



Biodiversity Enhancement Strategy / Landscape and Ecological Management Plan

Glebe Farm, Steyning

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REDACTED – FOR PUBLIC DOMAIN

Report	Combined Biodiversity Enhancement Strategy / Landscape and Ecological Management Plan (conditions 20 & 25)
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Client	Vistry South East
Date of Issue	23 rd May 2025
Status	Final

EXECUTIVE SUMMARY

Ecosupport Ltd were commissioned by Vistry South East to produce a combined Biodiversity Enhancement Strategy (BES) and Landscape and Ecological Management Plan (LEMP) for the development at Glebe Farm in Steyning, as required by Conditions 20 and 25 of the granted planning permission for the development (DC/21/2233).

A previous *Ecological Assessment* was prepared by Tyler Grange (2021) for the outline application. This report addresses the necessary mitigation and compensation for protected species present on site and also include a series of management prescriptions to enhance the site for biodiversity.

This report incorporates and expands on the measures detailed within the above-named reports and covers the management prescriptions of the habitats within the site post-development for a period of at least 30 years. Extensive biodiversity enhancement measures are also described.

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1.0 INTRODUCTION

1.1 Aim

The aim of this report is to bring together and expand on all relevant sections of the previous ecological reports associated with the site called 'Glebe Farm' in Steyning and use them to inform a site-wide Biodiversity Enhancement Strategy and Landscape and Ecological Management Plan. This will describe the ecological constraints on site, any necessary mitigation and compensation measures, extensive biodiversity enhancement measures and a prescription of the management of habitats for a period of at least 30 years within the site. This will ensure the creation and management of habitats is suitable and achieves a net gain for biodiversity with all features of ecological importance protected.

This report will meet the requirements of Conditions 20 and 25 of the granted planning permission for the development (DC/21/2233):

"20. Pre-commencement (slab level) Condition: *As part of each reserved matters application and prior to ground floor slab level of any development, a Biodiversity Enhancement Strategy for Protected and Priority species shall be 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;*
- c) locations of proposed enhancement measures by appropriate maps and plans;*
- d) persons responsible for implementing the enhancement measures;*
- e) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.*

Reason: To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) in accordance with Policy 31 of the Horsham District Planning Framework (2015)."

"25. Prior to Occupation Condition: *As part of each reserved matters application and prior to the first occupation of any dwelling, a Landscape and Ecological Management Plan (LEMP) must have been submitted to, and be approved in writing by, the local planning authority prior to the occupation of the development. The content of the LEMP shall include the following:*

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*

e) Prescriptions for management actions

f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

g) Details of the body or organisation responsible for implementation of the plan.

h) Ongoing monitoring and remedial measures and future maintenance responsibilities and prescriptions for all areas of land including a plan showing parties responsible for the maintenance of different areas and their contact details including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured and the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details and the development shall thereafter be maintained in accordance.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) in accordance with Policy 31 of the Horsham District Planning Framework (2015) and Policies 1 and 2 of the Steyning Neighbourhood Development Plan (2022)."

The management outlined within this report includes the following:

- Retention of the 'ecology corridor' along the north and east boundaries of the site, consisting of woodland and native hedgerow
- Implementation of sensitive lighting and dark corridors along key bat foraging and commuting habitat
- Erection of integrated and tree-mounted bat and bird bricks / boxes

[REDACTED]

[REDACTED]

- Precautionary clearance methodology for reptiles
- Precautionary clearance methodology for nesting birds
- Installation of 3 No. reptile / amphibian hibernaculum
- Provision of Hedgehog fence gaps
- Creation of native meadows, scrub and hedgerows along with extensive tree planting

The baseline assessments relevant to this report were undertaken by Tyler Grange in 2021 with an updated walkover conducted by Ecosupport Ltd. in January 2025. This report has incorporated the recommendations from the Ecological Assessment (Tyler Grange, 2021)

which was submitted as part of the planning permission, in addition to the updated PEA (Ecosupport Ltd., 2025).

1.2 Objectives

The following objectives are considered for this report in order to protect and enhance the ecology on site:

1. To preserve existing habitat and create and manage new habitats to provide the greatest benefit to bats, Badgers, reptiles, amphibians, Hedgehogs and birds.
2. To ensure the created and enhanced habitats within the site fulfil their ecological function and remain in an appropriate condition to provide a benefit to biodiversity.
3. To protect retained trees and woodland and provide suitable planting compensation.
4. To create and maintain new habitat features for bats, Badgers, reptiles, amphibians, Hedgehogs and birds.
5. To detail management responsibilities and practices, including ongoing monitoring and remedial measures.
6. To ensure the development results in a net gain for biodiversity.

1.2 Site Description & Location

The site comprises a parcel of land located (and No 37 Kings Barn Lane) at Glebe Farm, Steyning, West Sussex BN44 3YR (centred on OS grid reference TQ 18442 11532) (**Fig 1**). The site is used for grazing animals across a number of small paddocks (including horses and sheep), with a number of small caravans/mobile units located in the southwest of the site, with additional livestock kept in this area as well. The site is bound by a public footpath to the north, King's Barn Lane to the east, vegetated gardens and developed land to the south, and the A283 to the west. The wider environment consists of developed land and vegetated gardens in Steyning, with some agricultural fields to the north, and the Local Wildlife Site River Adur Water Meadows & Wyckham Wood situated to the east. Further to the south of the site lies the South Downs National Park.

Figure 1. Redline location plan of the site.



1.3 Proposed Development

The site has been granted outline approval by Horsham District Council under application No (DC/21/2233) for up to 265 dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning bypass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works. All matters reserved except for vehicular access from A283.

2.0 BASELINE DATA

2.1 Vegetation Survey Results

Initial vegetation surveys were undertaken by Robert Sinclair and Rebekah Baker of Tyler Grange Group Ltd on the 30th April and 11th August 2020 based upon 'Phase I Survey Methodology' (Tyler Grange, Ecological Assessment 2021). An update vegetation survey has since been undertaken by Adam Jessop MSc MCIEEM of Ecosupport Ltd on the 17th January 2025. The vegetation within the site has been described below using the UK Habs Habitat Definitions Version 2.0 (UKHab Ltd., 2023). The below species noted should not be considered an exhaustive list and instead refer to dominant, characteristic and other noteworthy species associated with each community within the survey area. The habitat types on site comprise **(NB these were all comparable to the corresponding Phase 1 habitat type identified by Tyler Grange)**:

- Modified grassland (g4) – secondary codes: Tall forbs [16, Tree [200] **(Figs 2 & 3)**
- Lowland mixed deciduous woodland (w1f) – *secondary codes: Line of trees [33]* **(Figs 4 & 5)**
- Native hedgerow (h2a) – Secondary codes: Hedgerow with trees [11] **(Fig 6)**
- Bramble scrub (h3d)
- Built-up areas and gardens (u1)
- Developed land; sealed surface (u1b)

Figure 2. A parcel of modified grassland which dominates the site (taken January 2025).



Figure 3. An area of tall forbs located along a field boundary on site (taken January 2025).



Figure 4. A small area of lowland mixed deciduous woodland situated to the north of the site (taken February 2025).



Figure 5. Line of trees (outside of reline boundary) situated along the northern boundary of the site (taken January 2025)



Figure 6. A native hedgerow with trees located within the central part of the site (separating two of the g4 grassland parcels) (taken January 2025).



2.2 Bats

2.2.1 Pre-existing Information

The data request from SxBRC returned the following bat records within 2km of the site (**Table 1**).

Table 1. List of bat records provided by SxBRC.

Taxon Name	Species Name	Number of Records
<i>Barbastella barbastellus</i>	Western Barbastelle	2
<i>Chiroptera</i>	Bats	12
<i>Eptesicus serotinus</i>	Serotine	7
<i>Myotis</i>	Myotis Bat species	1
<i>Myotis brandtii</i>	Brandt's Bat	1
<i>Myotis daubentonii</i>	Daubenton's Bat	24
<i>Myotis mystacinus</i>	Whiskered Bat	1
<i>Myotis mystacinus/brandtii</i>	Whiskered/Brandt's Bat	1
<i>Myotis nattereri</i>	Natterer's Bat	22
<i>Nyctalus noctula</i>	Noctule Bat	6
<i>Pipistrellus</i>	Pipistrelle Bat species	10
<i>Pipistrellus nathusii</i>	Nathusius's Pipistrelle	4
<i>Pipistrellus pipistrellus</i>	Common Pipistrelle	25
<i>Pipistrellus pygmaeus</i>	Soprano Pipistrelle	27
<i>Plecotus</i>	Long-eared Bat species	3
<i>Plecotus auritus</i>	Brown Long-eared Bat	6

2.2.2 Roosting Bats

2.2.2.1 Preliminary Roost Assessment (2021)

A previous Preliminary Roost Assessment was conducted by Tyler Grange (2021) on site. In this assessment, a number of small agricultural buildings were identified on site, dispersed across the modified grassland fields. All of these buildings failed to provide appropriate habitat for roosting bats and were considered to provide negligible potential for roosting bats.

No.37 Kings Barn Lane lies at the south of the site, and featured a number of PRF's, such as raised roof tiles, gaps in brickwork and in the mortar under the roof apex tiles. Therefore, the building was considered to have moderate potential for roosting bats and was subject to one dusk emergence survey and one dawn re-entry survey. During these surveys, no emergences or re-entries were recorded, concluding that the building was not considered to support a bat roost.

2.2.2.2 Updated Preliminary Roost Assessment (2025)

An updated Preliminary Roost Assessment was conducted by Ecosupport Ltd. on the 4th February 2025. There are a number of small agricultural buildings scattered across the fields on site. These include animal shelters and various open-sided buildings. Due to the lack of shelter from cold, wind and rain which these buildings provide, they do not provide adequate roosting habitat for bats, therefore they are all of **negligible potential** for roosting bats.

Along the southern boundary of the site lies No.37 Kings Barn Lane, with associated hardstanding and vegetated garden. The building is a singular storey residential building with wooden cladding on the southern elevation, raised clay roof tiles on the southern elevation, and gaps in the brickwork across northern, eastern and western elevations. Based on this, No.37 Kings Barn Lane is of **moderate potential** for roosting bats and will be subject to updated emergence surveys (using NVAs) during May / June 2025. An accompanying Technical Note will be provided detailing the results of these surveys and any required mitigation measures.

2.2.2.3 Ground Level Tree Assessment

A previous Ground Level Tree Assessment was conducted by Tyler Grange (2021), working under BCT Good Practice Guidelines 3rd Edition, based on the tree removal plans relevant at the time of the survey.

An updated Ground Level Tree Assessment of the trees to be removed from the site was conducted by Louise Davies BSc (Hons) (Project Ecologist with Ecosupport Ltd.) on the 4th February 2025 (acting under class level 2 survey licence number 2015-13366-CLS-CLS).

A number of trees have been identified for removal, as per the Preliminary Arboricultural Impact Assessment (Tyler Grange, 2021). Those trees which require further assessment have been identified in **Table 2** below, with estimates of suitability for roosting bats and PRFs categorised according to **Table 3** below.

Table 2. Estimated suitability of trees due to removal for roosting bats, based on PRF's noted during the GLTA conducted by Ecosupport in 2025.

Tree No	Tree Species	PRF's Noted	Estimated Suitability	Image
T8	Goat Willow	Broken off limbs and decay in the stem	Suspected PRF-I, requires a single PRF inspection survey and endoscopy	Figure 7. Tree number T8 planned for removal, featuring broken limbs and decay 

T28	Sycamore	Decay cavity present on the east side of the stem	Suspected PRF-I, requires a single PRF inspection survey and endoscopy	Figure 8. Tree number T28 planned for removal, featuring a decay cavity along the stem 
G8	Field Maple, Cockspur Thorn, Hawthorn, Elder, Blackthorn, Sycamore, Lime, Cherry	Group of trees covered in ivy which could obscure potential features beneath. Singular willow tree with a branch fork which could not be properly seen from the ground. Singular willow tree with broken limb and additional rot holes.	Willow Trees – suspected PRF-I's, requires a single PRF inspection survey and endoscopy each. Ivy covered trees – require PWMS	Figure 9. A group of trees (G8) with numerous PRF's, including a Willow tree with a branch fork. 

