservation Review: the Selection of sites of Biological National Importance to Nature Conservation in Britain*. Two Volumes. Cambridge University Press, Cambridge.

[10] [10] JNCC and Defra (on behalf of the Four Countries' Biodiversity Group) (2012) *UK Post-2010 Biodiversity Framework. July 2012.* http://jncc.defra.gov.uk/page-6189

4.2. Habitat Evaluation

Designated sites

4.2.1. **Statutory sites.** There are no statutory designated sites of nature conservation interest located within or immediately adjacent to the Application Site.

4.2.2. The closest statutory site designated for its nature conservation interest is the Upper Arun SSSI located approximately 2.5km west of the Application Site at its closest point. Upper Arun SSSI is designated on account of the diverse riverine fauna and flora, including a notable assemblage of breeding Dragonflies.

4.2.3. The next closest site is European designated site The Mens Special Area of Conservation (SAC) and SSSI, located approximately 5.6km west of the Application Site at its closest point.

4.2.4. The Mens SAC/SSSI is one of the most extensive examples of Wealden Woodland in West Sussex. It is important for its size, structural diversity and for the extremely rich fungal and lichen floras which it supports.

4.2.5. The Mens SAC is designated on account of the presence of the following Annex I (Habitats Directive) habitats, listed as primary reasons for selection:

- 9120 Atlantic acidophilous beech forests with Ilex and sometimes also Taxus in the shrub layer (*Quercion robori-petraeae* or *Ilici-Fagenion*)

4.2.6. And the Annex II species present as a qualifying feature, but not a primary reason for site selection:

- 1308 Barbastelle *Barbastella barbastellus*

4.2.7. The citation for the SSSI can be found at Appendix 3. The citation, conservation objectives and Natura 2000 sheet for the Mens SAC can be found at Appendix 4.

4.2.8. Under the Habitats Regulations, competent authorities have a duty to ensure all the activities they regulate have no adverse effect on the integrity of any of the Natura 2000 sites. Regulation 61 of the Habitats Regulations requires:

4.2.9. "63(1) A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for a plan or project, which:-

4.2.10. (a) is likely to have a significant effect on a European site or a European offshore marine site in Great Britain (either alone or in combination with other plans or projects) and

4.2.11. (b) is not directly connected with or necessary for the management of the Application Site,

4.2.12. Must make an appropriate assessment of the implications for the Application Site in view of that site's conservation objectives.

4.2.13. 63(3) The competent authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority may specify.

4.2.14. 63(5) In the light of the conclusions of the assessment, and subject to regulation 64, the competent authority may agree to a plan or project only after having ascertained that it will not adversely affect the integrity of the European site or the European offshore marine site (as the case may be).

4.2.15. 63(6) In considering whether a plan or project will adversely affect the integrity of the Application Site, the authority must have regard to the manner in which it is proposed to be carried out or to any conditions or restrictions subject to which they propose that the consent, permission or other authorisation should be given."

4.2.16. Regulation 63 of the Habitats Regulations therefore sets out a two-stage process. The first test is to determine whether the plan/project is likely to have a significant effect on the European site, the second test (if applicable) is to determine whether the plan/project will affect the integrity of the European site.

The Mens SAC and SSSI

4.2.17. Given the considerable distance and separation between the Application Site and The Mens SAC/SSSI, the proposed development will not have any direct impact upon these designated sites from physical loss (land-take), physical damage, toxic contamination, hydrological links, lighting, dust, or noise. Additionally, adverse impacts as a result of increased recreational pressure is not listed as a threat to The Mens SAC.

4.2.18. In order to avoid the potential impacts of development and land use changes on the flightpaths and feeding areas of Barbastelle bats (a qualifying feature of the Mens SAC), a 12km 'bat sustenance zone' has been identified. Current and emerging policy states that for any development within this sustenance zone, 'it may be necessary for compensatory measures such as hedgerow enhancement to be undertaken prior to any development'.

4.2.19. As above, the Application Site is well separated from the Mens SAC and SSSI by open countryside and extensive areas of existing residential, commercial, and industrial development associated with Billingshurst. Moreover, a network of main roads also separates the Application Site from the Mens SAC/SSSI. As such, it is considered that, although the Application Site is within the sustenance zone, there is no direct link between the Application Site and the SAC.

4.2.20. Bat activity surveys were conducted for the main application site, in which general bat activity was found to be relatively low, with one of the lowest number of registrations attributed to Barbastelle bats (noting a peak count of 14 registrations in any one evening). This demonstrates that whilst the Application Site may be of some limited value to this species, it is not considered functionally linked land or supporting habitat.

4.2.21. Notwithstanding the above, the hedgerow to the east of the Application Site will be mostly retained as part of the development proposals. A sympathetic lighting regime will be employed which is designed to maintain dark corridors, ensuring continued opportunities for bats post development (further detail is provided at para. 5.3 below).

4.2.22. Moreover, and in line with local policy, retained boundary vegetation will be enhanced through a long-term sympathetic management regime. Further enhancements will be realised through the delivery of new, connected and ecologically beneficial habitat (such as native hedgerow planting), offering new opportunities and increased prey density for Barbastelle bats.

4.2.23. Post-mitigation, it is not considered that the development proposals would contradict the conservation objectives for the Mens SAC or result in any adverse effects on this designated site. On the contrary, it is considered the development proposals will be positive, with habitat enhancements within the Application Site boundary providing improved foraging and commuting areas for Barbastelle bats.

4.2.24. In summary, subject to the delivery of mitigation (which forms an integral part of the proposed development), it is considered the proposals would not be likely to have a significant effect on the Mens SAC or underpinning SSSI, either alone or in combination with any other plan or project). As such the proposals would pass the first stage of the test under Regulation 63(1) of the Habitats Regulations, and no further assessment pursuant to the Regulations would be necessary.

4.2.25. Notwithstanding this position, should Horsham District Council take an alternative view as to when these measures should be considered, the information provided gives them all the relevant information they require when undertaking their own appropriate assessment as the competent authority.

4.2.26. Non-statutory Sites. There are no non-statutory designated sites located within or immediately adjacent to the Application Site boundary.

4.2.27. The nearest non-statutory designated site is Wilden's Meadow Local Wildlife Site (LWS), located approximately 0.3km to the south of the Application Site at its closest point.

4.2.28. Wilden's Meadow LWS is an area of old pasture developed on a former brickworks. The LWS contains a relatively species-rich grassland, a number of ponds and scattered trees and Hawthorn.

4.2.29. Given the spatial separation between this LWS and the Application Site, in addition to the nature of this designated site and the proposed development, it is not considered the development proposals will result in any significant likely impacts to this LWS.

4.2.30. It is therefore considered that the due to its small scale and likely impact, the development proposals would not be likely to lead to any potential adverse effects to non-statutory designated sites.

4.3. Habitats

4.3.1. The habitats within the Application Site are generally not considered to be of any particular ecological importance. Although, the hedgerow feature is of greatest ecological value in the context of the Application Site.

Modified grassland

4.3.2. Under the development proposals for the Application Site, the existing modified grassland will be lost to facilitate construction of the pedestrian access pathway. Given the relatively limited species diversity and structure of the grassland, it is considered losses would be of only limited ecological significance and no particular mitigation would be necessary.

4.3.3. **Mitigation and Enhancements**. To offset the loss of grassland, it is recommended that an area of off-site species rich wildflower grassland is enhanced to moderate condition and subject to a suitable management regime to increase the floristic diversity of the Application Site accordingly. It is recommended Emorsgate's Standard General-Purpose Meadow Mixture EM2 or similar is utilised. It is also recommended that any public open space that is going to be more regularly maintained is created with a flowing lawn mix (Emorsgate Flowering Lawn Mixture EL1 or similar), to further increase the floristic diversity of the Application Site.

Ruderal/Ephemeral

4.3.4. The ruderal species that are common and widespread is likely a transitional habitat brought about by nearby developments. The habitat does provide some opportunities for invertebrates and potentially mammals, reptiles and amphibians.

4.3.5. **Mitigation and Enhancements**. Offsetting of this habitat is not necessarily required, however it is considered that areas of open space are created with species rich wildflower grassland and subject to a suitable management regime to increase the floristic diversity of the Application Site would more than offset the loss.

Hedgerows

4.3.6. The southern hedgerow with within the Application Site does not support a diverse species complement. Nonetheless, it provides cover and dispersal habitats for mammals, amphibians or reptiles and nesting and foraging habitat for birds.

4.3.7. **Mitigation/Enhancement.** Measures should be put in place to ensure that the hedgerow feature safeguarded from direct impacts during the construction phase, e.g. fenced off during construction to prevent encroachment into these areas by construction machinery. No construction machinery or materials should be stored within these fenced areas at any point during the development.

4.3.8. It is recommended that where the development proposals include landscape planting, these should be a species-rich native hedgerow.

4.3.9. When a small section of the hedgerow is subject to vegetation removal to facilitate temporary construction access into the Application Site, this work shall be undertaken with the supervision of an ECOW, following a pre-felling endoscope check for roosting bats and a check for nesting birds.

Developed Land; sealed surface

4.3.10. The developed land/hardstanding are of negligible ecological value and therefore no mitigation is required.

Habitats

4.3.11. Habitats within the Application Site are considered to be of limited overall ecological value. The majority of the Application Site consists of ruderal/ephemeral which provides low ecological value. Habitats of the highest value, in the context of the Application Site is the hedgerow feature found to the east of the Application Site. Habitat to be lost is limited to a short length of the hedgerow grassland, ruderal/ephemeral, modified grassland which can be mitigated and compensated for through ECOW supervision during removal/destruction and the creation of native species-rich habitats.

Biodiversity Net Gain

4.3.12. As of 12th February 2024, Biodiversity Net Gain assessments have become a statutory requirement for development under the Environment Act 2021. The Environment Act includes provisions relating to nature and biodiversity. This includes the requirement for the biodiversity gain objective to be met in relation to development. The objective is met where biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage. The current relevant percentage is set at 10%.

4.3.13. Therefore, a Biodiversity Net Gain Assessment (BNG) has been undertaken that identifies and evaluates the potential effects the development proposals may have on ecology. The process involves the use of a metric as a proxy for recognising the negative impacts on habitats arising from a development and calculating how much new or restored habitat, and of what types is required to deliver sufficient net gain. The metric approach provides a useful guide to demonstrate, on a quantitative basis, whether a net gain in biodiversity can be achieved. The approach involves comparing the baseline scenario to that of the proposed development. A full BNG assessment has been completed and the report submitted separately (ref: 12039.BNGReport.SalesArea.vf).

4.3.14. Given the scope of the current Landscape Proposals produced by Allen Pyke (3360-APA-ZZ-XX-PP-L-2007), alongside seeking additional enhancement of grassland within the main application site, a gain of 12.01% in habitat units and 80.56% in hedgerow units is envisioned. This is above the required 10% and as such would be policy compliant.

4.3.15. It is also important to note that the BNG metric used does not account for other forms of mitigation beyond those related to habitats. As such, other enhancements such as the provision of bat and bird boxes are not accounted for within the metric and therefore need to be considered in addition to the demonstrated net gain.

Faunal Evaluation

4.4. Bats

4.4.1. **Legislation**. All bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and included on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 ("the Habitats Regulations", as amended[11]). These include provisions making it an offence:

- To deliberately kill, injure or take (capture) bats;
- To deliberately disturb bats in such a way as to: -
  - be likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or to hibernate or migrate; or
  - affect significantly the local distribution or abundance of the species to which they belong;
- To damage or destroy any breeding or resting place used by bats;
- To intentionally or recklessly to obstruct access to any place use by bats for shelter or protection.

