LIZARD
Landscape Design and Ecology

ECOLOGICAL DESIGN STRATEGY

Crescent Place, Storrington

On behalf of: Downsview Associates Ltd.

Client:	Downsview Associates Ltd.			
Project:	Crescent Place, Storrington			
Reference:	LLD2853-ECO-REP-002-00-EDS			
Revision:	**Date:**	**Author**	**Proof**	**Approved**
00	18/11/2026	Molly Dadswell BSc (Hons), MSc	James Tann BSc (Hons)	Sam Hall ACIEEM

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Validity:

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.

LIZARD
Landscape Design and Ecology
Top Floor - Caravelle House, 17-19 Goring Road, Worthing, BN12 4AP
01903 216033 office@lizardlandscape.co.uk lizardlandscapeecology.com

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FIGURES

Figure No. 01 – Ecological Enhancement Plan

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1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology has been commissioned by Downsview Associates Ltd. to provide an Ecological Design Strategy (EDS) for Crescent Place, Storrington (Grid Reference: *TQ 10065 15276*– hereafter referred to as 'the Site').

1.2 This report has been produced to allow the discharge of condition 8, which states:

> ***Pre-Commencement Condition:*** *No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*
> *(a) Purpose and conservation objectives for the proposed enhancement measures;*
> *(b) Detailed designs to achieve stated objectives;*
>
> *The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.*
>
> ***Reason:*** *As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under s40 of the NERC Act 2006 (Priority habitats & species).*

1.3 This report has been produced based on the following data and surveys:

- Ecological Impact Assessment (LLDE, 08/02/2023); and,
- Arboricultural Impact Assessment and Method Statement (LLDE, 07/2/2023).

1.4 This report has been based on data from these previous surveys and reports and should be read in conjunction with the above.

2.0 SITE CONTEXT

Site Description

2.1 The survey area covers c. 0.4 hectares (ha) and comprises 2no. neighbouring residential properties: Little Snapes to the north of the Site and Crescent Place to the south. The boundaries of the properties are delineated by a mixture of hedgerows, trees, and fencing. Outside of the dwellings, the Site is dominated by associated hardstanding, modified grassland, and further buildings such as garden sheds, garages, and a small self-contained rental unit/pod and an annex building both associated with Crescent Place. The Site is located toward the northeast extremity of the village of Storrington in the Horsham district of West Sussex. The Site is bordered by residential property to the north and south, Storrington Road to the west and a residential garden runs along the eastern boundary.

Surrounding Landscape

2.2 Located towards the northeast edge of Storrington, further residential development dominates the local landscape to the south and west of the Site, and mixed farmland to the north and east. Priority Habitat of *Lowland Mixed Deciduous Woodland* exists 250m southeast of the Site.

2.3 A small stream runs through the Site, and a single pond was identified within 500 m of the Site, located c. 380 m west.

Development Proposals

2.4 It is understood that the proposals include the construction of a single residential property with a garage and associated access / parking area.

3.0 BASELINE ECOLOGICAL CONDITIONS

3.1 The existing habitat on Site comprises 8no. buildings with associated areas of hardstanding, a vegetated garden with scattered scrub and trees and log piles, bound by ornamental and native hedgerows. A stream runs through the Site.

3.2 Building B01 (Crescent Place) is a single-storey brick building with a pitched concrete-tiled roof, guttering, soffits, and PVC-framed windows, which was assessed as offering 'low' bat roost suitability. Building B07 (Little Snapes) is a two-storey brick-built and rendered dwelling with a pitched, clay-tiled roof, solar panels, guttering, and PVC-framed windows, including dormer windows. There were some minor gaps noted between the clay tiles; therefore, this building was assessed as offering 'low' bat roost suitability. These buildings are to be retained and will not be impacted by proposals. All other buildings onsite were assessed as offering 'negligible' bat roost suitability.

3.3 A single tree, T14, is a mature oak. Minor lifted bark was noted on a lower branch, and the tree was of a size and age that would be expected to support roosting bats. Therefore, this tree was assessed as offering 'low' bat roost suitability.

3.4 The Site contains no high value habitat but provides suitable habitat for bats, reptiles, hedgehogs, [redacted], invertebrates, and breeding birds.

4.0 AIMS AND OBJECTIVES

4.1 Aims

4.1.1 The aim of the EDS has been;

- To maximise biodiversity value of the scheme for protected and priority species;
- To ensure sensitive management of new and existing features to maximise their biodiversity value;
- To ensure that proposed enhancement measures are appropriately managed into the future; and
- To provide a long-term management plan of the Site.