				Figure 10. A group of trees (G8) with numerous PRF's, including a Willow tree with numerous rot holes and a broken limb 
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Table 3. Categorisation of PRFs (from Table 6.2 (Colins (ed), 2023)).

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

2.2.3 Foraging & Commuting Habitat Assessment

2.2.3.1 Previous Survey Work

Previous survey work conducted by Tyler Grange (2021) found the habitat on site (woodland, scrub, hedgerows) and surrounding local environment to provide suitable foraging and commuting habitat for bats. As a result, 2 activity surveys were conducted, in addition to the deployment of 2 statics for 5 days in May and July 2020. During this survey work, Common Pipistrelle and Soprano Pipistrelle were the most frequently recorded species, with occasional recording of Noctules, *Myotis* and Serotines. From this, they concluded that the key habitats were the hedgerows and woodland.

2.2.3.2 Updated Survey Work

During the updated site walkover, habitats were noted to be largely unchanged from the most recent survey efforts, with the woodland, scrub and hedgerows continuing to provide potential habitat for foraging and commuting bats.

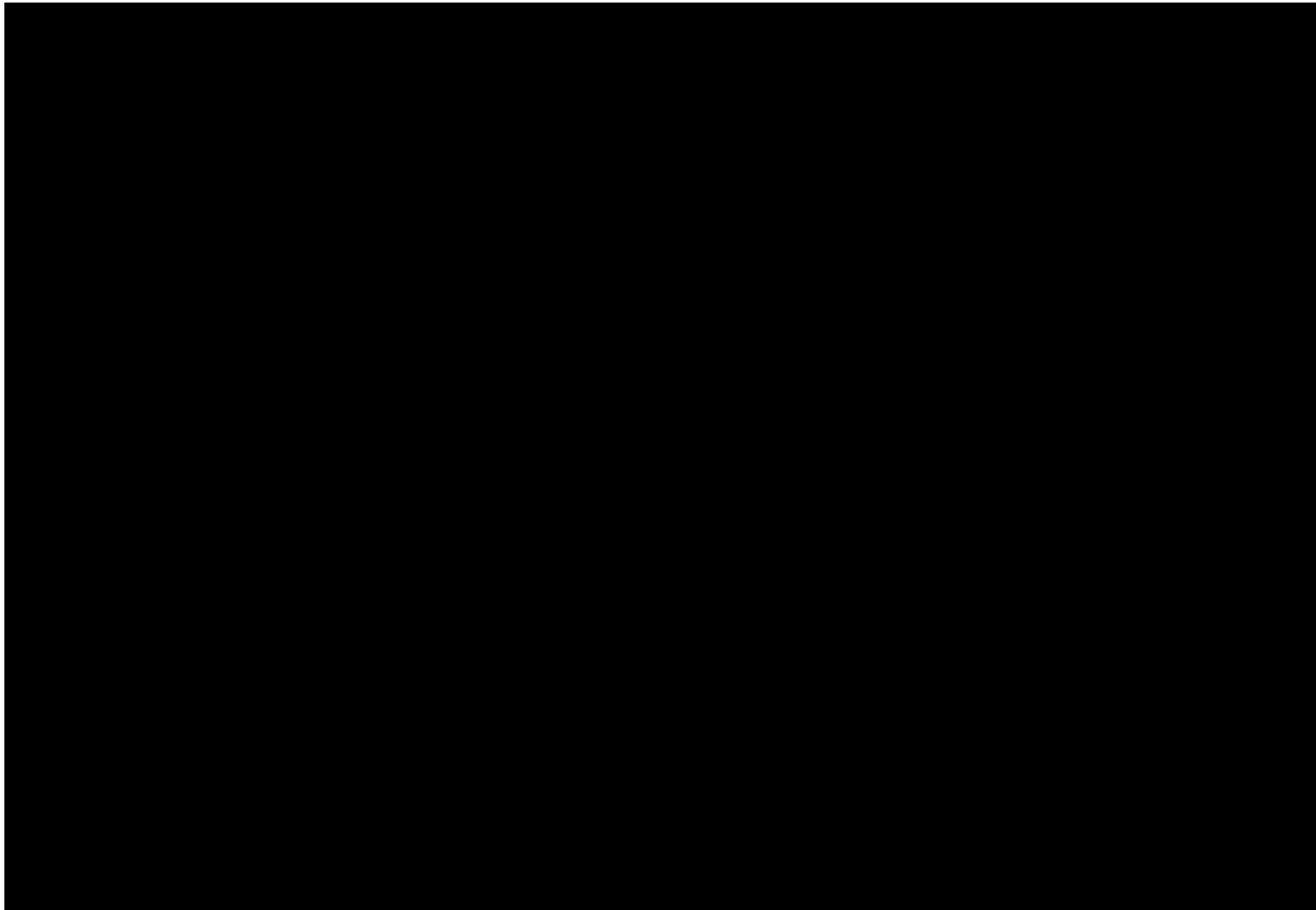
As a result of the similar habitat types present on site, it is considered the works completed to date provide an accurate representation of the activity of foraging and commuting bats on site, and that further survey work would be unlikely to produce contrasting results.

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

[REDACTED]

[REDACTED]



2.4 Reptiles

2.4.1 Pre-existing Information

SxBRC returned records for Slow Worm (*Anguis fragilis*) (79 records), Grass Snake (*Natrix helvetica*) (43 records), Adder (*Vipera berus*) (24 records) and Common Lizard (*Zootoca vivipara*) (16 records) within 2km of the site.

2.4.2 Previous Survey Work

Previous survey work conducted by Tyler Grange (2021) recorded a low population of Slow Worm and Common Lizard on-site (max counts of 2 Slow Worms and 3 Lizards restricted to the northern boundary). Suitable habitats identified on site for reptiles include the field margins, scrub and tall ruderal vegetation.

2.4.3 Updated Survey Work

During the updated site walkover, habitats were noted to be similar to those identified in previous ecology reports with any suitable habitat restricted to the sites longer, more unmanaged margins. These observations align with the previous survey work conducted by Tyler Grange (2021) and consequently it is considered that survey works completed to date provide an accurate representation of the reptile population present on site, and that further survey work would be unlikely result in a different population class assessment.

2.5 Great Crested Newts

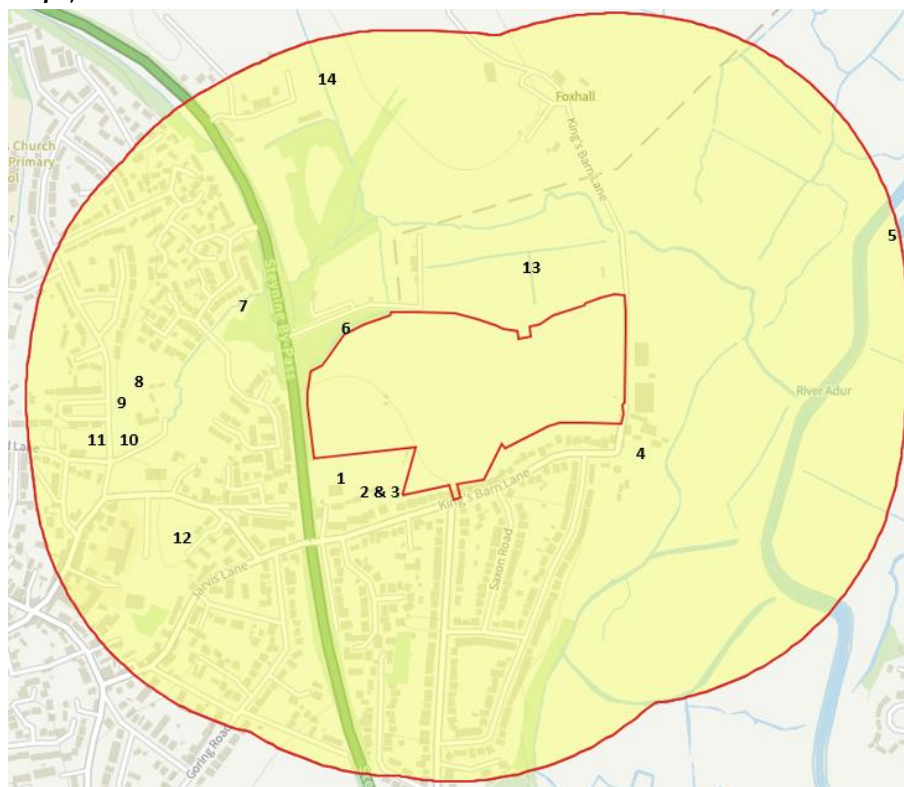
2.5.1 Pre-existing Information

SxBRC returned 5 records of Great Crested Newts (*Triturus cristatus*) within 2 km of the site with nearest two records located within (what appears to be) a garden pond off Roman Road 0.3 km to the south.

2.5.2 Waterbodies within 500m

A total of 14 waterbodies were identified within 500m of the site (**Fig 12**). Of these 14 waterbodies, a number of them are geographically isolated from the site by the A283 (7-12) and were therefore not surveyed further. Meanwhile, pond 5 was isolated by the River Adur, and waterbodies 6, 13 and 14 were all ditches, which are not considered suitable habitat for GCN. This left ponds 1-4 to be subject to further investigation.

Figure 12. Waterbodies identified within a 500m radius of the site (***NB the pond that appears to be in a garden off Roman Road with records of GCN is not indicated below as its not shown on any OS maps***).



2.5.3 Previous Survey Work

Previous survey work conducted by Tyler Grange (2021) identified Ponds 1, 2 and 4 within a 250m buffer of the site. Ponds 1 and 4 were subject to eDNA testing (with access not available to Pond 2), with Pond 4 returning a positive result. Following this, the pond was subject to six population surveys using torching, netting and egg searching, where no presence of GCN was recorded 9bottle trapping was not used due to Covid 19 restrictions).

2.5.4 Updated Survey Work

During the updated site walkover, habitats were noted to be similar to those noted in previous reports. As Pond 2 and Pond 3 were not previously accessible, these were assessed for their suitability for GCN. Pond 3 is now fully dried, and landowners indicated that it has been dry for an extended period and therefore will not be appropriate for GCN. Pond 2 was subject to an HSI assessment, where it was deemed to be of good suitability for GCN, as shown below in **Table 4**.

Given their previous suitability for GCN, Ponds 1 and 4 were subject to updated eDNA surveys along with Pond 2 during April / May 2025. As per **Figs 13-15** below, these ponds all returned negative results for GCN with GCN therefore deemed likely absent from both the ponds and the site itself.

Table 4. HSI Calculation for pond 2 (location shown as per **Fig 12** above).

Pond Number	Suitability Indices	Criteria Selected	Score Awarded
Pond 2	Location	Zone A	1
	Pond Area	100m ²	0.2
	Pond Drying	Rarely Dries	1
	Water Quality	Moderate	0.67
	Shade	0-60%	1
	Waterfowl	Minor	0.67
	Fish	Absent	1
	Ponds within 1km	6	0.84
	Terrestrial Habitat Quality	Moderate	0.67
	Macrophytes	26-30%	0.6
	HSI Score 0.705 – “Good”		

Figure 13. Result of the eDNA survey conducted on Pond 1 as provided by Sure Screen Scientifics.

Folio No: 391-2025
Purchase Order: GF-P1
Contact: Ecosupport Ltd
Issue Date: 29.04.2025
Received Date: 22.04.2025



GCN eDNA Analysis

Summary

When great crested newts (GCN), *Triturus cristatus*, inhabit a pond, they continuously release small amounts of their DNA into the environment. By collecting and analyzing water samples, we can detect these small traces of environmental DNA (eDNA) to confirm GCN habitation or establish GCN absence.