4.4.2. While the legislation is deemed to apply even when bats are not in residence, guidance suggests that certain activities such as re-roofing can be completed outside sensitive periods when bats are not in residence provided these do not damage or destroy the roost.

4.4.3. The words deliberately and intentionally include actions where a court can infer that the defendant knew that the action taken would almost inevitably result in an offence, even if that was not the primary purpose of the act.

4.4.4. The offence of damaging or destroying a breeding site or resting place (which can be interpreted as making it worse for the bat) is an absolute offence. Such actions do not have to be deliberate for an offence to be committed.

4.4.5. European Protected Species licences are available from Natural England in certain circumstances, and permit activities that would otherwise be considered an offence.

[11] On 1st January 2021 The Habitats Regulations were replaced by the Conservation of Habitats and Species Amendment (EU Exit) Regulations 2019, however this does not materially alter the provisions of the Regulations and this assessment. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant.

4.4.6. Licences can usually only be granted if the development is in receipt of full planning permission, and it is considered that:

- The activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
- (There is no satisfactory alternative; and
- The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range

4.4.7. **Site Evaluation.** It is considered that suitable foraging and commuting habitat is generally restricted to the hedgerow. Given the largely unsuitable nature of the majority of the Application Site, bat activity is considered to be largely focused along boundary vegetation, which is on the whole retained under the proposed development. There is scope for a native hedgerow to be provided as part of the development proposals which would provide further foraging and commuting opportunities to bats within the Application Site, above which already exists.

4.4.8. Given the developments limited impact upon the Application Site's habitats present and the limited extent of potential impacts that will arise (temporary disturbance to commuting and foraging areas), no additional survey work for bats is required.

4.4.9. **Mitigation and Enhancement.** A sympathetic lighting regime (in line with recommendations of Guidance Note 08/23) should be used to minimise light spillage into key areas, such as the native hedgerow, in order to retain suitable foraging and navigation opportunities for bats in the form of 'dark corridors'. A sympathetic lighting regime could be achieved through the use of warm white spectrum LED lights, which produce less light spillage than other types of lighting and have no low / no UV content, or UV-filtered lights. In addition, the spillage of the light can be reduced further through use of low-level lights, the employment of lighting 'hoods' which will direct light below the horizontal plane, preferably with no upward tilt and the use of short-timer motion sensors for any external lighting.

4.4.10. It is proposed that bat boxes be installed/ incorporated into the retained hedgerow feature, possibly outside the Application Site boundary to the main application site, this shall provide opportunities for roosting bats above and beyond what is currently available on Site. These must be sited to the southern aspect of the retained trees and should be installed at a minimum height of 4m. See Appendix 5 for bat box specifications.

4.4.11. It is recommended that if any large mature trees are to be lost to the development that tree climbing surveys or emergence surveys are carried out prior to the removal of the trees to ensure no roosting bats are present. If roosting bats are found to be present within any trees to be lost a Natural England licence be required prior to removal. At present, no trees are proposed to be lost as part of development proposals at The Application Site.

Badgers

4.4.12. **Legislation.** The Protection of Badgers Act 1992[12] consolidates the previous Badgers Acts of 1973 and 1991. The legislation aims to protect the species from persecution, rather than being a response to an unfavourable conservation status, as the species is in fact common over most of Britain, with particularly high populations in the south-west.

4.4.13. As well as protecting the animal itself, the 1992 Act also makes the intentional or reckless destruction, damage or obstruction of a Badger sett an offence. A sett is defined as "any structure or place which displays signs indicating current use by a Badger". 'Current use' is usually defined as any use within the preceding 12 months, although there is a degree of professional judgement.

4.4.14. In addition, the intentional elimination of sufficient foraging area to support a known social group of Badgers may, in certain circumstances, be construed as an offence by constituting 'cruel ill treatment' of a Badger.

4.4.15. Previous guidelines issued by Natural England on the types of activity that it considers should be licensed within certain distances of sett entrances. They stated that works that may require a licence include using heavy machinery within 30m of any entrance to an active sett, using lighter machinery within 20m, and light work such as hand digging within 10m. However, interim guidance issued in September 2007 specifically states that:

"It is not illegal, and therefore a licence is not required, to carry out disturbing activities in the vicinity of a sett if no Badger is disturbed and the sett is not damaged or obstructed."

4.4.16. More recent guidance produced in 2009 states that Badgers are relatively tolerant of moderate levels of disturbance and that low levels of disturbance at or near to Badger setts do not necessarily disturb the Badgers occupying those setts[13]. However, the guidance continues by stating that any activity that will, or is likely to, cause one of the interferences defined in Section 3 (such as damaging a sett tunnel or chamber or obstructing access to a sett entrance) will continue to be licensed.

4.4.17. In addition, this latest guidance no longer makes reference to any 30m/20m/10m radius as a threshold for whether a licence would be required. Nonetheless, it is stated that tunnels may extend for 20m, so care needs to be taken when implementing excavating operations within the vicinity of a sett and to take appropriate precautions with vibrations and noise, etc. Fires / chemicals within 20m of a sett should specifically be avoided.

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[12] [12] Protection of Badgers Act 1992 (as amended). Guidance on 'Current Use' in the definition of a Badger Sett http://www.naturalengland.org.uk/ourwork/regulation/wildlife

[13] Natural England. 2009. Protection of Badgers Act 1992 (as amended) Interpretation1 of 'Disturbance' in relation to badgers occupying a sett

4.4.18. This interim guidance allows greater professional judgement as to whether an offence is likely to be committed by a particular development activity and therefore whether a licence is required or not. For example, if a sett clearly orientates southwards into an embankment, it may be somewhat redundant to have a 30m-exclusion zone to the north.

[redacted]

[redacted]

Reptiles

4.4.21. **Legislation.** All six British reptile species receive a degree of legislative protection that varies depending on their conservation importance.

4.4.22. Due to their abundance and more cosmopolitan habitat requirements in Britain, Common Lizard *Zootoca vivipara*, Slow Worm *Anguis fragilis*, Grass Snake *Natrix helvetica* and Adder *Vipera berus* are only 'partially protected' under the Wildlife and Countryside Act 1981 (as amended), and as such only receive protection from:

- deliberate killing and injuring;
- being sold or other forms of trading.

4.4.23. **Site Evaluation.** Some suitable reptile habitat exists within the Application Site, comprising areas of hedgerows at the boundaries. The value of the Application Site for reptiles is limited due to the Application Site's size, and continued management of the grassland. Furthermore, given the scale of development and the types of impacts expected (loss or disturbance of small areas of low suitability habitat), it is considered that in the unlikely event that reptiles are present within the Application Site and wider area they would not be reliant on the Application Site itself.

4.4.24. **Mitigation.** on a precautionary basis, it is recommended that clearance works of potential reptile habitat are carried out at a suitable time of year (active season for reptiles, mid-March to end of October) and with an Ecological Clerk Of Works (ECOW) present during clearance works. If the works are to be carried out within reptiles' hibernation period, this should also be completed under the supervision of a suitably experienced ecologist. Work should be carried out in a directional manner which persuades any reptiles present to disperse into adjacent suitable habitat (to the northern and eastern boundaries).

4.4.25. It is recommended log piles/hibernacula are created to provide new shelter and hibernation opportunities for reptiles.

Dormice

4.4.26. **Legislation.** The Hazel or Common Dormouse are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and included on Schedule 2 of the Conservation of Habitats and Species Regulations 2010 ("the Habitats Regulations"). Therefore, they have the same protection and licensing requirements as for bats, with a significant group being a mother and dependent young.

4.4.27. Dormouse is also protected by the Hedgerow Regulations 1997. Hedgerows can be defined as important if the presence of a Schedule 5 species of the Wildlife and Countryside Act is recorded.

4.4.28. The words deliberately and intentionally include actions where a court can infer that the defendant knew that the action taken would almost inevitably result in an offence, even if that were not the primary purpose of the act.

4.4.29. European Protected Species licences are available from Natural England in certain circumstances, and permit activities that would otherwise be considered an offence.

4.4.30. **Site Usage**. The hedgerow feature within the Application Site has potential to support Dormice, on account of the presence of Hazel, which are favoured by Dormice.

4.4.31. During the surveys undertaken in 2019 and 2020 in the wider area, 13 Dormouse nests were recorded containing alongside 5 dormouse individuals. Two dormice were recorded to the western boundary, one of which was within c.10m of the proposed Sales Area development boundary (See ECO4: Dormouse Plan).

4.4.32. There has been no material change to the habitats within the Application Site, since the surveys undertaken in 2020. Therefore, it is considered reasonably likely that the Application Site still supports a locally important population of Dormice.

4.4.33. **Mitigation/Enhancement**. The proposals will result in a very small loss to part of the hedgerow to the east of the Application Site (western boundary of the main application site) due to the creation of a temporary sales area and pedestrian access link, limited to 5.9m of hedgerow (see Appendix 7 for site pictures). The hedgerow is considered to be suitable dormouse habitat and is functionally connected to the recorded dormouse nests it is considered that there is a low likelihood that Dormice would be present. Proposals shall not lead to any connectivity/ fragmentation impacts to the local dormouse population due to the short length of hedgerow due to be removed. The pedestrian access point and sales area shall be a temporary fixture. Once their use has ceased after the construction phase, the hedgerow shall be reinstated with UK-native woody hedgerow species and monitoring shall take place to ensure the hedgerow returns to its previous condition. Mitigation for damage to the hedgerow is proposed below.

4.4.34. The losses to the boundary hedgerow shall be completed according to the approved dormouse mitigation licence (currently awaiting Natural England's return). It is required that a pre-hedgerow removal hand search for dormice and their nests is completed in order to mitigate against the potential harm to protected and notable species when the section of hedgerow to facilitate main application site pedestrian access is removed. No works to the hedgerow shall take place until an approved Dormouse mitigation licence is received from Natural England.

4.4.35. In general, the proposed layout for the Application Site has been designed to minimise any impacts to Dormice and to provide connectivity for this species within the Application Site and to the wider area. The hedgerows are being retained and enhanced in the main as part of the proposals and will be buffered and protected from the development where possible.

4.4.36. It is also recommended the management regime for the habitats within the Application Site aims to enhance the habitats available for Dormice. The creation of a new native hedgerow will provide increased suitable terrestrial habitat for dormice.

4.4.37. Further mitigation requirements are outlined within the main application site's Dormouse Mitigation Licence currently being reviewed by Natural England (NE). These set out a two-stage habitat removal process of the hedgerow feature which shall take place according to best practice guidance (first stage in November-March and second stage April-May). Losses associated with this temporary sales area application have been factored into the licence application and therefore are not additional to losses associated with the licence application in order to facilitate development at the main application site.

Amphibians

4.4.38. **Legislation.** The legislative protection afforded to Great Crested Newts and the licensing provisions associated are the same as outlined above with regard to bats. No other amphibian species are afforded the same level of protection as GCN but are still protected under the 1981 Wildlife and Countryside Act.

4.4.39. **Site Usage.** Nearby ponds to the application site include the ephemeral pond within the main application site and a pond found 500m to the northeast of the Application Site boundary. Both were subject to eDNA testing which returned a negative result for GCN. The ephemeral pond within the wider site area was dry at the time of the July 2025 survey. The hedgerow is considered suitable for traversing amphibians such as GCN but since only a 5.9m section is due to be removed, it is not considered that traversing GCN shall be harmed as a result of the development.