4.2 Objectives of the Proposals

4.2.1 The below objectives have been identified, which when implemented, shall ensure the aims of the EDS are achieved:

- To provide areas of suitable soft landscaping suitable for use within a residential development;
- To provide a landscape scheme which provides shelter and foraging opportunities for a range of species. This is achieved through the provision of species which offer a known wildlife value, such as those listed on 'RHS Plants for Pollinators';
- To create habitat areas at the optimal time of year for their successful establishment;
- To manage areas of grassland, hedges, shrubs, and trees to maximise flowering and fruiting abundance; and
- To provide additional habitat opportunities for birds, bats and invertebrates through the provision of suitable boxes.

5.0 COMPENSATION AND ENHANCEMENT MEASURES

5.1 The following features are proposed as compensation and enhancement measures.

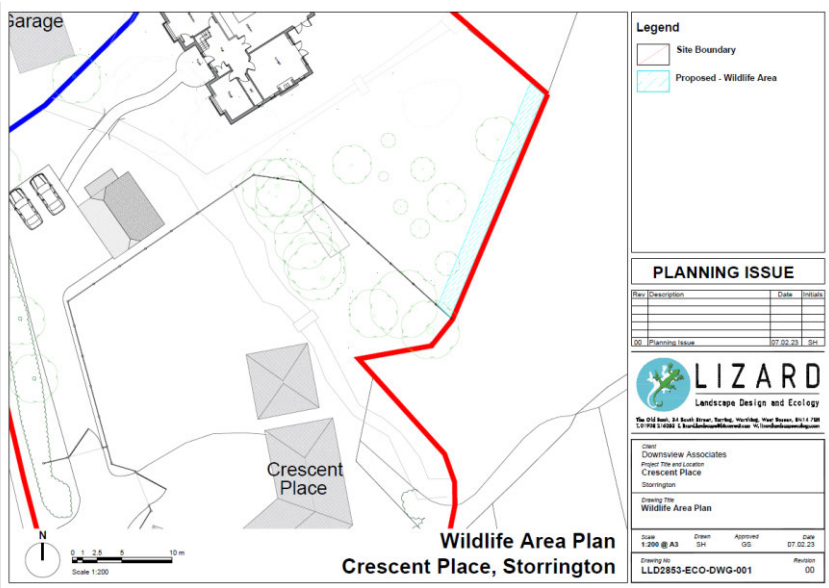
Native Tree Planting

5.2 10no. trees will be removed to allow for the construction of the proposed dwelling, access, and garage, 5no. of which are non-native trees. All other trees will be retained, and a root protection area (RPA) will be enforced. Trees lost through the proposals will be compensated for through replacement planting, at a ratio of 1:1. Suggested native species for planting include:

- Hawthorn *Crataegus monogyna*
- Hazel *Corylus avellana*
- Oak *Quercus robur*
- Rowan *Sorbus aucuparia*
- Silver Birch *Betula pendula*
- Wild Cherry *Prunus avium*

Tussocky Grassland

5.3 The grassland area to the east of the site shows evidence of reduced management with a tussocky structure and an area of scrub (predominantly bramble *Rubus fruticosus* and pendulous sedge *Carex pendula*). This shall be retained within the curtilage of the new dwelling. A strip along the southeast boundary shall be sectioned off from the new property to create a wildlife area with at least one log pile (see LLD2853-ECO-DWG-001-00-WA below).



Log Piles

5.4 1no. log pile of a minimum 1m^3 is to be created within the tussocky grassland along the southeast boundary of the Site (see *Figure No. 01 – Ecological Enhancement Plan*). This area shall provide shelter and hibernation opportunities for invertebrates, reptiles, and common and widespread amphibians

Bat and bird Boxes

5.5 1no. single-crevice bat box as supplied by Greenwood's Ecohabitats (or similar and agreed) shall be installed to the southern aspect of the new dwelling at a height of c. 4m.

5.6 1no. small hollow bat box suitable for a range of species as supplied by Greenwood's Ecohabitats (or similar and agreed) to be incorporated into the southern aspect of a larger tree on Site at a height of c. 4m.

5.7 1no. Vivara Pro WoodStone House Sparrow Next Box as supplied by NHBS (or similar and agreed) shall be installed to the northern aspect of the new dwelling (B01) and/or garage (G01) as high as possible.

5.8 1no. Vivara Pro Seville 28mm WoodStone Nest Box as supplied by NHBS (or similar and agreed) shall be installed to the northern aspect of the new dwelling (B01) and/or garage (G01) as high as possible.

Hedgehog enhancements

5.9 Hedgehog holes shall be incorporated into any garden fences to allow free movement of local hedgehogs.

Implementation Schedule

5.10 Bird boxes can be installed at any time throughout the year; late autumn/ early winter is the optimum time as many species of bird begin to search for a nest site as early as January. Bat boxes can be installed at any time of year; the optimum time for installation would be before the bats emerge from hibernation in the spring. Bat box installation should be verified by an ecologist to ensure that they are properly placed. Log piles can be created all year round. Existing vegetation is to be removed outside of bird nesting season (or immediately following a nest check by an ecologist), with new native tree planting to take place during late Autumn/Winter.