Results

Lab ID	Site Name	OS Reference	Degradation Check	Inhibition Check	Result	Positive Replicates
R25 0236	Glebe Farm P1	TQ 182 113	Pass	Pass	Negative	0/12

Matters affecting result: none

Reported by: Chelsea Warner

Approved by: Lauryn Jewkes

SureScreen Scientifics Ltd, Morley Retreat, Church Lane, Morley, Derbyshire, DE7 6DE, UK
+44 (0)1332 292003 | scientifics@suresscreen.com | suresscreenscientifics.com



Figure 14. Result of the eDNA survey conducted on Pond 2 as provided by Sure Screen Scientifics.

Folio No:
Purchase Order:
Contact:
Issue Date:
Received Date:

393-2025
GF-P2
Ecosupport Ltd
29.04.2025
22.04.2025

 SureScreen Scientifics

GCN eDNA Analysis

Summary

When great crested newts (GCN), *Triturus cristatus* , inhabit a pond, they continuously release small amounts of their DNA into the environment. By collecting and analyzing water samples, we can detect these small traces of environmental DNA (eDNA) to confirm GCN habitation or establish GCN absence.

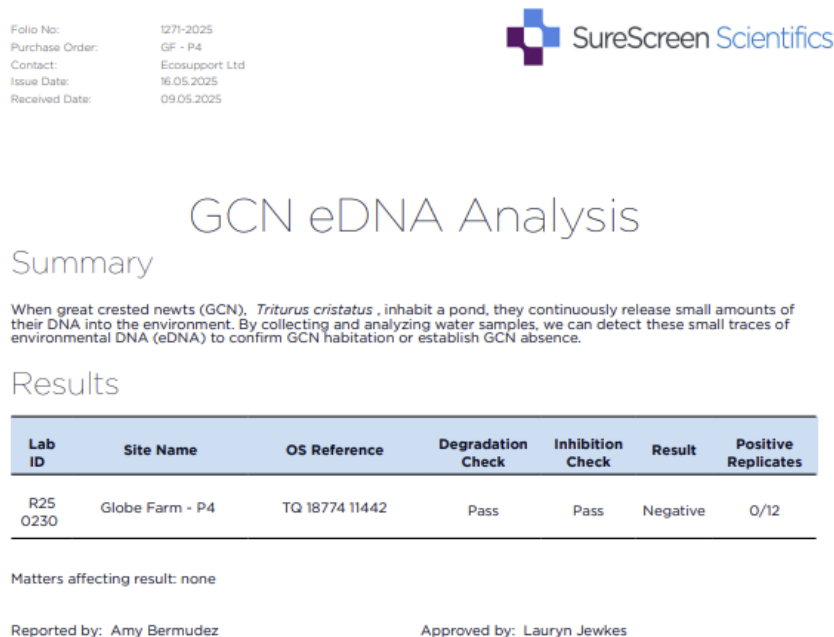
Results

Lab ID	Site Name	OS Reference	Degradation Check	Inhibition Check	Result	Positive Replicates
R25 0228	Glebe Farm P2	TQ 183 113	Pass	Pass	Negative	0/12

Matters affecting result: none

Reported by: Chelsea Warner

Approved by: Lauryn Jewkes

Figure 15. Result of the eDNA survey conducted on Pond 4 as provided by Sure Screen Scientifics.

SureScreen Scientifics Ltd, Morley Retreat, Church Lane, Morley, Derbyshire, DE7 6DE, UK
+44 (0)1332 292003 | scientifics@surescreen.com | surescreenscientifics.com



2.6 Hazel Dormouse

2.6.1 Pre-existing Information

SxBRC did not return any records of Hazel Dormice (*Muscardinus avellanarius*) within 2km of the site.

2.6.2 Previous Survey Work

Previous survey work conducted by Tyler Grange (2021) recognised the hedgerows and scrub on site as potentially suitable habitat for Dormice, however they are of 'limited quality', and lack the connectivity to other suitable habitats in the wider landscape from the site. As a result

of this, and the lack of Hazel Dormouse records from the desk study, the site was considered to be of negligible ecological value to Dormice.

2.6.3 Updated Survey Work

During the updated site walkover, the hedgerows and scrub on site were still potentially suitable habitat supporting native fruiting and flowering species although they are not contiguous with any area of woodland in the wider landscape. The understorey within the woodland areas on the northern boundary is also relative sparse as seen in Fig 8 (which would further reduce suitability). Given the updated SxBRC has not revealed any records for this species within 2 km, the same conclusion can be drawn (as made by Tyler Grange, 2021) about the site being of **Negligible** potential for Dormice.

2.7 Breeding and Nesting birds

2.7.1 Pre-existing Information

The data request from SxBRC returned 32,608 records of 95 'notable' bird species within 2km of the site, including a number of NERC S41 listed species and Birds of Conservation. Species include, but are not limited to: Barn Owl (*Tyto alba*), Bullfinch (*Pyrrhula pyrrhula*), Cetti's Warbler (*Cettia cetti*), Corn Bunting (*Emberiza calandra*), Cuckoo (*Cuculus canorus*), Dunnock (*Prunella modularis*), Green Woodpecker (*Picus viridis*), House Martin (*Delichon urbicum*), House Sparrow (*Passer domesticus*), Kestrel (*Falco tinnunculus*), Lapwing (*Vanellus vanellus*), Lesser Spotted Woodpecker (*Dryobates minor*), Linnet (*Linaria cannabina*), Nightingale (*Luscinia megarhynchos*), Nightjar (*Caprimulgus europaeus*), Red Kite (*Milvus milvus*), Redshank (*Tringa totanus*), Skylark (*Alauda arvensis*), Swallow (*Hirundo rustica*), Swift (*Apus apus*), Tree Sparrow (*Passer montanus*), Whitethroat (*Curruca communis*), Yellowhammer (*Emberiza citrinella*).

2.7.2 Previous Survey Work

Previous survey work conducted by Tyler Grange (2021) recognised the hedgerows, woodland and scrub on site to offer potential for both foraging and nesting habitat for a number of species, in addition to the buildings present on site. Following Breeding Bird Surveys conducted in 2020, 21 different species were recorded on site, with a singular species of conservation concern identified as a probable breeding species on site - a House Sparrow pair recorded with a singular territory along the southern boundary of the site. Based on these findings, and the habitats present on site, the site was deemed to be of local ecological importance for Breeding and Nesting Birds.

2.7.3 Updated Survey Work

During the updated site walkover, the habitats on site were noted to still offer potential for foraging and nesting, remaining largely unchanged from the previous survey work in 2021. Based on this overall lack of change to on-site habitats, it is unlikely that additional survey work would produce contrasting results to previous survey work, which is likely still an accurate representation of the site's use by breeding and nesting birds.

2.8 Hedgehogs

2.8.1 Pre-existing Information

SxBRC returned 80 records for European Hedgehog (*Erinaceus europaeus*) presence within 2km of the site.

2.8.2 Previous Survey Work

Previous survey work conducted by Tyler Grange (2021) identified the boundary habitats on site and introduced planting as potential habitat for foraging and sheltering hedgehogs. This report considered the site to be of local ecological importance to Hedgehogs.

2.8.3 Updated Survey Work

During the updated site walkover, the boundary habitats on site continued to provide potential habitat for foraging and sheltering hedgehogs. Considering the habitat quality and local records, the site is considered to offer **Moderate Potential** for Hedgehogs.

2.9 Riparian Mammals

2.9.1 Pre-existing Information

SxBRC returned 3 records of Water Vole (*Arvicola amphibious*) within the 2km search radius (the nearest record is circa 2 km to the south and is dated from 2004. Due to confidentiality of records, SxBRC did not disclose any records of Eurasian Otter (*Lutra lutra*) within a 2km radius of the site.

2.9.2 Previous Survey Work

Previous survey work conducted by Tyler Grange (2021) identified that, despite the records of Water Voles within 2km of the site, the habitats on site and in close proximity to the site are not considered suitable for riparian mammals. Therefore, the site was considered to be of negligible ecological importance for Riparian Mammals.

2.9.3 Updated Survey Work

The habitats on site remain unchanged from the previous survey work, with habitat still unsuitable for riparian mammals (there are no flowing water bodies within 30m of the site). Consequently, the site is considered to still be of **Negligible Potential** for riparian mammals.

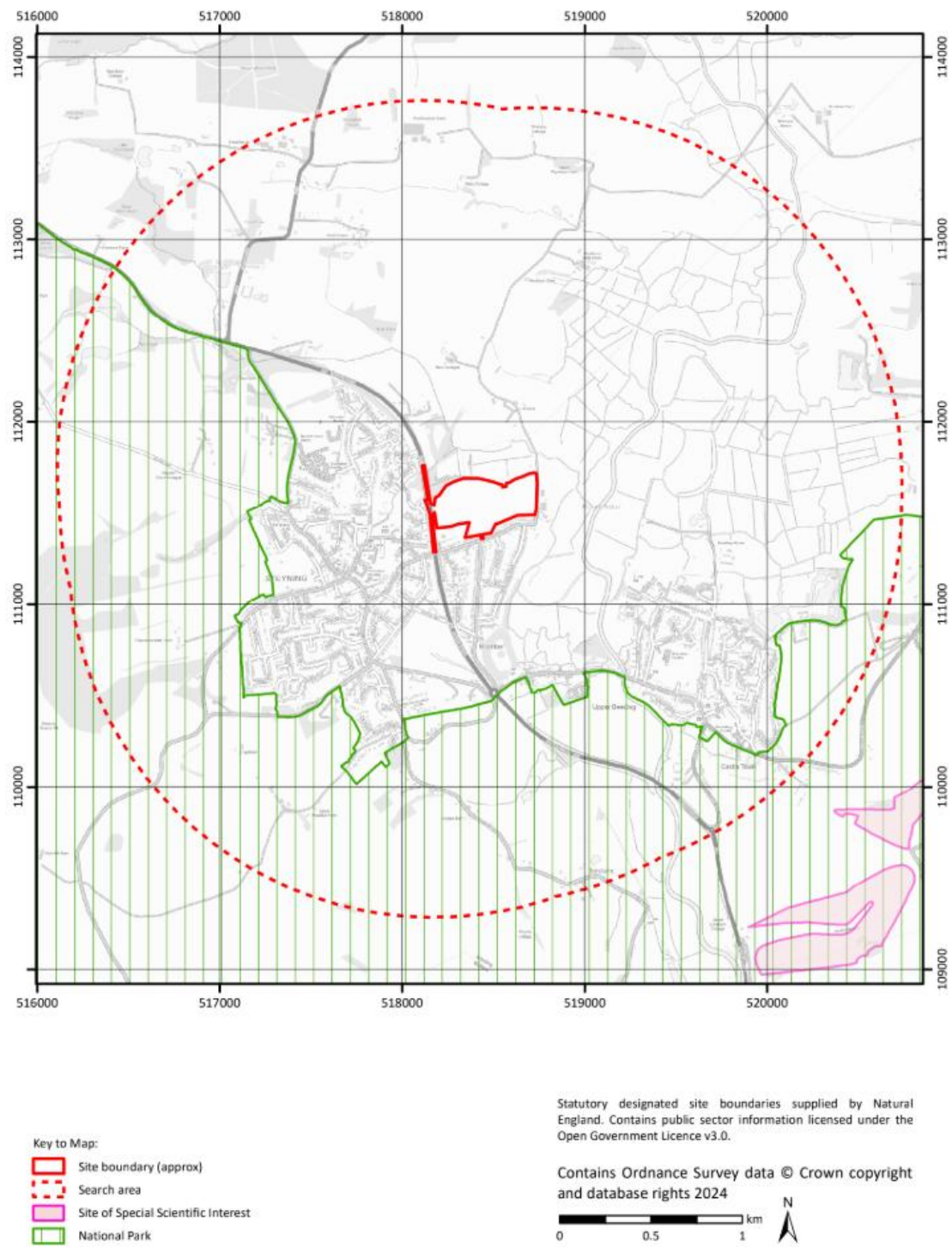
2.10 Designated Sites

2.10.1 Statutory Designated Sites

Only a single statutory designated site was identified by SxBRC within a 2km radius of the site as shown in **Fig 16** below and summarised in **Table 5**.

Table 5. Details of the Statutory Designated Sites located within a 2km radius of the site.