4.4.40. **Mitigation.** If deemed necessary, a precautionary Reasonable Avoidance Measures (RAMs) should be implemented within the Application Site during construction to avoid any potential impacts to this species as a result of the proposals. Such measures could be secured by way of planning condition requiring a Construction Environmental Management Plan (CEMP).

4.4.41. As a precaution, the removal of any root systems of hedgerows/trees will be undertaken outside of the hibernation period for amphibians (i.e. between March and October, when minimum overnight temperatures exceed 5C). An Ecological Clerk of Works (ECoW) shall be present during clearance works. If the works are to be carried out within amphibians' hibernation period, this should also be completed under the supervision of a suitably experienced ecologist. Work should be carried out in a directional manner which persuades any amphibians present to disperse into adjacent suitable (to the northern and eastern boundaries).

4.4.42. The creation of new areas of species-rich grassland and the proposed native hedgerows will provide increased suitable terrestrial habitat for amphibians. The creation of any log piles would also provide new suitable hibernation opportunities for amphibians.

Birds

4.4.43. **Legislation.** Section 1 of the Wildlife and Countryside Act is concerned with the protection of wild birds, whilst Schedule 1 lists species which are protected by special penalties. All species of birds receive general protection whilst nesting.

4.4.44. **Site Evaluation / Recommendations**. The Application Site offers nesting and foraging habitats in the form of hedgerow. Any vegetation considered suitable to support nesting birds (such as the hedgerow feature) should be removed outside of nesting bird season (March to August inclusive) or if removal is required during this period, a nesting bird check should be carried out by a suitably experienced ecologist prior to removal. If any active nests are found an appropriate buffer (at least 5m) will be placed around the nest and works within the buffer shall be postponed until the nest is no longer in use.

4.4.45. **Enhancements.** It is proposed that four bird boxes be installed to provide opportunities for nesting birds above and beyond what is currently available on Site. These must be installed to the northern aspect of the retained trees and should be installed at a minimum height of 3m. See Appendix 6 for bird box specifications.

4.5. Planning Policy Context

4.5.1. The planning policy framework that relates to nature conservation in Billingshurst is issued at two main administrative levels: nationally through the National Planning Policy Framework (NPPF) and at the local level through policies in the Horsham District Council Local Plan. Any proposed development will be judged in relation to the policies contained within these documents.

National Policy

National Planning Policy Framework (December 2024)

4.5.2. Guidance on national policy for biodiversity and geological conservation is provided by the NPPF, published in March 2012, revised on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023, 19 December 2023 and again in December 2024. It is noted that the NPPF continues to refer to further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system provided by Circular 06/05 (DEFRA / ODPM, 2005) accompanying the now-defunct Planning Policy Statement 9 (PPS9).

4.5.3. The key element of the NPPF is that there should be "a presumption in favour of sustainable development" (paragraph 11). It is important to note that this presumption "does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site" (paragraph 195). 'Habitats site' has the same meaning as the term 'European site' as used in the Habitats Regulations 2017.

4.5.4. Hence, the direction of Government policy is clear. That is, the presumption in favour of sustainable development is to apply in circumstances where there is potential for an effect on a European site, if it has been shown that there will be no adverse effect on that designated site as a result of the development in prospect.

4.5.5. A number of policies in the NPPF are comparable to those in PPS9, including reference to minimisation of impacts to biodiversity and provision of net gains to biodiversity where possible (paragraph 187).

4.5.6. The NPPF also considers the strategic approach that Local Authorities should adopt with regard to the protection, maintenance and enhancement of green infrastructure, priority habitats and ecological networks, and the recovery of priority species.

4.5.7. Paragraph 193 of the NPPF comprises a number of principles that Local Authorities should apply, including encouraging opportunities to incorporate biodiversity in and around developments; provision for refusal of planning applications if significant harm cannot be avoided, mitigated or compensated for; applying the protection given to European sites to potential Special Protected Areas (SPA), possible Special Areas of Conservation (SAC), listed or proposed Ramsar sites and sites identified (or required) as compensatory measures for adverse effects on European sites; and the provision for the refusal for developments resulting in the loss or deterioration of 'irreplaceable' habitats – unless there are 'wholly exceptional reasons' (for instance, infrastructure projects where the public benefit would clearly outweigh the loss or deterioration of habitat) and a suitable compensation strategy exists.

4.5.8. National policy therefore implicitly recognises the importance of biodiversity and that with sensitive planning and design, development and conservation of the natural heritage can co-exist, and benefits can, in certain circumstances, be obtained.

Local Policy

Local Plan Part 1: Strategic Policies and Sites

4.5.9. Part 1 was adopted on 20th February 2018 and policies relevant to nature conservation include SD6: Landscape Buffer, Landscape Character, Biodiversity and Green Infrastructure, Policy 25: Strategic Policy: The Natural Environment and Landscape Character and Policy 31: Green Infrastructure and Biodiversity.

Discussion

4.5.10. It is considered that the Development Proposals, following the recommendations in this report, would fully accord with national and local policy and will not lead to any adverse impacts on any sites designated for nature conservation, habitats of ecological interest or protected/notable species.

4.5.11. The Application Site is largely comprised of low value grassland, ruderal vegetation, hard standing and native hedgerow which have low or negligible ecological value. The green spaces retained, enhanced and provided throughout the Application Site will enable species to continue to commute through and around the Application Site and will also further increase the ecological value of the Application Site. The proposed development is within the 10km buffer zone of The Mens SAC/SSSI, being located approximately 5.6km away. The potential presence of protected species is acknowledged and measures to safeguard these put forward, where necessary, whilst those habitats of ecological importance have been identified and measures recommended to ensure their protection. Following the recommendations set out in this document, including proposed mitigation for protected species, it is considered that the development proposals would have a net gain in biodiversity and therefore accord with the NPPF, The Environment Act (2021) and Horsham District Council Planning Framework.

4.5.12. In conclusion, implementation of the measures set out in this report would enable development of the proposed development to accord with both national, and local planning policy for ecology and nature conservation.

5. Summary and Conclusions

5.1.1. Ecology Solutions has been commissioned by Bellway Homes Ltd. to undertake an ecological assessment of the Application Site. The proposed development for the Application Site comprises the creation of a temporary sales area and pedestrian access into the main application site (planning reference: DC/24/0768).

5.1.2. The Application Site was surveyed based on UKHab 2.0 survey methodology, as recommended by Natural England, in July 2025.

5.1.3. There are not considered to be any significant adverse effects on any statutory or non-statutory sites of nature conservation interest arising from the development proposals.

5.1.4. It is required that, prior to any removal of the short section of the hedgerow to the eastern extent of the Application Site to facilitate site access, a hand search for dormice is undertaken to mitigate harm against notable or protected species in accordance with an approved Natural England dormouse mitigation licence.

5.1.5. It is required that the works associated with removal of ruderal/ephemeral habitats shall be undertaken alongside ECOW supervision to mitigate any potential harm to protected and notable species.

5.1.6. It is required that if any large mature trees are to be lost to the development that tree climbing surveys or emergence surveys are carried out prior to the removal of the trees to ensure no roosting bats are present. If roosting bats are found to be present within any trees to be lost a Natural England licence be required prior to removal.

[redacted]

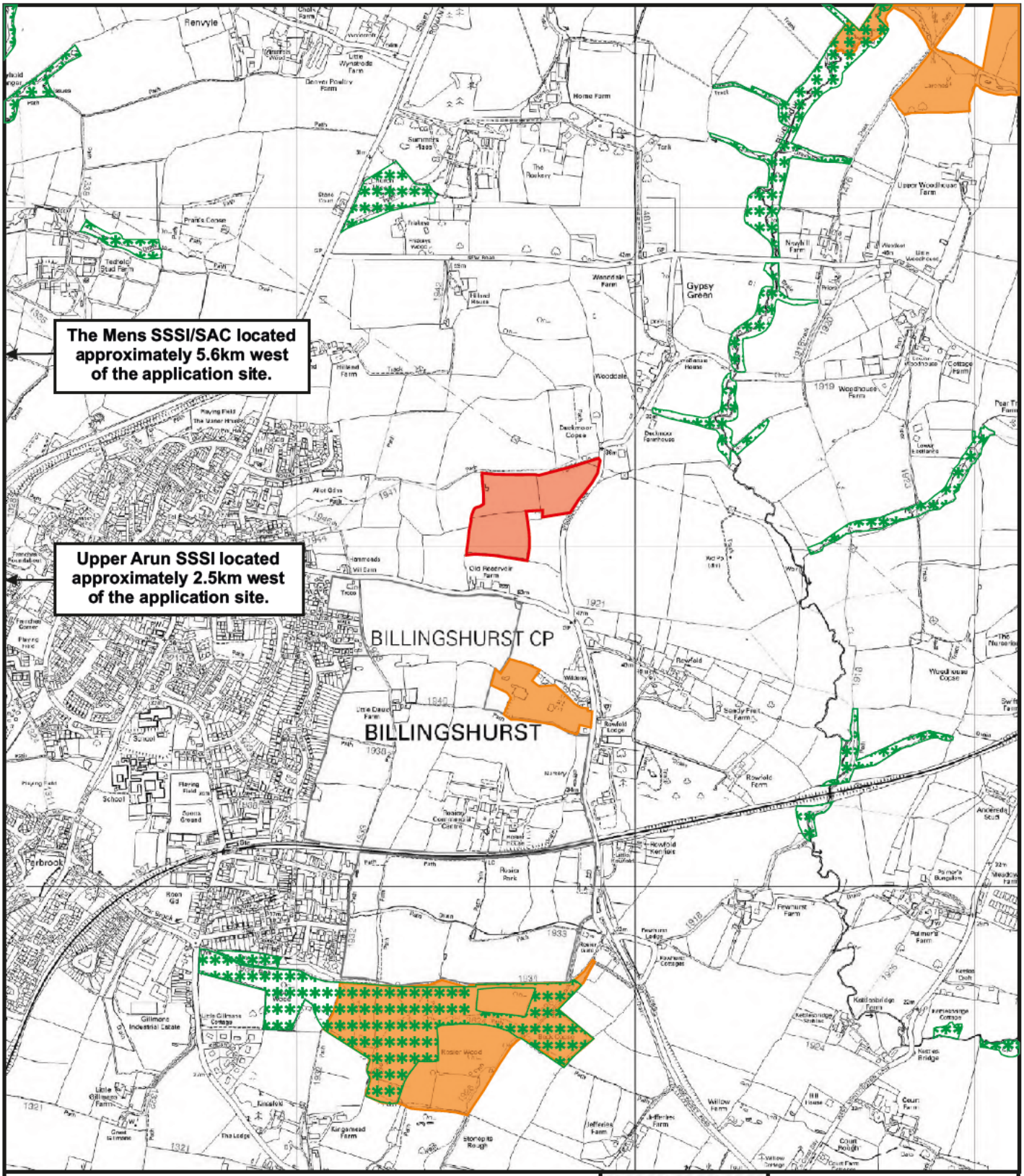
5.1.8. It is required that any hedgerow that is to be lost as part of development proposals is not carried out within bird nesting season (March-August inclusive). If habitat suitable for nesting birds is required to be removed within this timeframe a suitably qualified ecologist shall be required to carry out a nesting bird check prior to its removal.