6.0 MANAGEMENT PRESCRIPTIONS

6.1 In order to ensure the long-term viability and maximum ecological value of the scheme, detailed prescriptions for initial establishment and long-term management are provided within this section.

6.2 Bat Boxes

Maintenance

6.2.1 The bat boxes specified above do not require any cleaning. A visual inspection should be carried out annually to ensure the boxes remain in good condition.

6.3 Bird Boxes

Maintenance

6.3.1 The proposed bird boxes require no maintenance or cleaning; however, doing so may facilitate them to be used again in future years and reduce parasites. Cleaning should not take place until October and only when not occupied by any birds. Any persistent deposits can be scraped out. Cleaning should be done with hot water rather than chemicals. A visual inspection should be carried out annually to ensure the boxes remain in good condition and securely affixed to the buildings.

6.4 Log Piles

Maintenance

6.4.1 Log piles are to be checked annually and topped up as necessary. Wire securing piles should be checked for safety and remedial measures taken as and when required.

6.5 Native Trees

Planting and Establishment

6.5.1 Planting pits shall be excavated to a depth and size that contains the plant's root system and allows the collar of the plant (*the mark on the tree where it has been growing above ground*) to be level with the top of the soil. The soil shall be carefully backfilled in layers, ensuring the plant is held upright. Plants are to be supported by stakes and ties as appropriate. All tree ties are to be checked twice yearly or following bad weather for their soundness and effectiveness. Any defective ties or stakes are to be removed and replaced as appropriate.

Watering

6.5.2 All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought (Trees – 5Ltr's per tree). Watering to commence following 10 consecutive days of no rainfall, during the months of June to August.

Pruning / Trimming – Ongoing

6.5.3 Pruning and trimming of trees should be carried out outside of the bird breeding season (*nesting season: March – August inclusive).* Trees and should be checked bi-annually for shape, form and size, and pruned accordingly.

Weeding

6.5.4 Areas around the new plants should be kept clear of weeds to allow the plants to establish by weeding twice a year in the Spring and Autumn. Any litter or debris should be removed as soon as it is found.

Mulching

6.5.5 The planting pit shall be covered with a 75 mm layer of mulch to suppress weed growth and provide a slow-release source of fertiliser. By the time that this has biodegraded, the trees shall be established and able to out-compete vigorous weeds and bramble. Following this, the mulch can either be maintained and topped up annually, or native grass can establish naturally from surrounding grassland or ornamental planting areas.

7.0 LONG-TERM MANAGEMENT AND MONITORING

7.1 Bat and Bird Boxes

Inspection and Replacement

7.1.1 The bat boxes specified above do not require any cleaning. A visual inspection should be carried out annually to ensure the boxes remain in good condition. If the boxes have broken down or disintegrated, they should be replaced.

7.1.2 The proposed bird boxes requires no maintenance or cleaning; however, this may facilitate them to be used again in future years and reduce parasites. Cleaning should not take place until October and only when not occupied by any birds. Any persistent deposits can be scraped out. Cleaning should be done with hot water rather than chemicals. A visual inspection should be carried out annually to ensure the boxes remain in good condition and securely affixed to the trees. Boxes are to be replaced as needed. Once installed, bat boxes may only be moved or removed by or under the supervision of a bat licenced ecologist.

7.2 Log Piles

Inspection and Replacement

7.2.1 Areas of dead wood should be created as the logs breakdown and should be replenished. The condition of log piles should be checked on an annual basis and replenished where necessary.

7.3 Native Trees

Thinning, Pruning, and Plant Replacement

7.3.1 Pruning and trimming of trees should be carried out outside of the bird breeding season (nesting season: March – August inclusive, although pigeons may nest at any time of year). Trees and should be checked bi-annually for shape, form and size, and pruned as appropriate to the species whilst they are still in leaf.

7.3.2 On a 5-year cycle native trees shall be reviewed for size and spacing and any requirement for removal and thinning should be assessed.

7.3.3 Existing mature trees are to be inspected annually, or following periods of high winds, for signs of poor health or defects; remedial action will be taken where required. All work is to be undertaken by a suitably qualified tree surgeon.

7.4 Monitoring and Reporting

7.4.1 A compliance check shall be completed by an ecologist upon completion of enhancement works.

7.4.2 Any remedial measures which are identified as required shall be undertaken at the earliest opportunity following any inspection.