Number	Name	Designation	Distance from Site (Direction)
1	South Downs	National Park	0.6km (W / S)

Figure 16. Statutory Designated Sites within a 2km radius of the site (SxBRC, 2024)

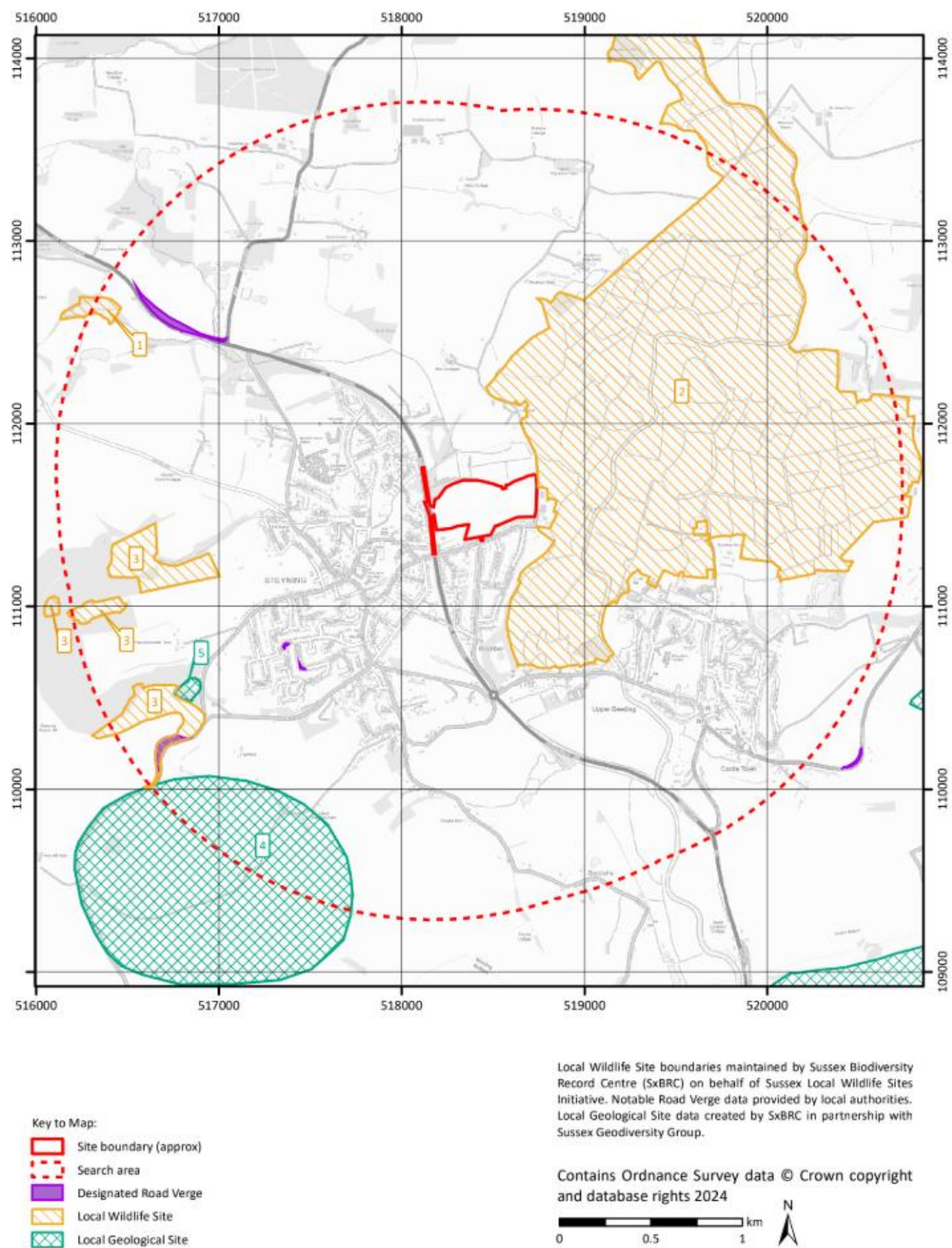
2.11.2 Non-statutory Designated Sites

A number of non-statutory designated sites were identified by SxBRC within a 2km radius of the site, shown in **Fig 17** below and summarised in **Table 6**.

Table 6. Details of the Non-Statutory Designated Sites located within a 2km radius of the site.

Number	Name	Designation	Distance from Site (Direction)
1	H19 - Wiston Pond	Local Wildlife Site	1.77km (NW)
2	H42 - River Adur Water Meadows and Wyckham Wood	Local Wildlife Site	Directly Adjacent (E)
3	H44 - Steyning Coombe & Steyning Round Hill	Local Wildlife Site	1.22km (W)
4	Steyning Bowl	Local Geological Site	1.65km (SW)
5	Steyning Round Hill	Local Geological Site	1.51km (SW)

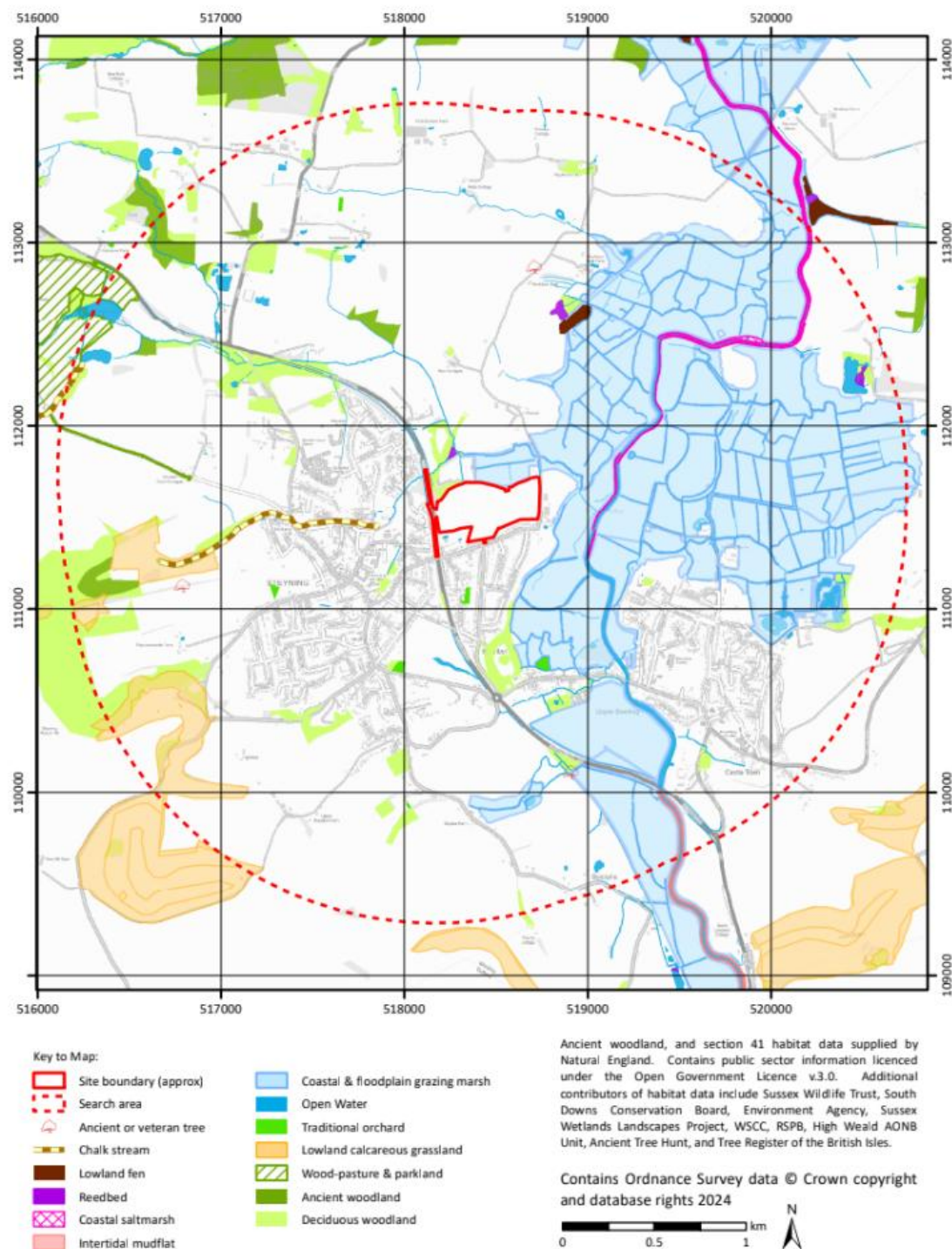
In addition, a number of designated road verges have been identified by SxBRC and are shown below in **Fig 17**. These verges are: Penlands Rise, Portway, Titch Hill, and Washington Road.

Figure 17. Non-statutory designated sites within a 2km radius of the site (SxBRC, 2024)

2.11.3 Section 41 Priority Habitats

SxBRC identified a number of Section 41 priority habitats within 2km of the site. Within a closer proximity to the site, there is a wide area of coastal & floodplain grazing marsh, a region of deciduous woodland, and a range of open water sources in the form of rivers, ditches and ponds, as shown in **Fig 18**.

Figure 18. Section 41 priority habitats identified within 2km of the site (SxBRC, 2024)



3.0 MITIGATION, COMPENSATION AND ENHANCEMENTS

The chapter addresses the relevant mitigation, compensation and enhancement required to provide appropriate protection to species found within the site. Mitigation refers to measures that can be undertaken to avoid or reduce ecological impacts. Compensation refers to measures taken in order to offset potential significant impacts and finally enhancements result in a net gain for ecology. Measures relating to habitat creation and management are addressed in **Section 4.0**.

3.1 Bats

3.1.1 Roosting Bats – No. 37 Kings Barn Lane

No. 37 Kings Barn Lane was considered to be of moderate potential for roosting bats and therefore two updated dusk emergence surveys will be required (as per the survey effort requirements from BCT 2023 **Table 7**). These surveys will need to be completed between May – August. This will include the use of NVA's (Night Vision Aid) to cover the entire building.

Table 7. Recommended minimum number of survey visits (from Table 7.1, BCT 2023).

Low Roost Suitability	Moderate Roost Suitability	High Roost Suitability / Known Roost
One dusk emergence survey visit between May – August.	Two separate dusk emergence survey visits between May – September, with at least one between May – August. Surveys must be three weeks apart.	Three separate dusk emergence survey visits between May – September, with at least two between May – August. Surveys must be three weeks apart.

NB while this survey has not yet taken place, Vistry has committed to undertaking this survey work commencing in May / June 2025 with the results to be provided within a Technical Note.

3.1.1.1 Roosting Bats Mitigation (Buildings) – Scenario 1

In the event that ***no bats are recorded to emerge*** from No.37 Kings Barn Lane, no further survey work or specific mitigation will be required, and the building may be demolished with supervision.

3.1.1.2 Roosting Bats Mitigation (Buildings) – Scenario 2

In the event that ***bats are recorded to emerge*** from No.37 Kings Barn Lane, the building will be subject to a full suite of 3 dusk surveys (with at least 2 between May and August) in order to suitably characterise the roosts presents (as per BCT guidelines (Collins (ed.), 2023)). Following completion of the surveys, a full mitigation and compensation strategy will be written up for the building and each roost identified. Furthermore, a licence from Natural England must be applied for and granted prior to any works taking place.

3.1.2 Roosting Bats – Trees

Those trees to be removed which have been identified as supporting possible PRF-I's (namely T8, T28 and G8) will require a single PRF inspection survey which can be carried out at any time of the year. The inspection will be carried out by a suitably qualified ecologist and entails a more detailed assessment of the likely suitability of any PRFs for roosting bats using an

endoscope as well as searching for evidence of bats (e.g. droppings) within the PRF. PRF's will then receive a final classification to the definitions laid out in **Table 3** (located in **Section 2.2.2.3**). Access equipment (such as ladders, MEWPS, or scaffold towers) may be required to gain access to PRF's.