5.1.9. The enhancement of off-site species-rich grassland and on-site native hedgerow and flowering grassland creation will provide new foraging and nesting opportunities for birds, while the provision of new bird or bat boxes on retained trees within the Application Site, will provide new roosting and nesting opportunities for birds and bats.

PLANS

PLAN ECO1

Application Site Locatio an Ecological Designati ns (M in Applicat on Site)



KEY:

- APPLICATION SITE LOCATION
- ANCIENT SEMI-NATURAL WOODLAND
- LOCAL WILDLIFE SITE (LWS)

N

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8745: DUCKMOOR, EAST OF BILLINGSHURST

PLAN ECO1: SITE LOCATION AND ECOLOGICAL DESIGNATIONS

DEC 2020

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PLAN ECO2

Baseline Habitats

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KEY:

- Site Boundary
- Off-Site Boundary (Main Application Area)
- Native Hedgerow
- Developed land; sealed surface
- Modified Grassland
- Ruderal / ephemeral
- Off-Site Other Neutral Grassland

Off-Site Baseline

N

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12039: Duckmoor, East Billingshurst, Sales Area Application

PLAN ECO2: Baseline Habitats

Rev: A
Dec 2025

PLAN ECO

Protecte Specie
(Mai Applicatio Site)



APPLICATION SITE BOUNDARY

SEMI-IMPROVED GRASSLAND

SCRUB

TREELINES

HEDGEROWS

WATERBODY

TREES WITH BAT POTENTIAL

STATIC DETECTOR LOCATION

N

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PLAN ECO3:
PROTECTED SPECIES

DEC
2020

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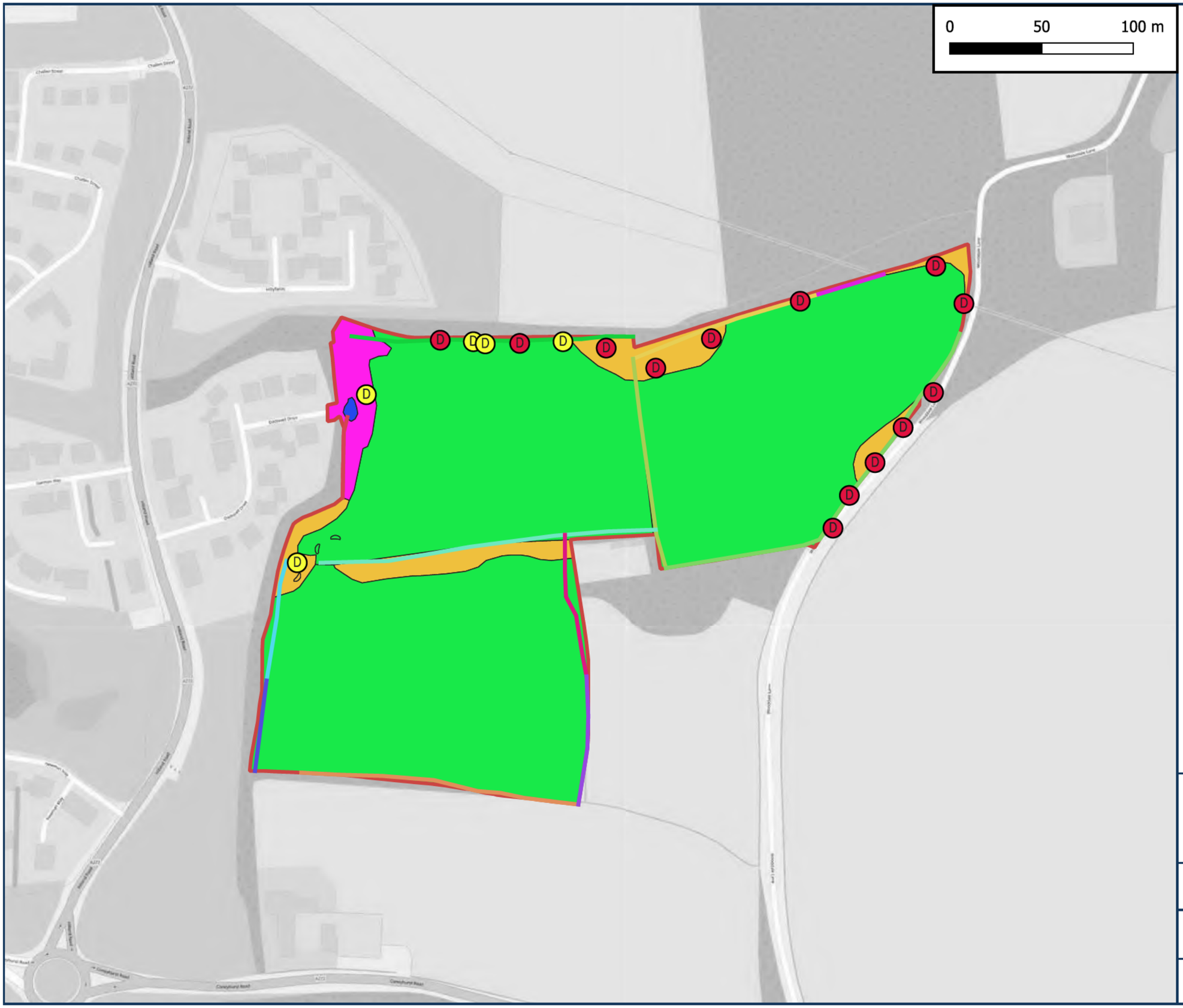
PLAN EC

Dormou e Plan
(Ma n Applicati n Site)



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12309: Duckmoor, Billingshurst

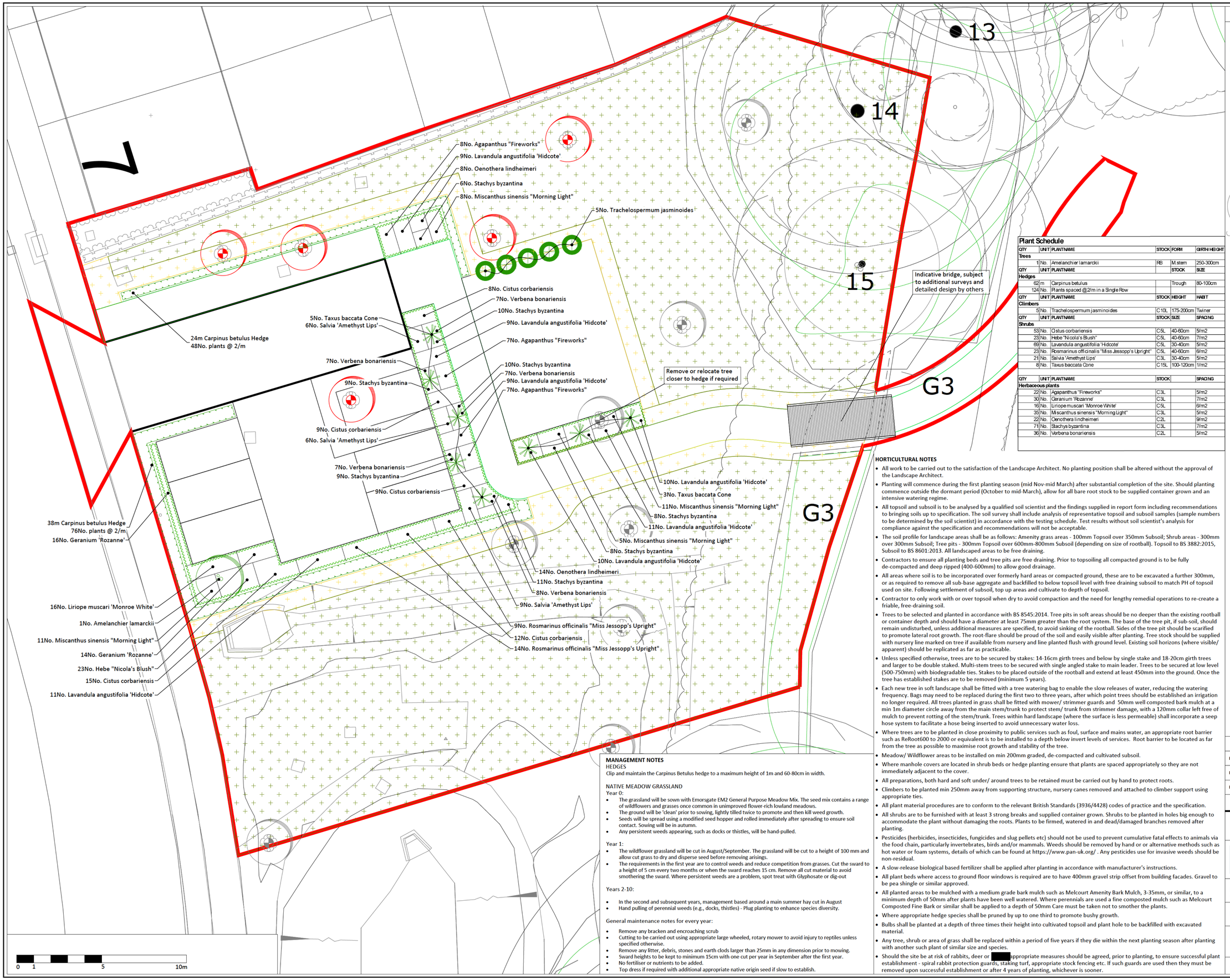
PLAN C6: DORMOUSE NEST LOCATIONS

Rev: A
Nov 25

APPENDICES

APPENDIX 1

Landscape Proposals



APAL FILE REFERENCE
3360-APA-ZZ-XX-PP-L-2007.dwg

Notes

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Do not scale from this drawing.

Based on drawing by Ardent
Drawing number 2303711_B-SK04D

North

LEGEND

- Application boundary
- Existing Vegetation to be retained, refer to arboricultural drawings for RPA's and tree protection
- Existing Hedgerow
- Existing young trees planted as part of Devine Homes development (based on topographical survey)
- Dead young trees planted as part of Devine Homes development
- Multi-stemmed tree
- Specimen shrub
- Climber
- Shrub and herbaceous planting
- Hedge
- General purpose meadow mix; EM2 Emorsgate or equivalent To areas disturbed by the cabin construction
- General purpose mown meadow mix; EM2 Emorsgate or equivalent
- Mown general purpose amenity turf

Plant Schedule

QTY	UNIT	PLANTNAME	STOCK	FORM	GIRTH/HEIGHT
Trees					
1	No.	Amelanchier lamarckii	RB	M.stem	250-300cm
QTY	**UNIT**	**PLANTNAME**		**STOCK**	**SIZE**
Hedges					
62	m	Carpinus betulus		Trough	80-100cm
124	No.	Plants spaced @2/m in a Single Row			
QTY	**UNIT**	**PLANTNAME**	**STOCK**	**HEIGHT**	**HABIT**
Climbers					
5	No.	Trachelospermum jasminoides	C10L	175-200cm	Twiner
QTY	**UNIT**	**PLANTNAME**	**STOCK**	**SIZE**	**SPACING**
Shrubs					
53	No.	Cistus corbariensis	C5L	40-60cm	5/m2
23	No.	Hebe "Nicola's Blush"	C5L	40-60cm	7/m2
69	No.	Lavandula angustifolia 'Hidcote'	C5L	30-40cm	5/m2
23	No.	Rosmarinus officinalis "Miss Jessopp's Upright"	C5L	40-60cm	6/m2
21	No.	Salvia 'Amethyst Lips'	C3L	30-40cm	5/m2
8	No.	Taxus baccata 'Cone	C15L	100-120cm	1/m2
QTY	**UNIT**	**PLANTNAME**	**STOCK**		**SPACING**
Herbaceous plants					
22	No.	Agapanthus "Fireworks"	C3L		5/m2
30	No.	Geranium 'Rozanne'	C3L		7/m2
16	No.	Liriope muscari 'Monroe White'	C5L		6/m2
35	No.	Miscanthus sinensis "Morning Light"	C3L		5/m2
22	No.	Oenothera lindheimeri	C2L		9/m2
71	No.	Stachys byzantina	C3L		7/m2
36	No.	Verbena bonariensis	C2L		5/m2