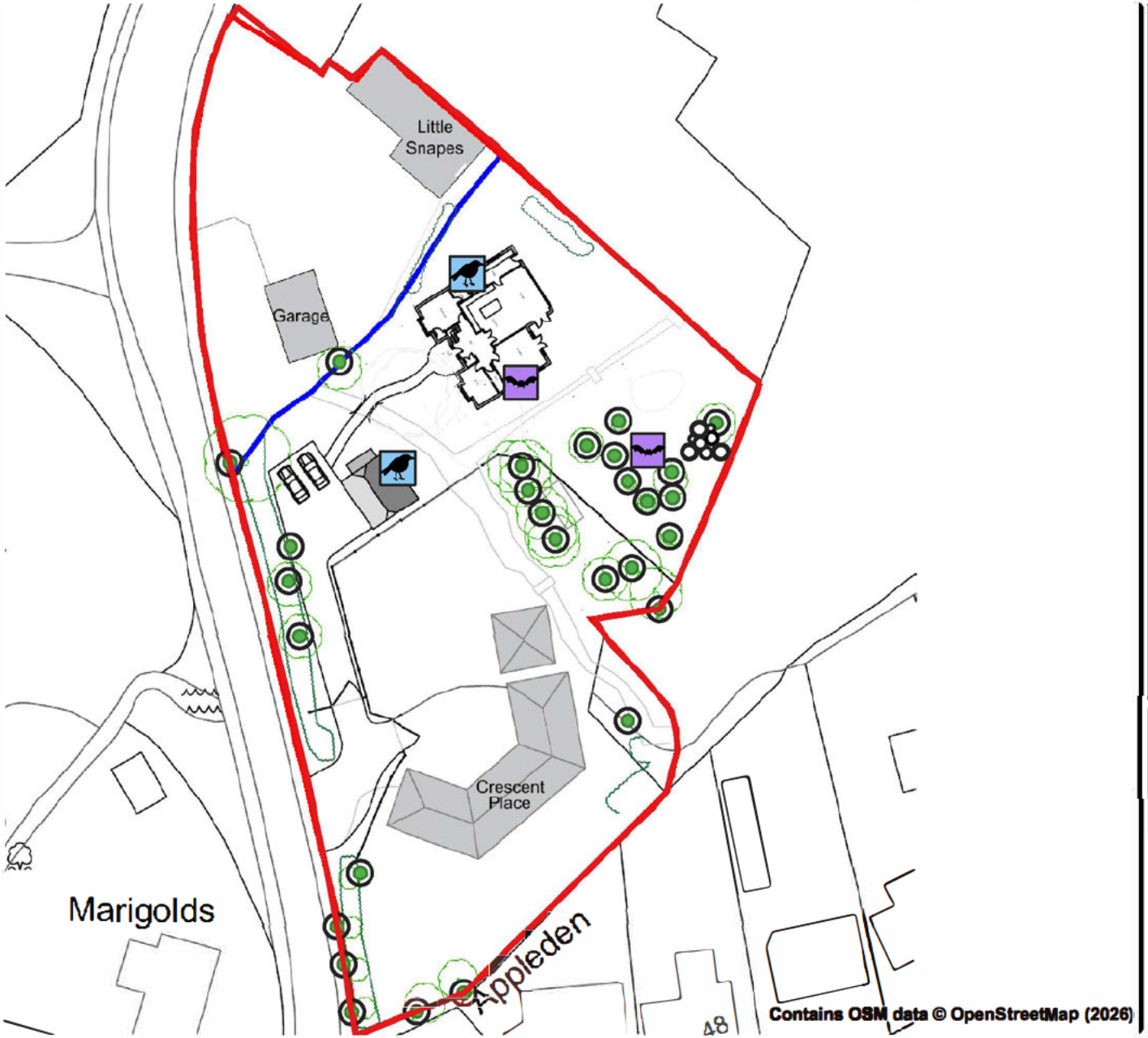
8.0 IMPLEMENTATION SCHEDULE

Table No. 01 – Habitat Creation Plan – 1st Year

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
TREES												
Ground preparation	X	X	X							X	X	X
Planting	X	X	X							X	X	X
Watering			X	X	X	X	X	X	X	X		

Table No. 02 – Annual Maintenance Summary

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
NATIVE TREES												
Pruning / Trimming		X	X									
BIRD AND BAT BOXES												
Cleaning (if required)										X		
Check condition											X	
LOG PILES												
Check and replenish if needed											X	



Legend

Red Line Boundary

Ecological Enhancements

Log pile

Bird box

Bat box

Baseline habitats

Existing Tree

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Client
Downsview Associates Ltd.

Project Title & Location
Crescent Place, Storrington

Drawn by	Approved by	Rev	Date
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Figure No. 01 - Ecological Enhancement Plan