Should these initial inspections reveal that any PRF-M's are present, the tree(s) will require a total of 3 endoscopic inspections between May-September (with at least 2 carried out between May – August) spaced at least 3 weeks apart (Collins (ed), 2023).

NB while this survey has not yet taken place, Vistry has committed to undertaking this survey work commencing in May / June 2025 with the results to be provided within a Technical Note.

3.1.2.1 Roosting Bats Mitigation (Trees) – Scenario 1

Following the completion of the necessary PRF inspection surveys, if no evidence of roosting bats is noted, a Precautionary Working Method Statement will be prepared and appropriate compensation will be delivered in advance of impacts (Reason, P.F. & Wray, S., 2023).

3.1.2.2 Roosting Bats Mitigation (Trees) – Scenario 2

In the event that roosting bats are identified during the PRF inspection surveys, further surveys and/or survey methods may be required (e.g. emergence surveys) in order to characterise the roost (Collins (ed), 2023) and a European Protected Species Licence will be applied for with an appropriate mitigation and compensation strategy created and adhered to (Reason, P.F. & Wray, S., 2023).

3.1.3 Site Design

The site layout retains the entirety of the northern boundary hedgerows and woodland, along with the majority of the eastern boundary hedgerows, with these forming the areas of most importance to foraging and commuting bats. Furthermore, native hedgerows running north to south across the site have been retained wherever possible with several new hedgerows planted in the south of the site to improve connectivity along the southern boundary. In addition to this, SuDS features, native scrub, and rough grassland will be created within the northern ecology corridor and in various other pockets on site. This will increase opportunities for invertebrates and thereby improve the foraging potential of the site for bats.

Figure 19. Features to enhance / mitigate for impacts to bats designed into the scheme (base map provided by Tor & Co, 2025).



3.1.4 Habitat Buffers & Dark Corridor

As recommended by Tyler Grange (2021) and indicated in **Fig 19** above, dark corridors will be maintained along the northern and eastern boundaries of the site (which were identified as being of most importance for foraging and commuting bats), including the native hedgerows and parcel of woodland. There will be no lighting in this area, with light spill maintained below 0.5 Lux. Wherever possible, the SuDS features and newly created scrub / grassland mosaic will be incorporated into the dark corridor to provide additional foraging areas on site for a range of bat species.

These measures will limit disturbance to foraging and commuting bats as a result of artificial lighting and maintain connectivity along the key commuting routes on site.

3.1.5 Sensitive Lighting

3.1.5.1 Lighting - Site Construction

In order to avoid any disturbance to bats (and other potential nocturnal wildlife) construction works should be limited to daylight hours and should not be undertaken 30 minutes prior to dusk through to dawn. All lighting should be sensitive to the use of the site by nocturnal wildlife, for example by including low-level downward-facing / hooded lights that are sensor-operated where possible.

3.1.5.2 Lighting - Site Operation

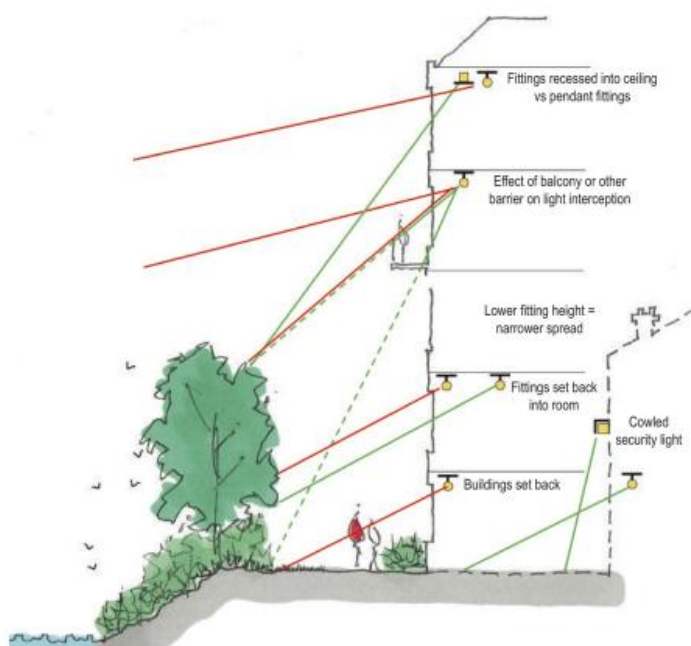
It is recommended that any lighting implemented on site complies with the following the newly published *Guidance Note 08/23 Bats and Artificial Lighting at night* (ILP / BCT, 2023) produced via a collaboration between the Institute of Lighting Professionals (ILP) and the Bat Conservation Trust (BCT), which outlines the latest recommendations to minimise the impacts of increased artificial lighting on bats. The key recommendations within this document have been outlined below and will be implemented as far as is practicable:

'Light sources, lamps, LEDs and their fittings come in a myriad of different specifications which a lighting professional can help to select. However, the following should be considered when choosing luminaires and their potential impact on Key Habitats and features:

- *All luminaires will lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used*
- *LED luminaires will be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability*
- *A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component*
- *Light sources will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012)*
- *Internal luminaires can be recessed (as opposed to using a pendant fitting - See **Fig 20**) where installed in proximity to windows to reduce glare and light spill*

- Waymarking inground markers (low output with cowls or similar to minimise upward light spill) to delineate path edges (see Case Study 1)
- Column heights will be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered - See ILP GN01
- Luminaires will always be mounted horizontally, with no light output above 90° and/or no upward tilt
- Where appropriate, external security lighting will be set on motion sensors and set to as short a possible a timer as the risk assessment will allow. For most general residential purposes, a 1 or 2 minute timer is likely to be appropriate
- Use of a Central Management System (CMS) with additional web-enabled devices to light on demand Use of motion sensors for local authority street lighting may not be feasible unless the authority has the potential for smart metering through a CMS
- The use of bollard or low-level downward-directional luminaires is strongly discouraged. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, increased upward light scatter from surfaces and poor facial recognition which makes them unsuitable for most sites. Therefore, they should only be considered in specific cases where the lighting professional and project manager are able to resolve these issues. See Case Study 6
- Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely'

Figure 20. Internal lighting mitigation options (ILP, 2023).



3.1.6 Bat Boxes - Compensation

As stipulated by Tyler Grange (2021), “at least 10 bat boxes will be installed” onto retained mature trees on site with approximate locations indicated in the appended **Enhancement Plan**). The box models that have been recommended are indicated below in **Fig 21**.

- 5 No. Vivara Pro Harlech WoodStone bat box (**Fig 21**)
- 5 No. Vivara Pro Miramare Large WoodStone bat box (**Fig 21**)

Figure 21. Vivara Pro Harlech WoodStone bat box (left), Miramare Large WoodStone bat box (right) to be erected on mature trees on site (NHBS, 2024).



The woodcrete bat boxes will be erected by or under the supervision of an ecologist to ensure they are placed in the most appropriate / effective locations.

3.1.7 Bat Bricks (Integrated)

Half of the new dwellings will have a single Ibstock (**Fig 22**) (or similar) bat brick integrated into the gable ends of the dwellings (133 No. in total). These features are entirely self-contained and available in a variety of different colours to match different construction materials. Ideally these boxes should be located away from windows and positioned in order to benefit from some degree of sunlight exposure (see the appended **Enhancement Plan** for approximate locations).

Figure 22. Ibstock bat brick 'B' which will be integrated into the new dwellings on site (NHBS, 2023).



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

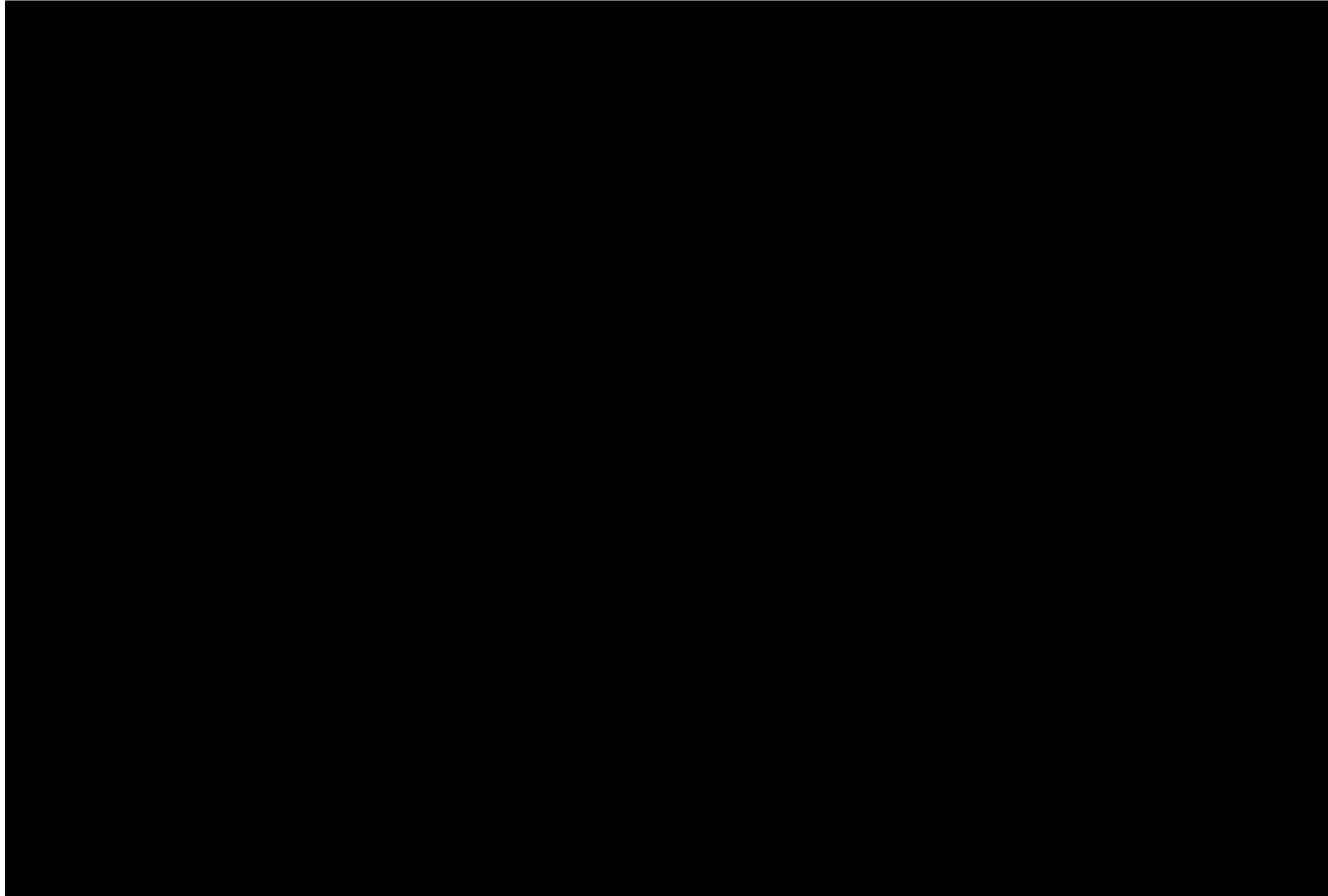
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

A walkover of the site will need to be undertaken by a suitably qualified ecologist in search of recent Badger activity immediately prior to works commencing. In the case that evidence of recent Badger activity is identified, additional buffers may be required to protect the newly identified holes and / or further survey works may be required to assess the status of any new Badger setts on site.

[REDACTED]

3.3 Reptiles

3.3.1 Mitigation

Given the low populations of Slow Worms and Common Lizards recorded on site by Tyler Grange (2021), (which were restricted to the sites boundaries) a full reptile translocation plan is not considered proportionate and, instead, a passive dispersal clearance methodology will be employed, as recommended by Tyler Grange (2021).

3.3.1.1 Passive Dispersal Clearance Methodology

This will involve suitable habitat being strimmed in two phases, under the supervision of an Ecological Clerk of Works (ECoW). The first cut will be down to a height of no lower than 15cm and cut towards areas of retained habitat encouraging any reptiles into the boundary habitats and hedgerows to be retained. A second cut (the following day) will take the vegetation down to ground level. These works will be conducted immediately before any ground works to prevent the habitats from re-growing and will be done during the active reptile period (April – September) when temperatures are above 12°C with sunshine.