HORTICULTURAL NOTES

- All work to be carried out to the satisfaction of the Landscape Architect. No planting position shall be altered without the approval of the Landscape Architect.
- Planting will commence during the first planting season (mid Nov-mid March) after substantial completion of the site. Should planting commence outside the dormant period (October to mid-March), allow for all bare root stock to be supplied container grown and an intensive watering regime.
- All topsoil and subsoil is to be analysed by a qualified soil scientist and the findings supplied in report form including recommendations to bringing soils up to specification. The soil survey shall include analysis of representative topsoil and subsoil samples (sample numbers to be determined by the soil scientist) in accordance with the testing schedule. Test results without soil scientist's analysis for compliance against the specification and recommendations will not be acceptable.
- The soil profile for landscape areas shall be as follows: Amenity grass areas - 100mm Topsoil over 350mm Subsoil; Shrub areas - 300mm over 300mm Subsoil; Tree pits - 300mm Topsoil over 600mm-800mm Subsoil (depending on size of rootball). Topsoil to BS 3882:2015, Subsoil to BS 8601:2013. All landscaped areas to be free draining.
- Contractors to ensure all planting beds and tree pits are free draining. Prior to topsoiling all compacted ground is to be fully de-compacted and deep ripped (400-600mm) to allow good drainage.
- All areas where soil is to be incorporated over formerly hard areas or compacted ground, these are to be excavated a further 300mm, or as required to remove all sub-base aggregate and backfilled to below topsoil level with free draining subsoil to match PH of topsoil used on site. Following settlement of subsoil, top up areas and cultivate to depth of topsoil.
- Contractor to only work with or over topsoil when dry to avoid compaction and the need for lengthy remedial operations to re-create a friable, free-draining soil.
- Trees to be selected and planted in accordance with BS 8545:2014. Tree pits in soft areas should be no deeper than the existing rootball or container depth and should have a diameter at least 75mm greater than the root system. The base of the tree pit, if sub-soil, should remain undisturbed, unless additional measures are specified, to avoid sinking of the rootball. Sides of the tree pit should be scarified to promote lateral root growth. The root-flare should be proud of the soil and easily visible after planting. Tree stock should be supplied with nursery line marked on tree if available from nursery and line planted flush with ground level. Existing soil horizons (where visible/ apparent) should be replicated as far as practicable.
- Unless specified otherwise, trees are to be secured by stakes: 14-16cm girth trees and below by single stake and 18-20cm girth trees and larger to be double staked. Multi-stem trees to be secured with single angled stake to main leader. Trees to be secured at low level (500-750mm) with biodegradable ties. Stakes to be placed outside of the rootball and extend at least 450mm into the ground. Once the tree has established stakes are to be removed (minimum 5 years).
- Each new tree in soft landscape shall be fitted with a tree watering bag to enable the slow releases of water, reducing the watering frequency. Bags may need to be replaced during the first two to three years, after which point trees should be established an irrigation no longer required. All trees planted in grass shall be fitted with mower/ strimmer guards and 50mm well composted bark mulch at a min 1m diameter circle away from the main stem/trunk to protect stem/ trunk from strimmer damage, with a 120mm collar left free of mulch to prevent rotting of the stem/trunk. Trees within hard landscape (where the surface is less permeable) shall incorporate a seep hose system to facilitate a hose being inserted to avoid unnecessary water loss.
- Where trees are to be planted in close proximity to public services such as foul, surface and mains water, an appropriate root barrier such as ReRoot600 to 2000 or equivalent is to be installed to a depth below invert levels of services. Root barrier to be located as far from the tree as possible to maximise root growth and stability of the tree.
- Meadow/ Wildflower areas to be installed on min 200mm graded, de-compacted and cultivated subsoil.
- Where manhole covers are located in shrub beds or hedge planting ensure that plants are spaced appropriately so they are not immediately adjacent to the cover.
- All preparations, both hard and soft under/ around trees to be retained must be carried out by hand to protect roots.
- Climbers to be planted min 250mm away from supporting structure, nursery canes removed and attached to climber support using appropriate ties.
- All plant material procedures are to conform to the relevant British Standards (3936/4428) codes of practice and the specification.
- All shrubs are to be furnished with at least 3 strong breaks and supplied container grown. Shrubs to be planted in holes big enough to accommodate the plant without damaging the roots. Plants to be firmed, watered in and dead/damaged branches removed after planting.
- Pesticides (herbicides, insecticides, fungicides and slug pellets etc) should not be used to prevent cumulative fatal effects to animals via the food chain, particularly invertebrates, birds and/or mammals. Weeds should be removed by hand or or alternative methods such as hot water or foam systems, details of which can be found at https://www.pan-uk.org/ . Any pesticides use for invasive weeds should be non-residual.
- A slow-release biological based fertilizer shall be applied after planting in accordance with manufacturer's instructions.
- All plant beds where access to ground floor windows is required are to have 400mm gravel strip offset from building facades. Gravel to be pea shingle or similar approved.
- All planted areas to be mulched with a medium grade bark mulch such as Melcourt Amenity Bark Mulch, 3-35mm, or similar, to a minimum depth of 50mm after plants have been well watered. Where perennials are used a fine composted mulch such as Melcourt Composted Fine Bark or similar shall be applied to a depth of 50mm Care must be taken not to smother the plants.
- Where appropriate hedge species shall be pruned by up to one third to promote bushy growth.
- Bulbs shall be planted at a depth of three times their height into cultivated topsoil and plant hole to be backfilled with excavated material.
- Any tree, shrub or area of grass shall be replaced within a period of five years if they die within the next planting season after planting with another such plant of similar size and species.
- Should the site be at risk of rabbits, deer or [redacted] appropriate measures should be agreed, prior to planting, to ensure successful plant establishment - spiral rabbit protection guards, staking turf, appropriate stock fencing etc. If such guards are used then they must be removed upon successful establishment or after 4 years of planting, whichever is sooner.

MANAGEMENT NOTES

HEDGES

Clip and maintain the Carpinus Betulus hedge to a maximum height of 1m and 60-80cm in width.

NATIVE MEADOW GRASSLAND

Year 0:

- The grassland will be sown with Emorsgate EM2 General Purpose Meadow Mix. The seed mix contains a range of wildflowers and grasses once common in unimproved flower-rich lowland meadows.
- The ground will be 'clean' prior to sowing, lightly tilled twice to promote and then kill weed growth.
- Seeds will be spread using a modified seed hopper and rolled immediately after spreading to ensure soil contact. Sowing will be in autumn.
- Any persistent weeds appearing, such as docks or thistles, will be hand-pulled.

Year 1:

- The wildflower grassland will be cut in August/September. The grassland will be cut to a height of 100 mm and allow cut grass to dry and disperse seed before removing arisings.
- The requirements in the first year are to control weeds and reduce competition from grasses. Cut the sward to a height of 5 cm every two months or when the sward reaches 15 cm. Remove all cut material to avoid smothering the sward. Where persistent weeds are a problem, spot treat with Glyphosate or dig-out

Years 2-10:

- In the second and subsequent years, management based around a main summer hay cut in August
- Hand pulling of perennial weeds (e.g., docks, thistles) - Plug planting to enhance species diversity.

General maintenance notes for every year:

- Remove any bracken and encroaching scrub
- Cutting to be carried out using appropriate large wheeled, rotary mower to avoid injury to reptiles unless specified otherwise.
- Remove any litter, debris, stones and earth clods larger than 25mm in any dimension prior to mowing.
- Sward heights to be kept to minimum 15cm with one cut per year in September after the first year.
- No fertiliser or nutrients to be added.
- Top dress if required with additional appropriate native origin seed if slow to establish.

Note:
Seasonal bedding if required to include blue, purple, and white flowering species:
Spring: Pansy
Summer: Petunia

Rev	Description	Date	Drawn	Checked
P01	First planning issue	11/12/25	CG	TB
P00.03	Existing trees coordinated	04/12/25	TB	TB
P00.02	Draft issue for comments	03/11/25	TB	TB
P00.01	Draft issue for comments	28/11/25	CG	TB

Drawing Status
PLANNING

Allen Pyke
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A registered practice of the Landscape Institute

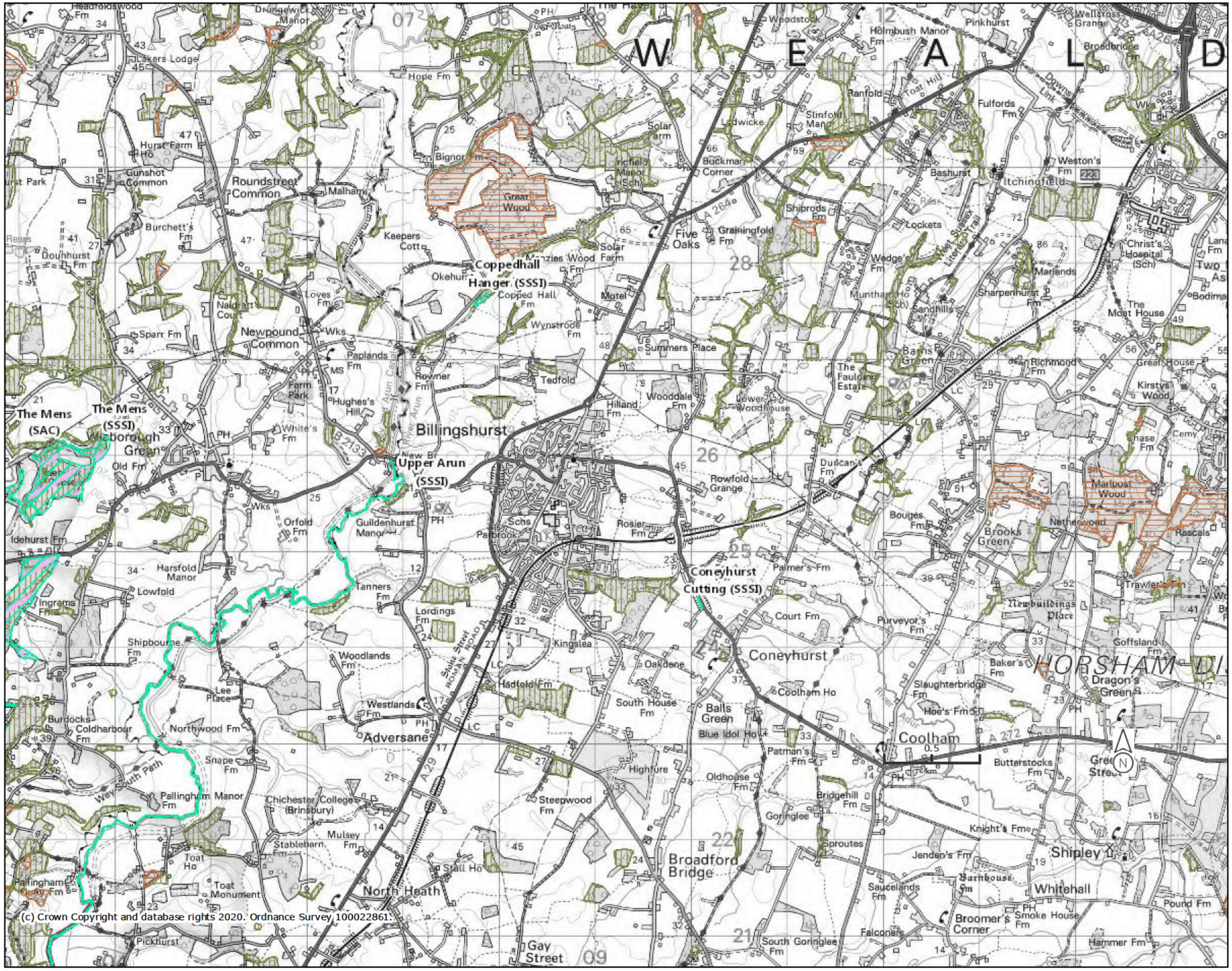
Client: Bellway Homes Limited South London	Scale: 1:100@A1
Project: Duckmoor, Billinghurst	Project No: 3360
Drawing Title: Detailed Planting Plan Sales Area	Date: 28/11/25
	By/Chk: CG/TB
Drawing Number: 3360-APA-ZZ-XX-PP-L-2007	Revision: P01