3.3.1.2 Destructive Search

Following the two-stage clearance, a destructive search will be carried out under the supervision of the suitably qualified ecologist. Topsoil will be gently stripped to 100mm depth using a digger with a toothed bucket. The supervising ecologist will capture any reptiles found and relocate them to suitable retained habitat. Please note, any suitable habitat within the root protection zone will not have the topsoil stripped and will only be maintained cut at ground level.

These works will be undertaken during the active reptile period (April – October) when temperatures are above 12°C with sunshine. This area of habitat will be regularly managed and maintained unsuitable for reptiles for the duration of the works and will be cordoned off from the site to prevent vehicles entering the area. The arisings will be removed, and any materials will be stored off the ground using pallets or skips if stored on site to prevent sheltering reptiles from using them.

3.3.2 Compensation

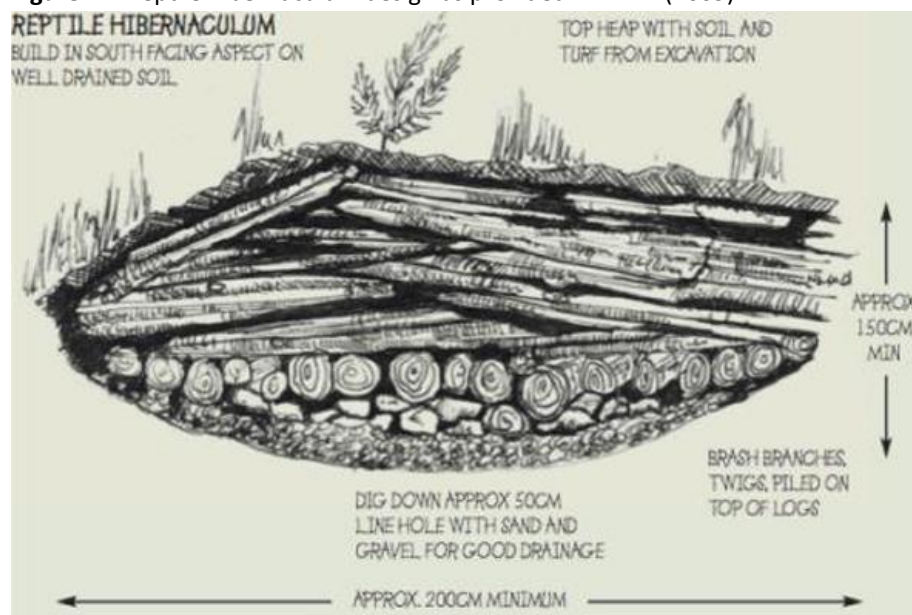
Reptile presence on site was isolated to the northern boundary of the site (hedgerow and woodland), which will be retained according to current landscape plans. However, the creation of additional scrub and SuDS features in the new 'ecology corridor' along the northern boundary will compensate for any loss to other potential habitats on site, offering new niches for foraging. These areas will be managed to ensure a heterogeneous sward length which is required to provide appropriate reptile habitat (see **Section 4.0** for more detail on habitat management).

3.3.3 Enhancements

To enhance the site for reptiles, 3 No. wood-based hibernacula will be created along the northern boundary of the site to provide reptiles with a suitable area to hibernate (approximate location shown in the **Enhancement Plan** appended). This will be created

following the specification outlined within Reptile Habitat Management: Guidelines for Landowners (HART, 2009) (**Fig 24**).

Figure 24. Reptile hibernaculum design as provided in HART (2009).



3.4 Great Crested Newts (GCN)

Ponds 1, 2 and 4 all returned negative eDNA results for GCN with GCN therefore considered likely absent from the ponds and the site itself. Consequently, no further survey work will be required and no specific mitigation measures will be required.

Nevertheless, the three hibernacula being created on site for reptiles will also provide sheltering opportunities for any amphibians should they be present on site. The locations of these are shown in the **appended Enhancement Plan**.

3.5 Notable and Birds of Conservation Concern

3.5.1 Mitigation

In order to avoid disturbance of nesting birds or damage to their nests, any works impacting the vegetation and buildings on site will be undertaken outside of the bird nesting season (March – September). If this is not possible, the area of vegetation / building to be removed will be thoroughly checked by an ecologist immediately prior to demolition/clearance. If any active nests are found, they will be left undisturbed with a suitable buffer (ca. 5m) until nestlings have fledged.

3.5.2 Compensation

To compensate for the small loss of native hedgerow, tree line, and scrub on site, extensive creation of new hedgerows, native scrub, and tree planting will provide replacement nesting opportunities. The native species planting will include flowering and fruit-bearing specimens which will also provide foraging opportunities for birds as well as small mammals. Further

detail as to the species that will be planted and the management within these areas can be found in **Section 4.0** below.

Additionally, 10 No. nest boxes will be erected within the retained trees across the site (**Fig 25**) (approximate locations indicated in the appended **Enhancement Plan**). These will include a mixture of Vivara Pro Barcelona nest boxes (4 No.) and Vivara Pro Seville nest boxes (6 No. – a mix of 28mm and 32mm entrance holes). The Barcelona caters to Wrens, Robins, Spotted Flycatchers, Pied and Grey Wagtails, Song Thrushes and Blackbirds. The Seville caters to Blue Tits, Tree Sparrows, House Sparrows, Great Tits, Crested Tits, Nuthatches, Coal Tits and Pied Flycatchers.

Figure 25. Vivara Pro Seville 32mm bird box (left) and Vivara Pro Barcelona bird box (right) (NHBS, 2024).



3.5.3 Enhancements

As a further enhancement, Swift bricks will be incorporated into the new dwellings in a 1:1 ratio to the number of dwellings (265 No. in total) (approximate locations indicated in the appended **Enhancement Plan**). The 'CJ Wildlife Swift maxi nesting box' (**Fig 26**) with entrance via a CJ Wildlife 'Cambridge Swift full-face brick' (The Cambridge System is a concept comprising an entrance piece and a nest box embedded in the cavity and inner leaf. It is particularly suited to gable ends at roof-space level). If this model is not suitable for the building specifications, an alternative swift box with internal floor space exceeding 400cm squared must be used.

Figure 26. A schematic of how the Cambridge full face Swift brick leads into a cavity created by the prior installation of the Swift maxi nesting box.



3.6 Hedgehogs

3.6.1 Avoidance of Harm

The measures for Badgers detailed in **Section 3.2.3** will be sufficient to prevent harm coming to any Hedgehogs that may be commuting across the site during construction.

3.6.2 Compensation

Habitat of value to sheltering and foraging hedgehogs is being lost as part of the development, namely sections of native hedgerow, scrub and tall ruderal/ephemeral vegetation. To compensate for this, native shrub planting will be provided along northern boundaries of the site with this offering replacement opportunities for sheltering and foraging hedgehogs. Furthermore, the gardens and grassland areas being created on site can still offer some sub-optimal foraging habitat for Hedgehogs using the site.

3.6.3 Enhancements

To ensure permeability for small mammals across the site, the garden fences of the properties will ensure at least 2 gaps are present within the gravel boards / bases of each fence line to allow for movement of Hedgehogs between gardens and into the wider area. The gaps should be at least 15 cm high by 15 cm wide with permeability for small mammals.

Small signage could be installed at these points to ensure they remain open upon completion of the development. The People's Trust for Endangered Species provide such signage, the purchase of which also supports conservation efforts (**Fig 27**).

Figure 27. Example of Hedgehog Highway signage to be placed above fence gaps provided to allow movements between gardens.



3.7 Designated Sites

Due to the close proximity of the River Adur Water Meadows and Wyckham Wood LWS, a Construction Environmental Management Plan will be produced. The CEMP will include details on mitigation methods to address the potential for pollution as well as the materials to be used and reduction of noise, dust and visual impacts on the nearby designated sites and wildlife protection measures. The CEMP will also include appropriate measures to protect the watercourse/River Adur from being negatively impacted from pollution and run-off during the construction phase. In addition to this a circa 10m buffer is proposed along the eastern boundary of the site to reduce the risk of operational impacts once the development has been completed.

3.8 BNG

In support of the granted Outline planning application for the site which was submitted in 2021, (ref: DC/21/2233), Tyler Grange conducted a full BNG assessment in the 2.0 metric (which was the appropriate metric at the time of submission). This demonstrated that the site layout could provide a +12% net gain in habitat units and a +43% net gain in hedgerow units.

Given that the requirement for an updated BNG assessment was not conditioned as part of the outline application (granted in 2024) and considering that the outline application was submitted prior to the mandatory requirement to demonstrate biodiversity net gain, it is not considered to be necessary to fully update the BNG assessment for this Reserved Matters application. Instead, the below text demonstrates that the Reserved Matters site layout has the capacity to deliver equal or greater gains for biodiversity than the Outline layout upon which the BNG assessment was based.

Much like the Outline layout, the Reserved Matters layout will deliver extensive semi-natural greenspaces comprising of meadow planting, orchards, ponds, SUDS features (to be sown with a meadow mix), and new tree planting. While the extent of the proposed central ecology

ponds has slightly reduced, a new pond feature is set to be created within the north-eastern SUDS such that the overall area provided remains largely the same (approx. 0.1ha). Similarly, while the shape and arrangement of the SUDS features has had to change [REDACTED] the overall extent of the features remains comparable to the previous layout (approx. 1.1ha) – specifically, the features have been extended further westwards to compensate for the reduction in area [REDACTED] Meadow and tree planting remains extensive across the site with the total grassland area remaining around 3.4ha and a total of 345 trees being planted. Furthermore, significant areas of native scrub are set to be retained (approx. 0.5ha) with additional scrub creation exceeding the amount provided in the previous layout (approx. 0.7ha).

In a slight change from the Outline layout, the small pocket of woodland on site will no longer be retained and, instead, the Reserved Matters layout provides new compensatory woodland structure planting in the south and west of the site.

Finally, the Reserved Matters layout retains the vast majority of the hedgerows / tree lines on site in much the same way as the Outline layout. While the new hedgerow planting has been re-distributed, a comparable length is still being provided across the site with a total hedgerow length of approx. 1200m. Additional single species hedgerows have also been provided around the residential dwellings.

4.0 HABITAT CREATION, ENHANCEMENT & MANAGEMENT

4.1 Introduction

As part of the proposed development, extensive areas of habitat on site will be retained, enhanced, created and managed with the locations of these habitats indicated in the Landscape General Arrangement Plan (Tor & Co, 2025). The below planting and management recommendations have been prepared in conjunction with Tor & Co (the appointed landscape architects for the site).

4.2 Protection of Retained Habitats

All of the habitats to be retained or enhanced will be protected from damage during the works and will be fenced using Heras fencing or similar to prevent access by machinery. Where large mature trees are present, they will be protected using standard arboricultural tree protection measures which include protection of the canopy and prevents root compaction.

No vehicles will enter the protective ring fencing and no materials will be stored within their circumference. All protective fencing must be in place prior to any construction machinery arriving on site, before any works on site get underway, and will remain in place until all work is completed. This will minimise the level of disturbance within the retained boundary habitat during the works and ensure the habitats and any wildlife species that may be using them are protected.

4.3 Trees

4.3.1 Proposed Planting

Native trees will be planted throughout the site with proposed species including Alder (*Alnus glutinosa*), Bird Cherry (*Prunus padus*), Field Maple (*Acer campestre*), Crab Apple (*Malus sylvestris*), Crack Willow (*Salix fragilis*), Hornbeam (*Carpinus betulus*), and Oak (*Quercus robur*) (Tor & Co, 2025). As described in the above sections, this planting will provide a valuable foraging resource for bats and birds as well as providing potential bird nesting habitat.

Planting will be carried out between late October and late March (Tor & Co, 2025). The best time to plant is late autumn and it is recommended to avoid freezing temperatures or heat. Rootgrow or Bonemeal will be applied to the new plants to encourage healthy root growth.