APPENDIX 2

Informatio Obtaine fro MAGIC

MAGiC

Magic Map



Legend

- Local Nature Reserves (England)
- National Nature Reserves (England)
- Ramsar Sites (England)
- Proposed Ramsar Sites (England)
- Sites of Special Scientific Interest (England)
- Special Areas of Conservation (England)
- Possible Special Areas of Conservation (England)
- Special Protection Areas (England)
- Potential Special Protection Areas (England)

Ancient Woodland (England)

- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland

Projection = OSGB36
xmin = 499200
ymin = 121600
xmax = 519200
ymax = 129800

0 0.75 1.5 km

Map produced by MAGIC on 30 November, 2020.

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APPENDIX 3

Mens SS I Citation

COUNTY: WEST SUSSEX SITE NAME: THE MENS

DISTRICT: CHICHESTER

Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981.

Local Planning Authority: CHICHESTER DISTRICT COUNCIL

National Grid Ref: TQ 025231 Area: 204.4 (ha.) 505.1 (ac.)

Ordnance Survey Sheet 1:50,000: 197 1:10,000: TQ 02 SW, TQ 02 NW

Date Notified (Under 1949 Act): 1963 Date of Last Revision: 1980

Date Notified (Under 1981 Act): 1986 Date of Last Revision: –

Other Information:
This is a Nature Conservation Review Site*. A large part of the site is a reserve of the Sussex Trust for Nature Conservation. The site lies within the South Downs Area of Outstanding Natural Beauty and was formerly known as The Mens, The Cut and Bedham Escarpment.

Description and Reasons for Notification:
The Mens remains as one of the most extensive examples of Wealden Woodland in West Sussex. It is important for its size, structural diversity and the extremely rich fungal and lichen floras which occur here. The wood supports a diverse community of breeding birds, and is the locality of a nationally endangered species of fly.

Much of the woodland lies on Weald Clay although in some places Paludina limestone outcrops at the surface. The woodland is predominantly high forest of sessile and pedunculate oak (*Quercus petraea* and *Q. robur* respectively), beech *Fagus sylvatica* holly *Ilex aquifolium* and locally, ash *Fraxinus excelsior*, birches *Betula* spp. and wild service-tree *Sorbus torminalis*. Beech dominates the lighter soils over an understorey of holly and yew *Taxus baccata*. On the heavier clay soils oak-ash woodland occurs over a mixed shrub layer which includes hazel *Corylus avellana*, hawthorn *Crataegus monogyna*, crab apple *Malus sylvestris* and blackthorn *Prunus spinosa*. In more open areas the dense ground flora is dominated by honeysuckle *Lonicera periclymenum*, bramble *Rubus fruticosus*, wood melick *Melica uniflora* and bluebell *Hyacinthoides non-scripta* with occasional butcher's broom *Ruscus aculeatus* and hairy woodrush *Luzula pilosa*. In the extreme north of the site the wood has been intensively managed on a coppice, or coppice-with-standards system. Here the shrub layer and ground flora are more diverse and include dog's mercury *Mercurialis perennis*, sanicle *Sanicula europaea* and a number of orchids. Several uncommon tree species occur here, notably small-leaved lime *Tilia cordata* and the wild service tree, both of which are indicators of ancient woodland sites.

The Mens has one of the richest lichen floras in the south-east, including several species closely associated with ancient woodlands. The site also supports a rich bryophyte flora (mosses and liverworts), with a number of locally rare species such as the moss *Brachydontium trichodes*. In addition The Mens is one of the richest woods in the country for fungi with three species of *Russula* for which this is the only known site. Two other species have been recorded from only two other sites in Britain.

The Mens has an important insect fauna. Many rare beetles (Coleoptera) are found here together with one species of fly *Chelostoma curvinervis* which is endangered with extinction. Woodland butterflies and moths (Lepidoptera) are also well represented here and include such notable species as the purple emperor *Apatura iris* and the orange footman moth *Eilema sororcula*. There is a diverse woodland breeding bird population; nightingale,

woodcock, wood warbler and all three British woodpeckers are amongst the birds which breed here.

*‘A Nature Conservation Review’, D A Ratcliffe (1977) Cambridge.

APPENDIX 4

Mens S C Citatio , Conservati n Objectiv s and Na ura 2000

EC Directive 92/43 on the Conservation of Natural Habitats and of Wild Fauna and Flora

Citation for Special Area of Conservation (SAC)

Name: The Mens

Unitary Authority/County: West Sussex

SAC status: Designated on 1 April 2005

Grid reference: TQ023234

SAC EU code: UK0012716

Area (ha): 203.28

Component SSSI: The Mens SSSI

Site description:
The Mens is an extensive area of mature beech *Fagus sylvatica* woodland rich in lichens, bryophytes, fungi and saproxylic (dead wood) invertebrates. It is developing a near-natural high forest structure, in response to only limited silvicultural intervention over the 20th century, combined with the effects of natural events such as the 1987 great storm. The site also supports an important population of barbastelle bat *Barbastella barbastellus.*

Qualifying habitats: The site is designated under **article 4(4)** of the Directive (92/43/EEC) as it hosts the following habitats listed in Annex I:

- Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrublayer (*Quercion robori-petraeae* or *Ilici-Fagenion*). (Beech forests on acid soils)

Qualifying species: The site is designated under **article 4(4)** of the Directive (92/43/EEC) as it hosts the following species listed in Annex II:

- Barbastelle bat *Barbastella barbastellus*

This citation relates to a site entered in the Register of European Sites for Great Britain.
Register reference number: UK0012716
Date of registration: 14 June 2005
Signed: Trevor Salmon
On behalf of the Secretary of State for Environment, Food and Rural Affairs

European Site Conservation Objectives for The Mens Special Area of Conservation Site Code: UK0012716

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- **The extent and distribution of qualifying natural habitats and habitats of qualifying species**
- **The structure and function (including typical species) of qualifying natural habitats**
- **The structure and function of the habitats of qualifying species**
- **The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely**
- **The populations of qualifying species, and,**
- **The distribution of qualifying species within the site.**

This document should be read in conjunction with the accompanying *Supplementary Advice* document, which provides more detailed advice and information to enable the application and achievement of the Objectives set out above.

Qualifying Features:

H9120. Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrublayer (*Quercion robori-petraeae or Ilici-Fagenion*); Beech forests on acid soils

S1308*. Barbastella barbastellus*; Barbastelle bat

Explanatory Notes: European Site Conservation Objectives

These Conservation Objectives are those referred to in the Conservation of Habitats and Species Regulations 2017 as amended from time to time (the “Habitats Regulations”). They must be considered when a competent authority is required to make a ‘Habitats Regulations Assessment’, including an Appropriate Assessment, under the relevant parts of this legislation.

These Conservation Objectives and the accompanying Supplementary Advice (where available) will also provide a framework to inform the measures needed to conserve or restore the European Site and the prevention of deterioration or significant disturbance of its qualifying features.

These Conservation Objectives are set for each habitat or species of a Special Area of Conservation (SAC). Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving Favourable Conservation Status for that species or habitat type at a UK level. The term ‘favourable conservation status’ is defined in regulation 3 of the Habitats Regulations.

Publication date: 27 November 2018 (version 3). This document updates and replaces an earlier version dated 30 June 2014 to reflect the consolidation of the Habitats Regulations in 2017.

NATURA 2000 – STANDARD DATA FORM

Special Areas of Conservation under the EC Habitats Directive (includes candidate SACs, Sites of Community Importance and designated SACs).

Each Natura 2000 site in the United Kingdom has its own Standard Data Form containing site-specific information. The data form for this site has been generated from the Natura 2000 Database submitted to the European Commission on the following date:

22/12/2015

The information provided here, follows the officially agreed site information format for Natura 2000 sites, as set out in the Official Journal of the European Union recording the Commission Implementing Decision of 11 July 2011 (2011/484/EU).

The Standard Data Forms are generated automatically for all of the UK's Natura 2000 sites using the European Environment Agency's Natura 2000 software. The structure and format of these forms is exactly as produced by the EEA's Natura 2000 software (except for the addition of this coversheet and the end notes). The content matches exactly the data submitted to the European Commission.

Please note that these forms contain a number of codes, all of which are explained either within the data forms themselves or in the end notes.

Further technical documentation may be found here
http://bd.eionet.europa.eu/activities/Natura_2000/reference_portal

As part of the December 2015 submission, several sections of the UK's previously published Standard Data Forms have been updated. For details of the approach taken by the UK in this submission please refer to the following document:
http://jncc.defra.gov.uk/pdf/Natura2000_StandardDataForm_UKApproach_Dec2015.pdf

More general information on Special Areas of Conservation (SACs) in the United Kingdom is available from the SAC home page on the JNCC website. This webpage also provides links to Standard Data Forms for all SACs in the UK.

Date form generated by the Joint Nature Conservation Committee
25 January 2016.

NATURA 2000 - STANDARD DATA FORM

For Special Protection Areas (SPA),
Proposed Sites for Community Importance (pSCI),
Sites of Community Importance (SCI) and
for Special Areas of Conservation (SAC)

SITE **UK0012716**

SITENAME **The Mens**

TABLE OF CONTENTS

- 1. SITE IDENTIFICATION
- 2. SITE LOCATION
- 3. ECOLOGICAL INFORMATION
- 4. SITE DESCRIPTION
- 5. SITE PROTECTION STATUS AND RELATION WITH CORINE BIOTOPES
- 6. SITE MANAGEMENT

1. SITE IDENTIFICATION

Back to top

1.1 Type	1.2 Site code
B	UK0012716

1.3 Site name

The Mens

1.4 First Compilation date	1.5 Update date
1995-06	2015-12

1.6 Respondent:

Name/Organisation: Joint Nature Conservation Committee

Address: Joint Nature Conservation Committee Monkstone House City Road Peterborough PE1 1JY

Email:

Date site proposed as SCI:	1995-06
Date site confirmed as SCI:	2004-12
Date site designated as SAC:	2005-04
National legal reference of SAC designation:	Regulations 11 and 13-15 of the Conservation of Habitats and Species Regulations 2010 (http://www.legislation.gov.uk/uksi/2010/490/contents/made).

2. SITE LOCATION

Back to top

2.1 Site-centre location [decimal degrees]:

Longitude	Latitude
-0.540833333	51.00111111

2.2 Area [ha]:

204.69

2.3 Marine area [%]

0.0

2.4 Sitelength [km]:

0.0

2.5 Administrative region code and name

NUTS level 2 code	Region Name
UKJ2	Surrey, East and West Sussex

2.6 Biogeographical Region(s)

Atlantic (100.0 %)

3. ECOLOGICAL INFORMATION

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3.1 Habitat types present on the site and assessment for them

Annex I Habitat types						Site assessment			
Code	PF	NP	Cover [ha]	Cave [number]	Data quality	A|B|C|D	A|B|C		
						Representativity	Relative Surface	Conservation	Global
9120			143.28		M	A	C	A	A

- **PF:** for the habitat types that can have a non-priority as well as a priority form (6210, 7130, 9430) enter "X" in the column PF to indicate the priority form.
- **NP:** in case that a habitat type no longer exists in the site enter: x (optional)
- **Cover:** decimal values can be entered
- **Caves:** for habitat types 8310, 8330 (caves) enter the number of caves if estimated surface is not available.
- **Data quality:** G = 'Good' (e.g. based on surveys); M = 'Moderate' (e.g. based on partial data with some extrapolation); P = 'Poor' (e.g. rough estimation)

3.2 Species referred to in Article 4 of Directive 2009/147/EC and listed in Annex II of Directive 92/43/EEC and site evaluation for them

Species					Population in the site					Site assessment			
G	Code	Scientific Name	S	NP	T	Size	Unit	Cat.	D.qual.	A|B|C|D	A|B|C		

						Min	Max				Pop.	Con.	Iso.	Glo.
M	1308	Barbastella barbastellus			p	50	50	i		G	C	B	C	C

- **Group:** A = Amphibians, B = Birds, F = Fish, I = Invertebrates, M = Mammals, P = Plants, R = Reptiles
- **S:** in case that the data on species are sensitive and therefore have to be blocked for any public access enter: yes
- **NP:** in case that a species is no longer present in the site enter: x (optional)
- **Type:** p = permanent, r = reproducing, c = concentration, w = wintering (for plant and non-migratory species use permanent)
- **Unit:** i = individuals, p = pairs or other units according to the Standard list of population units and codes in accordance with Article 12 and 17 reporting (see reference portal)
- **Abundance categories (Cat.):** C = common, R = rare, V = very rare, P = present - to fill if data are deficient (DD) or in addition to population size information
- **Data quality:** G = 'Good' (e.g. based on surveys); M = 'Moderate' (e.g. based on partial data with some extrapolation); P = 'Poor' (e.g. rough estimation); VP = 'Very poor' (use this category only, if not even a rough estimation of the population size can be made, in this case the fields for population size can remain empty, but the field "Abundance categories" has to be filled in)

4. SITE DESCRIPTION

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4.1 General site character

Habitat class	% Cover
N16	100.0
Total Habitat Cover	100

Other Site Characteristics

1 Terrestrial: Soil & Geology: acidic,nutrient-poor,clay,basic 2 Terrestrial: Geomorphology and landscape: lowland

4.2 Quality and importance

Atlantic acidophilous beech forests with Ilex and sometimes also Taxus in the shrublayer (Quercion robori-petraeae or Ilici-Fagenion) for which this is considered to be one of the best areas in the United Kingdom. Barbastella barbastellus for which the area is considered to support a significant presence.

4.3 Threats, pressures and activities with impacts on the site

The most important impacts and activities with high effect on the site

Negative Impacts			
Rank	Threats and pressures [code]	Pollution (optional) [code]	inside/outside [i|o|b]
H	B02		I
H	A02		I
H	M02		B
H	J03		B

Positive Impacts			
Rank	Activities, management [code]	Pollution (optional) [code]	inside/outside [i|o|b]

Rank: H = high, M = medium, L = low
Pollution: N = Nitrogen input, P = Phosphor/Phosphate input, A = Acid input/acidification,
T = toxic inorganic chemicals, O = toxic organic chemicals, X = Mixed pollutions
i = inside, o = outside, b = both

4.5 Documentation

Conservation Objectives - the Natural England links below provide access to the Conservation Objectives (and other site-related information) for its terrestrial and inshore Natura 2000 sites, including conservation advice packages and supporting documents for European Marine Sites within English waters and for cross-border sites. See also the 'UK Approach' document for more information (link via the JNCC website).

Link(s): http://publications.naturalengland.org.uk/category/3212324
http://jncc.defra.gov.uk/pdf/Natura2000_StandardDataForm_UKApproach_Dec2015.pdf

http://publications.naturalengland.org.uk/category/6490068894089216

5. SITE PROTECTION STATUS (optional)

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5.1 Designation types at national and regional level:

Code	Cover [%]	Code	Cover [%]	Code	Cover [%]
UK04	100.0				

6. SITE MANAGEMENT

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6.1 Body(ies) responsible for the site management:

Organisation:	Natural England
Address:	
Email:	

6.2 Management Plan(s):

An actual management plan does exist:

- [ ] Yes
- [ ] No, but in preparation
- [X] No

6.3 Conservation measures (optional)

For available information, including on Conservation Objectives, see Section 4.5.

EXPLANATION OF CODES USED IN THE NATURA 2000 STANDARD DATA FORMS

The codes in the table below are also explained in the official European Union guidelines for the Standard Data Form. The relevant page is shown in the table below.

1.1 Site type

CODE	DESCRIPTION	PAGE NO
A	Designated Special Protection Area	53
B	SAC (includes candidates Special Areas of Conservation, Sites of Community Importance and designated SAC)	53
C	SAC area the same as SPA. Note in the UK Natura 2000 submission this is only used for Gibraltar	53

3.1 Habitat representativity

CODE	DESCRIPTION	PAGE NO
A	Excellent	57
B	Good	57
C	Significant	57
D	Non-significant presence	57

3.1 Habitat code

CODE	DESCRIPTION	PAGE NO
1110	Sandbanks which are slightly covered by sea water all the time	57
1130	Estuaries	57
1140	Mudflats and sandflats not covered by seawater at low tide	57
1150	Coastal lagoons	57
1160	Large shallow inlets and bays	57
1170	Reefs	57
1180	Submarine structures made by leaking gases	57
1210	Annual vegetation of drift lines	57
1220	Perennial vegetation of stony banks	57
1230	Vegetated sea cliffs of the Atlantic and Baltic Coasts	57
1310	Salicornia and other annuals colonizing mud and sand	57
1320	Spartina swards (Spartinion maritimae)	57
1330	Atlantic salt meadows (Glauco-Puccinellietalia maritimae)	57
1340	Inland salt meadows	57
1420	Mediterranean and thermo-Atlantic halophilous scrubs (Sarcocornetea fruticosi)	57
2110	Embryonic shifting dunes	57
2120	Shifting dunes along the shoreline with Ammophila arenaria ("white dunes")	57
2130	Fixed coastal dunes with herbaceous vegetation ("grey dunes")	57
2140	Decalcified fixed dunes with Empetrum nigrum	57
2150	Atlantic decalcified fixed dunes (Calluno-Ulicetea)	57
2160	Dunes with Hippopha□ rhamnoides	57
2170	Dunes with Salix repens ssp. argentea (Salicion arenariae)	57
2190	Humid dune slacks	57
21A0	Machairs (* in Ireland)	57
2250	Coastal dunes with Juniperus spp.	57
2330	Inland dunes with open Corynephorus and Agrostis grasslands	57
3110	Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae)	57
3130	Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoëto-Nanojuncetea	57
3140	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp.	57
3150	Natural eutrophic lakes with Magnopotamion or Hydrocharition - type vegetation	57

CODE	DESCRIPTION	PAGE NO
3160	Natural dystrophic lakes and ponds	57
3170	Mediterranean temporary ponds	57
3180	Turloughs	57
3260	Water courses of plain to montane levels with the Ranunculion fluitantis and Callitricho-Batrachion vegetation	57
4010	Northern Atlantic wet heaths with Erica tetralix	57
4020	Temperate Atlantic wet heaths with Erica ciliaris and Erica tetralix	57
4030	European dry heaths	57
4040	Dry Atlantic coastal heaths with Erica vagans	57
4060	Alpine and Boreal heaths	57
4080	Sub-Arctic Salix spp. scrub	57
5110	Stable xerothermophilous formations with Buxus sempervirens on rock slopes (Berberidion p.p.)	57
5130	Juniperus communis formations on heaths or calcareous grasslands	57
6130	Calaminarian grasslands of the Violetalia calaminariae	57
6150	Siliceous alpine and boreal grasslands	57
6170	Alpine and subalpine calcareous grasslands	57
6210	Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites)	57
6230	Species-rich Nardus grasslands, on silicious substrates in mountain areas (and submountain areas in Continental Europe)	57
6410	Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae)	57
6430	Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels	57
6510	Lowland hay meadows (Alopecurus pratensis, Sanguisorba officinalis)	57
6520	Mountain hay meadows	57
7110	Active raised bogs	57
7120	Degraded raised bogs still capable of natural regeneration	57
7130	Blanket bogs (* if active bog)	57
7140	Transition mires and quaking bogs	57
7150	Depressions on peat substrates of the Rhynchosporion	57
7210	Calcareous fens with Cladium mariscus and species of the Caricion davallianae	57
7220	Petrifying springs with tufa formation (Cratoneurion)	57
7230	Alkaline fens	57
7240	Alpine pioneer formations of the Caricion bicoloris-atrofuscae	57
8110	Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani)	57
8120	Calcareous and calcshist screes of the montane to alpine levels (Thlaspietea rotundifolii)	57
8210	Calcareous rocky slopes with chasmophytic vegetation	57
8220	Siliceous rocky slopes with chasmophytic vegetation	57
8240	Limestone pavements	57
8310	Caves not open to the public	57
8330	Submerged or partially submerged sea caves	57
9120	Atlantic acidophilous beech forests with Ilex and sometimes also Taxus in the shrublayer (Quercion robori-petraeae or Ilici-Fagenion)	57
9130	Asperulo-Fagetum beech forests	57
9160	Sub-Atlantic and medio-European oak or oak-hornbeam forests of the Carpinion betuli	57
9180	Tilio-Acerion forests of slopes, screes and ravines	57
9190	Old acidophilous oak woods with Quercus robur on sandy plains	57
91A0	Old sessile oak woods with Ilex and Blechnum in the British Isles	57
91C0	Caledonian forest	57
91D0	Bog woodland	57
91E0	Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae)	57
91J0	Taxus baccata woods of the British Isles	57

3.1 Relative surface

CODE	DESCRIPTION	PAGE NO
A	15%-100%	58
B	2%-15%	58
C	< 2%	58

3.1 Conservation status habitat

CODE	DESCRIPTION	PAGE NO
A	Excellent conservation	59
B	Good conservation	59
C	Average or reduced conservation	59

3.1 Global grade habitat

CODE	DESCRIPTION	PAGE NO
A	Excellent value	59
B	Good value	59
C	Significant value	59

3.2 Population (abbreviated to 'Pop.' in data form)

CODE	DESCRIPTION	PAGE NO
A	15%-100%	62
B	2%-15%	62
C	< 2%	62
D	Non-significant population	62