4.3.2 Management

In accordance with recommendations from Tor & Co (2025), the below measures will be put in place:

- *“The areas of planting are to be weeded regularly during the first three years*
- *Tree anchors to be inspected and/or adjusted every three months to facilitate optimum plant growth*
- *Trees to be irrigated as necessary to sustain plant health*
- *Trees to be fertilized in February or March with a 7:7:7 NPK fertilizer.*
- *Self sown saplings are to be removed annually. Basal growth is to be removed once a year during the growing season.*

- *Young trees up to 4m high are to have crowns pruned by removing dead branches and reducing selected side branches by one third to preserve a well balanced head."*

4.3.3 Monitoring and Replacement

Trees will be inspected annually from years 1-5 and then every 3 years thereafter. Monitoring visits will be conducted by a suitably experienced arborist who will assess the general health of the trees and determine if any remedial action is required. As part of these monitoring visits, the arborist will produce a monitoring report which will be sent to the LPA outlining the results and appropriate recommendations (i.e. remedial works, removal /replacement). Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season (Tor & Co, 2025).

4.4 Native Shrubs and Hedgerows

4.4.1 Proposed Planting

Native shrubs will be planted between late October and late March. These will be planted within gaps in existing hedgerows as well as to form new areas of scrub and native hedgerow (labelled as 'Native Shrub Mix', 'Native Mixed Hedgerow', and 'Woodland Structure Planting' on the Landscape General Arrangement Plan (Tor & Co, 2025)). Species will include Blackthorn (*Prunus spinosa*), Crab Apple (*Malus sylvestris*), Dogwood (*Cornus sanguinea*), Elder (*Sambucus nigra*), Field Maple (*Acer campestre*), Hawthorn (*Crataegus mongyna*), Goat Willow (*Salix caprea*), Hazel (*Corylus avellana*), Spindle (*Euonymus europaeus*) and Wild Privet (*Ligustrum vulgare*).

The areas of native scrub and hedgerows will offer valuable nesting habitat for birds, foraging opportunities for bats and birds, as well as shelter for hedgehogs, reptiles and amphibians.

4.4.2 Management

In accordance with recommendations from Tor & Co (2025), the below measures will be put in place:

- Shrubs will be supported with stakes and tree guards provided with these to be removed between years 3 to 5 (dependent on maturity).
- The areas around the newly planted shrubs will be weeded and watered as necessary during the first 5 years.
- Any dead shrubs will be replaced like for like in the next planting season.
- Shrubs will be cut with a flail between mid-January and early March on a two-year rotation with selected shrubs thinned or coppiced as necessary every 5 years.
- Hedges will be cut into an "A" shape and maintained at a minimum height of 1.5m.
- Shrubs around ponds will be maintained at a height no greater than 1.5m.

4.4.3 Monitoring

In accordance with recommendations from Tor & Co (2025), monitoring will take place of the newly planted hedgerows and shrubs at years 3 and 5 post-development. This will be carried out by a suitably experienced ecologist during late winter – early spring of each year. These

monitoring visits will assess the general health of the hedgerow and determine if any remedial action is required.

4.5 Amenity Grassland

4.5.1 Proposed Planting

Several areas of 'Amenity Grass' and 'Flowering Lawn' are proposed throughout the formal open spaces and road verges on site (Tor & Co, 2025). The 'Amenity Grass' will be sown with a mix such as Germinal A22 while the 'Flowering Lawn' areas will be sown with Emorsgate EL1 or similar. Seeds are best sown in Spring (March / April) or early Autumn (September / October). The seed must be surface sown at an even distribution throughout the entire landscaped area. The ground must be lightly harrowed / raked and then rolled with a lightweight roller (Tor & Co, 2025).

These areas will be of relatively limited value to protected species on site however they could offer some foraging opportunities for Badgers and Hedgehogs.

4.5.2 Management

In accordance with recommendations from Tor & Co (2025), the below measures will be put in place:

First year management - During the first year the grassland areas will be cut three times (mid-April, mid-July, mid-September) to a height of 50mm to prevent the establishment of weeds.

Management Once Established – The grassland will be cut on a monthly basis to no shorter than 50mm with all clippings removed from site. Cutting will be avoided during periods of drought or in waterlogged conditions and watering is permitted during dry periods. Any damaged areas will be repaired through re-seeding in the next appropriate season and weeds may be spot treated with a glyphosate-based herbicide.

4.5.3 Monitoring

In accordance with recommendations from Tor & Co (2025), botanical surveys will be conducted by a suitably qualified ecologist at years 3 and 5 post-development to ensure the grassland is establishing correctly and determine if any remedial action is required.

4.6 Wildflower and Rough Grasslands

4.6.1 Proposed Planting

Several areas of 'Long grass margins', 'Wildflower meadow (dry)' and 'Wildflower meadow (wet)' are proposed throughout the semi-natural open spaces and ecology corridors on site (Tor & Co, 2025) with these areas sown with Emorsgate EM10, EM3 and EM8 respectively. Seeds are best sown in Spring (March / April) or early Autumn (September / October). The seed must be surface sown at an even distribution throughout the entire landscaped area.

The ground must be lightly harrowed / raked and then rolled with a lightweight roller (Tor & Co, 2025).

These areas will be maintained at a longer sward height and offer greater floral diversity than the amenity grassland areas. Consequently, these grasslands will offer valuable foraging resources for birds, bats and Badgers as well as providing sheltering and commuting habitat for reptiles and amphibians.

4.6.2 Management

In accordance with recommendations from Tor & Co (2025), the below measures will be put in place:

Soil preparation: All other vegetation will be cleared from the soil and no artificial fertiliser will be added.

First year management - During the first year the grassland areas will be cut three times (mid-April, mid-July, mid-September) to a height of 50mm to prevent the establishment of weeds.

Management Once Established – The long grass margins (EM10) will be “*cut every 2-3 years between October and February to a length no shorter than 100mm.*” The dry wildflower meadows (EM2) will “*not be cut between April and the end of August*” while the wet wildflower meadows (EM8) will “*be cut once a year between October and February*” (Tor & Co, 2025). Cutting will be avoided during periods of drought or in waterlogged conditions and watering is permitted during dry periods. Any damaged areas will be repaired through re-seeding in the next appropriate season and weeds may be spot treated with a glyphosate-based herbicide.

4.6.3 Monitoring

In accordance with recommendations from Tor & Co (2025), botanical surveys will be conducted by a suitably qualified ecologist at years 3 and 5 post-development to ensure the grassland is establishing correctly and determine if any remedial action is required.

4.7 Marginal Planting

4.7.1 Proposed Planting

Several areas of ‘Marginal planting’ are proposed around the SUDS ponds on site (Tor & Co, 2025) with these areas due to be sown with Emorsgate EP1 pond edge mixture. Seeds are best sown in Spring (March / April) or early Autumn (September / October). The seed must be surface sown at an half the recommended density with an even distribution throughout the entire landscaped area. The ground must be lightly harrowed / raked and then rolled with a lightweight roller (Tor & Co, 2025).

This marginal planting will increase structural and floral diversity around the pond edge, offering valuable foraging opportunities for bats and birds as well as providing shelter for reptiles and amphibians.

4.7.2 Management

In accordance with recommendations from Tor & Co (2025), the below measures will be put in place:

Marginal planting will be allowed to grow to a long sward and cut every 2-3 years on rotation. Cutting will take place in the Autumn (September to November) using hand held trimmers with no single species allowed to become dominant.

4.7.3 Monitoring

In accordance with recommendations from Tor & Co (2025), botanical surveys will be conducted by a suitably qualified ecologist at years 3 and 5 post-development to ensure the marginal planting is establishing correctly and determine if any remedial action is required.

4.8 Submerged Planting

4.8.1 Proposed Planting

Plug planting will be utilised to incorporate selected native emergent and aquatic species into the SUDS ponds and ecology ponds. These will be planted with wide spacing to encourage natural spread and species will include (but are not limited to) Water Plantain (*Alisma plantago*), Great Willowherb (*Epilobium hirsutum*), Meadosweet (*Filipendula ulmaria*), Yellow Iris (*Iris pseudacorus*), and Purple Loosestrife (*Lythrum salicaria*) (Tor & Co, 2025).

The introduction of native planting within the SUDS basin will increase its value for amphibians by providing shelter. This planting will also increase invertebrate diversity and in turn improve foraging opportunities for various protected species on site.

4.8.2 Management

In accordance with recommendations from Tor & Co (2025), the below measures will be put in place:

“Occasional cutting or removal of emergent vegetation and aquatic plants in the autumn / winter should be undertaken as necessary with all cut material removed from the pond.”

4.8.3 Monitoring

In accordance with recommendations from Tor & Co (2025), botanical surveys will be conducted by a suitably qualified ecologist at years 3 and 5 post-development to ensure the submerged planting is establishing correctly and determine if any remedial action is required.

4.9 Orchard

4.9.1 Proposed Planting

Native fruit trees will be planted throughout the orchard area. The species mix will be agreed the local community (Tor & Co, 2025) however suggested species include Apple (*Malus spp.*), Plum (*Prunus spp.*), Cherry (*Prunus spp.*) and Pear (*Pyrus spp.*).

Trees will ideally be planted with 10m spacing although they may be planted closer together on poor soils or with slow growing species (Natural England, 2010a). Planting will be carried out in the first year. The best time to plant is late autumn and it is recommended to avoid freezing temperatures or heat. Rootgrow or Bonemeal will be applied to the new plants to encourage healthy root growth.

The orchard will not only offer foraging resources for birds in the form of fruit, but will also encourage invertebrates and thus improve foraging opportunities for bats utilising the site.

4.9.2 Management

Years 1 – 10 (Support and Protection): Newly planted trees will require regular watering within the first few weeks. Weeding will be undertaken around the base of the trees in all years. Wood chips or raked hay can be used to suppress weed growth, if desired, if deposited around the base of the scattered trees as mulch. New trees will also be supported with stakes no more than 30cm high and protected by timber and wire guards. The guards need to be spacious enough to allow access for management and are recommended to be at least 2m high where Deer are a concern. On this site it would also be prudent to include rabbit fencing around the base of the guard. Stakes can be removed after 2 years or once the stem is sufficiently strengthened. Guards will need to be in place for at least 10 years (Natural England, 2010a).

Years 1 – 10 (Formative Pruning): During the first 8-10 years, formative pruning will need to be undertaken as per the principles outlined in 'Traditional orchards: formative pruning of young trees' (Natural England, 2010b). This type of pruning involves the cutting back of side shoots each Winter in order to promote well-balanced growth and strong branches capable of bearing fruit.

Year 10 Onwards: At this point, management will then shift to maintenance pruning which aims to balance fruit production and vegetative growth. This will follow the principles outlined within 'Traditional orchards: maintenance pruning' (Natural England, 2010c) however, as a general rule, maintenance pruning will be carried out annually with strongly growing shoots (>25cm annual growth) left alone, moderately growing shoots (10-25cm annual growth) pruned lightly and poorly growing shoots (<25cm annual growth) pruned hard.

4.9.3 Monitoring

As with the individual trees, orchard trees will be inspected annually from years 1-5 and then every 3 years thereafter. Monitoring visits will be conducted by a suitably experienced arborist who will assess the general health of the trees and determine if any remedial action is

required. As part of these monitoring visits, the arborist will produce a monitoring report which will be sent to the LPA outlining the results and appropriate recommendations (i.e. remedial works, removal /replacement). Any plants that are removed, die or become seriously damaged or defective shall be replaced like for like in the next planting season (Tor & Co, 2025).

4.10 Safeguarding

The developer (Vistry) and project manager will be responsible for briefing all site personnel of the ecological sensitivities of the site and implementing the mitigation measures outlined above as well as the habitat enhancement, creation and management works. If any protected species are encountered during the construction works, it will be the responsibility of the project manager to cease works and immediately contact an ecologist for advice.