3.2 Conservation status species (abbreviated to 'Con.' in data form)

CODE	DESCRIPTION	PAGE NO
A	Excellent conservation	63
B	Good conservation	63
C	Average or reduced conservation	63

3.2 Isolation (abbreviated to 'Iso.' in data form)

CODE	DESCRIPTION	PAGE NO
A	Population (almost) Isolated	63
B	Population not-isolated, but on margins of area of distribution	63
C	Population not-isolated within extended distribution range	63

3.2 Global Grade (abbreviated to 'Glo.' Or 'G.' in data form)

CODE	DESCRIPTION	PAGE NO
A	Excellent value	63
B	Good value	63
C	Significant value	63

3.3 Assemblages types

CODE	DESCRIPTION	PAGE NO
WATR	Non breeding waterfowl assemblage	UK specific code
SBA	Breeding seabird assemblage	UK specific code
BBA	Breeding bird assemblage (applies only to sites classified pre 2000)	UK specific code

4.1 Habitat class code

CODE	DESCRIPTION	PAGE NO
N01	Marine areas, Sea inlets	65
N02	Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins)	65
N03	Salt marshes, Salt pastures, Salt steppes	65
N04	Coastal sand dunes, Sand beaches, Machair	65
N05	Shingle, Sea cliffs, Islets	65
N06	Inland water bodies (Standing water, Running water)	65
N07	Bogs, Marshes, Water fringed vegetation, Fens	65
N08	Heath, Scrub, Maquis and Garrigue, Phygrana	65
N09	Dry grassland, Steppes	65
N10	Humid grassland, Mesophile grassland	65
N11	Alpine and sub-Alpine grassland	65
N14	Improved grassland	65
N15	Other arable land	65
N16	Broad-leaved deciduous woodland	65
N17	Coniferous woodland	65
N19	Mixed woodland	65
N21	Non-forest areas cultivated with woody plants (including Orchards, groves, Vineyards, Dehesas)	65
N22	Inland rocks, Screes, Sands, Permanent Snow and ice	65
N23	Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	65
N25	Grassland and scrub habitats (general)	65
N26	Woodland habitats (general)	65

4.3 Threats code

CODE	DESCRIPTION	PAGE NO
A01	Cultivation	65
A02	Modification of cultivation practices	65
A03	Mowing / cutting of grassland	65
A04	Grazing	65
A05	Livestock farming and animal breeding (without grazing)	65
A06	Annual and perennial non-timber crops	65
A07	Use of biocides, hormones and chemicals	65
A08	Fertilisation	65
A10	Restructuring agricultural land holding	65
A11	Agriculture activities not referred to above	65
B01	Forest planting on open ground	65
B02	Forest and Plantation management & use	65
B03	Forest exploitation without replanting or natural regrowth	65
B04	Use of biocides, hormones and chemicals (forestry)	65
B06	Grazing in forests/ woodland	65
B07	Forestry activities not referred to above	65
C01	Mining and quarrying	65
C02	Exploration and extraction of oil or gas	65
C03	Renewable abiotic energy use	65
D01	Roads, paths and railroads	65
D02	Utility and service lines	65
D03	Shipping lanes, ports, marine constructions	65
D04	Airports, flightpaths	65
D05	Improved access to site	65
E01	Urbanised areas, human habitation	65
E02	Industrial or commercial areas	65

CODE	DESCRIPTION	PAGE NO
E03	Discharges	65
E04	Structures, buildings in the landscape	65
E06	Other urbanisation, industrial and similar activities	65
F01	Marine and Freshwater Aquaculture	65
F02	Fishing and harvesting aquatic ressources	65
F03	Hunting and collection of wild animals (terrestrial), including damage caused by game (excessive density), and taking/removal of terrestrial animals (including collection of insects, reptiles, amphibians, birds of prey, etc., trapping, poisoning, poaching, predator control, accidental capture (e.g. due to fishing gear), etc.)	65
F04	Taking / Removal of terrestrial plants, general	65
F05	Illegal taking/ removal of marine fauna	65
F06	Hunting, fishing or collecting activities not referred to above	65
G01	Outdoor sports and leisure activities, recreational activities	65
G02	Sport and leisure structures	65
G03	Interpretative centres	65
G04	Military use and civil unrest	65
G05	Other human intrusions and disturbances	65
H01	Pollution to surface waters (limnic & terrestrial, marine & brackish)	65
H02	Pollution to groundwater (point sources and diffuse sources)	65
H03	Marine water pollution	65
H04	Air pollution, air-borne pollutants	65
H05	Soil pollution and solid waste (excluding discharges)	65
H06	Excess energy	65
H07	Other forms of pollution	65
I01	Invasive non-native species	65
I02	Problematic native species	65
I03	Introduced genetic material, GMO	65
J01	Fire and fire suppression	65
J02	Human induced changes in hydraulic conditions	65
J03	Other ecosystem modifications	65
K01	Abiotic (slow) natural processes	65
K02	Biocenotic evolution, succession	65
K03	Interspecific faunal relations	65
K04	Interspecific floral relations	65
K05	Reduced fecundity/ genetic depression	65
L05	Collapse of terrain, landslide	65
L07	Storm, cyclone	65
L08	Inundation (natural processes)	65
L10	Other natural catastrophes	65
M01	Changes in abiotic conditions	65
M02	Changes in biotic conditions	65
U	Unknown threat or pressure	65
XO	Threats and pressures from outside the Member State	65

5.1 Designation type codes

CODE	DESCRIPTION	PAGE NO
UK00	No Protection Status	67
UK01	National Nature Reserve	67
UK02	Marine Nature Reserve	67
UK04	Site of Special Scientific Interest (UK)	67

APPENDIX 5

Example o Suitabl Ba Boxes

Bat Boxes

Schwegler bat boxes are made from 'Woodcrete'. This is 75% wood sawdust, clay and concrete mixture, and is breathable and very durable, making these bat boxes rot and predator proof, and extremely long lasting. They can be expected to last 25 years or more without maintenance. Boxes can be hung from a branch near the tree trunk or fixed using 'tree-friendly' aluminium nails.



1FF Flat Bat Box

The rectangular shape makes the 1FF suitable for attaching to the sides of buildings or in sites such as bridges, through it may also be used on trees. It has a narrow crevice-like internal space to attract Pipistrelle and Noctule bats. This box is maintenance-free (i.e., it does not have to be cleaned).

External Dimensions:
Height: 43 cm, Width: 27 cm, Depth: 14 cm
Weight: ~9 kg

2FN Bat Box

A large bat box featuring a wide access at the base as well as an access hole on the underside. Particularly successful in attracting Noctule and Bechstein's bats. This box can be installed on tree-trunks or buildings, and is easily cleaned using the removable front panel.

External Dimensions:
Height: 36 cm, Diameter: 16 cm





2F Bat Box

A standard bat box, attractive to smaller British bat species. Simple design with a narrow entrance slit on the front. The front panel is removable for inspection and cleaning purposes. Can be installed on tree-trunks or buildings.

External Dimensions:
Height: 33 cm, Width: 16 cm, Depth: 16 cm
Weight: ~ 3.8 kg

Images and text adapted from manufacturer's website: *http://www.schwegler-natur.de*

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Bat Boxes

Schwegler bat boxes are made from ‘woodcrete’ and have the highest rates of occupation of all types of box. The 75% wood sawdust, clay and concrete mixture is ideal, being durable whilst allowing natural respiration and temperature stability. These boxes are rot and predator proof and extremely long lasting. Boxes can be hung from existing external walls at a height of 5-6 metres.



Vincent Pro Bat Box

The Vincent Pro Bat box is designed specifically to be used by a variety of species, containing three vertical chambers and a roughened ladder below these. Known to support at least seven species including Brown Long-eared bat.

FSC timber with a recycled plastic top
Width: 18cm
Height: 72cm
Depth: 23.5cm
Weight: 4.1kg

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Images and text adapted from suppliers website:https://www.wildcare.co.uk

APPENDIX 6

Example o Suitabl Bir Boxes

Bird Boxes

Schwegler bird boxes have the highest rates of occupation of all types of boxes. They are designed to mimic natural nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting. Boxes are made from 'Woodcrete'. This is 75% wood sawdust, clay and concrete mixture, and is breathable and very durable, making these bird boxes extremely long lasting. They can be expected to last 25 years or more without maintenance.



1B Bird Box

This is the most popular box for garden birds and appeals to a wide range of species. The box can be hung from a branch or nailed to the trunk of a tree with a 'tree friendly' aluminium nail.

Available in four colours, and three entrance hole sizes: 26 mm for small tits, 32 mm standard size and oval (29 x 55 mm) for redstarts. Weight: ~3.6 kg

2H Bird Box

This box is attractive to robins, pied wagtails, spotted flycatcher, wrens, and black redstarts.
Best sited on the walls of buildings with the entrance on one side (at an angle of 90° to the wall).

External Dimensions:
Height: 200 mm, Width: 150 mm, Depth: 200 mm, Weight: 2.5 kg





2M Bird Box

A free-hanging box offering greater protection from predators. Supplied complete with hanger which loops and fastens around a branch.

Available in four colours, and three entrance hole sizes: 26 mm for small tits, 32 mm standard size and oval (29 x 55 mm) for redstarts.

Images and text adapted from manufacturer's website: *http://www.schwegler-natur.de*

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Bird Boxes

Schwegler bird boxes have the highest rates of occupation of all types of boxes. They are designed to mimic natural nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting. Boxes are made from 'Woodcrete'. This is 75% wood sawdust, clay and concrete mixture, and is breathable and very durable, making these bird boxes extremely long lasting. They can be expected to last 25 years or more without maintenance.

2GR Nest Box



Because of the special design of the large nesting area and front panel, this box is especially well protected against predators.

Available as shown with three 27 mm holes for small tits or with a single oval entrance hole. Nesting area: 140 mm x 190 mm

External Dimensions:
Height: 310 mm, Width: 200 mm, Depth: 270 mm, Weight: 6.7 kg

1ZA Roundhouse Wren Box

This nest box provides an enclosed space preferred by wrens. This nest box provides excellent protection from predators. This box also provides a sheltered place for wrens in the winter.



Available as shown with a 30 x 27 mm entrance hole. Supplied with hanging cable.

External Dimensions:
Diameter of sphere: ~185 mm, cable length: ~200 mm

1N Deep Nest Box



A deeper than standard nest box which is ideal for robins, spotted flycatchers, pied wagtails, tits and sparrows. Its depth offers protection from cats, magpies, jays, and martens. Can be placed on trees, buildings, and walls.

Available as shown with two 30 x 50 mm entrance holes. Weight: ~ 6kg

Images and text adapted from manufacturer's website: *http://www.schwegler-natur.de*

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APPENDIX

Si e Photographs



Photo 1: Hedgerow to the eastern site boundary in the background



Photo 2: Ruderal habitat that forms the majority of the site, with adjacent residential development in the background



Photo 3: Section of eastern Hedgerow due to be removed

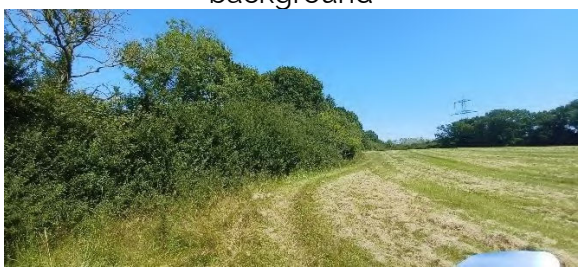

Photo 4: Grassland found within the main application site in which the pedestrian access link shall lead to

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