4.11 Compliance Check

A compliance visit will be completed by a suitably qualified ecologist prior to first occupation of the development site. The check will be conducted annually for the first 5 years post completion, and every 5-years thereafter until year 30. The compliance check will be carried during a suitable time of year and in suitable weather conditions. The ecologist will check all biodiversity ecological enhancements set out to assess if they have been completed and make an assessment if any recommended changes are required to management.

4.12 Management Responsibilities

Management and maintenance of the enhancement features and newly created / enhanced habitats will initially be the responsibility of Vistry. They will ensure all enhancement features are installed and maintained and that management works are completed with qualified ecologists, arborists or landscape managers are contracted, where required. All management / maintenance works as described above will be secured through an appropriate Section 106 agreement for the site that will legally oblige Vistry or other agreed party to carry out the works. An annual management timeline of all ecological enhancement features and habitats has been provided in **Section 5.0** with the described management works set to continue in perpetuity – this should be taken as a summary of the necessary measures and should be read in conjunction with the rest of this report to provide the appropriate level of detail.

5.0 IMPLEMENTATION PLAN

Schedule of ecological enhancement feature installation as well as habitat creation / enhancement, management and monitoring in perpetuity (for 30 years).

General Activity	Specific Activity	Dates / Timing	Description
Bats	Updated emergence surveys	Pre-commencement, May - August	No.37 Kings Barn Lane to be subject to 2 dusk emergence surveys
	Obtain Natural England European Protected Species Licence (if needed)	Pre-commencement, once Conditions 20 and 25 are approved	A Natural England European Protected Species Licence will be obtained for any roosts identified during the 2 dusk emergence surveys
	Deliver toolbox talk and supervise building demolition (if needed)	During construction phase, April – October	- This will only be undertaken if any bat roosts are identified during the 2 dusk emergence surveys - A suitably qualified ecologist will deliver a toolbox talk outlining safe working practices to minimise risk to bats during building demolition. - An updated internal and external inspection will be conducted to check for new evidence of roosting bats. - Building materials will be removed sensitively with an ecologist present.
	Installation of bat bricks and boxes	Anytime, prior to site operation	133 No. bat bricks to be integrated into the walls of the new dwellings. 10 No. bat boxes to be erected onto mature retained trees.

			[REDACTED] [REDACTED] [REDACTED]
			[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
			[REDACTED] [REDACTED] [REDACTED]
			[REDACTED] [REDACTED] [REDACTED]
Reptiles	Vegetation removal and Destructive Search	April – October	- Suitable habitat will be sensitively removed under the supervision of a suitably qualified ecologist. Vegetation will be trimmed in the direction of retained habitat over a two-stage clearance. - Following habitat clearance, a destructive search of the affected areas will be undertaken under the supervision of a suitably qualified ecologist.
	Creation of 3 No. hibernaculum	Anytime, prior to site occupation	3 No. wood-based hibernaculum will be created on site, appropriate for both Reptiles and amphibians.

Nesting Birds	Vegetation removal	November – February (or March – September under supervision)	- Any removal of nesting bird habitat undertaken during nesting bird season will need to be supervised by a suitably qualified ecologist with a nesting bird check completed prior to clearance. - Any active nests will be retained with a 5m buffer of vegetation.
	Installation of bird boxes and bricks	Anytime, prior to site operation	10 No. nest boxes to be erected on retained mature trees 265 No. swift bricks to be integrated into the new dwellings on site.
Hedgehogs	Fence gaps	During construction phase	Garden fences within the site will also ensure at least 2 gaps are present within the gravel boards / bases of each fence line to allow for movement of Hedgehogs between gardens and into the wider area.
Habitat Retention (Section 4.2)	Installation of Heras fencing for protection	Anytime	Heras fencing to be erected around the boundaries of the site to protect the retained hedgerows and woodland from being damaged during works.
Habitat Creation Trees (Section 4.3)	Planting	October – late March	- Native tree species will be planted. - Freezing temperatures will be avoided. - Rootgrow or Bonemeal to be applied.
	Years 1 – 30 Management	Annually years 1-5 and then every 3 years	- Regular weeding for first 3 years. - Inspection of tree anchors every 3 months. - Irrigation as necessary. - Application of 7:7:7 NPK fertiliser in February or March. - Removal of self sown saplings. - Pruning of trees up to 4m high.
	Years 1 – 30 Monitoring	Annually years 1-5 and then every 3 years	- Suitably experience arborist to assess general health and determine remedial action. - Monitoring report produced and sent to LPA.

			Any plants that are removed, die or become defective shall be replaced like for like in the next planting season.
Habitat creation Native Shrubs and Hedgerows (Sections 4.4)	Planting	Late October – late March	- Plant new areas of native scrub. - Plant new native hedgerows. - Infill gaps in existing hedgerows. - Install stakes and tree guards to support and protect shrubs.
	Years 1 – 5 Management	Routinely as required	- Remove stakes and tree guards between years 3 and 5. - Weed and water area around new shrubs as necessary.
	Years 1 – 30 Management	Mid-January to early March	- Cut with a flail on a two year rotation. - Selected shrubs (e.g. Hazel) to be coppiced or thinned every 5 years. - Hedges to be cut into A shape and maintained at minimum height of 1.5m. - Shrubs around ponds maintained at maximum height of 1.5m.
	Years 1 – 5 Monitoring	Late Winter – early Spring Years 3 and 5 post-development	Suitably experienced ecologist to assess general health of shrubs and determine if remedial action needed.
Habitat Creation Amenity Grassland (Section 4.5)	Creation of grassland	Spring or early Autumn	- Amenity grass to be sown with Germinal A22. - Flowering lawn to be sown with Emorsgate EL1. - Sow at even distribution. - Lightly harrow / rake ground and roll with lightweight roller.
	Year 1 Management	Mid-April, mid-July, mid-September	Cut 3 times to a height of 50mm.

	Years 2 – 30 Management	Monthly	• Cut to 5mm on a monthly basis. • Remove clippings from the site. • Avoid cutting during drought or in waterlogged conditions. • Water as necessary. • Repair damaged areas through re-seeding. • Spot treat weeds with glyphosate-based herbicide.
	Years 1 -5 Monitoring	May – August Years 3 and 5	• Suitably qualified ecologist to conduct botanical survey and determine if remedial action required.
Habitat Creation Wildflower and Rough Grasslands (Section 4.6)	Creation of grassland	Spring or early Autumn	• Long grass margins to be sown with Emorsgate EM10. • Wildflower meadow (dry) to be sown with Emorsgate EM2. • Wildflower meadow (wet) to be sown with Emorsgate EM8. • Sow at even distribution. • Lightly harrow / rake ground and roll with lightweight roller. • Do not fertilise soil.
	Year 1 Management	Mid-April, mid-July, mid-September	• Cut 3 times to a height of 50mm.
	Years 2 – 30 Management	Routinely, as required October – February	• Cut long grass margins (EM10) every 2-3 years. • Do not cut dry wildflower meadows (EM2) between April and August. • Cut wet wildflower meadows (EM8) once per year. • Avoid cutting during drought or in waterlogged conditions. • Water as necessary. • Repair damaged areas through re-seeding.

			Spot treat weeds with glyphosate-based herbicide.
	Years 1 -5 Monitoring	May – August Years 3 and 5	Suitably qualified ecologist to conduct botanical survey and determine if remedial action required.
Habitat creation Marginal Planting (Sections 4.7)	Planting	Spring or early Autumn	- Sow Emorsgate EP1 pond edge mixture. - Sow at half recommended density with even distribution. - Lightly harrow / rake ground and roll with lightweight roller.
	Years 1 – 30 Management	Every 2-3 years Autumn (Sep to Nov)	- Cut every 2-3 years on rotation. - Use hand held trimmers. - Do not allow a single species to become dominant – thin as necessary.
	Years 1 -5 Monitoring	May – August Years 3 and 5	Suitably qualified ecologist to conduct botanical survey and determine if remedial action required.
Habitat creation Submerged Planting (Sections 4.8)	Planting	Spring or early Autumn	- Plug planting of native species. - Planted with wide spacing to allow natural spread.
	Years 1 - 30 Management	Autumn / Winter	- Occasionally cut or remove vegetation as necessary. - Remove cut material from pond.
	Years 1 -5 Monitoring	May – August Years 3 and 5	Suitably qualified ecologist to conduct botanical survey and determine if remedial action required.
Habitat creation Orchards (Sections 4.9)	Planting	Late Autumn	- Plant native fruit trees. - Avoid freezing temperatures or extreme heat. - Apply rootgrow or bonemeal to roots.

	Year 1 Management – Trees (Support and Protection)	Anytime, immediately after planting	- Regular watering for the first few weeks. - Weeding around the base of the trees. - Wood chips or raked hay deposited as mulch around the base of the trees can be used to suppress weed growth. - Support with stakes no more than 30cm high. - Erect guards at least 2m high.
	Year 1 Management – Trees (Formative Pruning)	Winter i.e. October - February (outside of bird nesting season)	Commence formative pruning practices to encourage balanced and strong growth form.
	Years 1-10 Management – Trees (Support and Protection)	Anytime	- Monitor stakes to ensure they are still supporting the tree and that the tie is not digging into the stem – loosen as needed. - Remove stakes after 2 years or once stem is sufficiently strengthened. - Leave guards in place for 10 years with regular checks to ensure integrity is maintained.
	Years 1-10 Management – Trees (Formative pruning)	Winter i.e. October - February (outside of bird nesting season)	Continue formative pruning practices to encourage balanced and strong growth form.
	Years 10-30 Management – Trees (Maintenance pruning)	Winter i.e. October - February (outside of bird nesting season)	Shift to maintenance pruning to balance fruit production and vegetative growth.
Compliance check (Section 4.11)	Monitoring report (Ecologist)	Years 1 – 5: Annually Years 6 – 30: Every 5 years	- A report will be produced by an ecologist to provide details on all management, assessment of habitats, additional management requirements (if required), management to be carried out in the next phase and reporting on any delays - Each report will be sent to the LPA

6.0 CONCLUSION

This report brings together and expands on all relevant sections of the previous ecological reports associated with the site called 'Glebe Farm' in Steyning and uses them to inform a site-wide Biodiversity Enhancement Strategy and Landscape and Ecological Management Plan. The key ecological constraints on site include the presence of foraging and commuting bats, [REDACTED] a low population of Slow Worms and Common Lizards, and nesting birds. All necessary mitigation and compensation measures have been described herein with extensive biodiversity enhancement measures and a prescription of the management of habitats for a period of at least 30 years also provided. This will ensure the creation and management of habitats is suitable and achieves a net gain for biodiversity with all features of ecological importance protected.

7.0 REFERENCES

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Legend

- Redline
- ▲ Amphibian and Reptile Hibernacula (3)
- ◆ Hedgehog Fence Gaps
- Bat Boxes (Trees) (10)
- Birds Boxes (Trees) (10)
- Bat Bricks (Buildings) (133)
- ◆ Swift Bricks (Buildings) (265)

Above numbers refer to the total features across the whole site.



K4 Keppel, Daedalus Park
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Map	Enhancement Plan
Site	Glebe Farm, Steyning
Client	Vistry
Date	15/05/2025

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Legend

- Redline
 - Amphibian and Reptile Hibernacula (3)
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On-Site Nature Measures for all new sites

Vistry has committed to the following on-site nature measures on every site from September 2024.

- A minimum of one integral nestbox (commonly known as a swift brick) per equivalent plot if deemed ecologically appropriate and installed in line with the British Standard (BS 42021); and hedgehog highways on all sites in line with ecological advice;
- Further measures may be provided from the following list: bat roosts and boxes, insect bricks, hibernacular;
- A 5 year programme commencing with all new planning applications from September 2024 through to 2030;
- Under the scheme, location, number, distribution and type of measure will be decided on the basis of ecological advice, however integral nest boxes must be installed with reference to the guidance set out in BS 42021;
- Nature friendly planting and nature friendly SUDs where appropriate;
- A commitment to reporting installations annually via company annual report;
- A commitment to support the financing and/or in kind support of ecological surveys and monitoring of the programme.

We are also re-launching our Pollinate in Partnership Initiative which seeks to provide increased habitat for bumblebees and other pollinators.