DELCRAVEN LTD

BAYLEY PADDOCK, MILL LANE, LITTLEWORTH
HORSHAM RH13 8JU

Mitigation and Enhancement Strategy

October 2025

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Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	680a/Brett/Delcraven/BayleyPaddock/MES
Date	October 2025
Client	Delcraven
Report type	Mitigation and Enhancement Strategy
Purpose	Submission to Planning
Revisions	N/A
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Mitigation and Enhancement Strategy

October 2025

1. INTRODUCTION

1.1 Background

1.1.1 The following report is a mitigation and enhancement strategy prepared in relation to the approved development scheme at Bayley Paddock, Mill Lane, Littleworth.

1.1.2 The site comprises an irregular shaped plot of land behind existing residential properties fronting onto Mill Lane (to the north) and Littleworth Lane (to the east). The Ordnance Survey map reference for the approximate centre of the site is TQ 19028 20226. See Appendix A for the site location and existing site plans.

1.1.3 The site comprises three plots. Plot 1 has been developed and is complete. No further consideration is given regarding this plot in the current report. Plot 2 and Plot 3 are to be developed as two independent residential plots:

- Plot 2 is currently vacant. It is to be developed to provide a single residential dwelling and car port / garage along with associated access, parking, and garden area, together with access to Plot 3.

- Plot 3 has a storage shed located within the southeast corner of the plot which is to be removed. It is to be developed to provide a single residential dwelling and detached car port / garage with associated access, parking space and garden area.

See Appendix B for the proposed site plans.

1.2 Aim of the Report

The aim of the report is to set out mitigation actions and biodiversity enhancement measures to be implemented by the development team prior to and during the redevelopment of each plot in accordance with the Preliminary Ecological Appraisal prepared by EAS March 2024 and the Phase 1 Bat Survey prepared by Batscan March 2024.

1.3 Report Distribution

This report is to be submitted to Horsham District Council for their approval prior to the commencement of works on site.

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Where approval is granted, or following any update to the report where requested, this report (or updated version) is to be provided to all appropriate contractors in order that they may implement the relevant protection and enhancement measures as outlined within this report.

It is recommended that a biodiversity champion is nominated. It will be their responsibility to ensure that all measures are fully implemented at the appropriate times and records are kept to confirm that appropriate actions have been taken.

2. MITIGATION

The Preliminary Ecological Appraisal identified some features and habitat types of ecological value and habitat that may potentially be used by protected species for which further surveying and/or mitigation is required.

2.1 Trees and Hedging (Conditions 7 and 8)

In accordance with **Condition 7** all trees shown on the approved drawing number 0939.83/02 (see Appendix B), as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS5837 'Trees in Relation to Design, Demolition and Construction – Recommendations' (2012).

Plot 2 – Protection measured will be required to avoid damage to the hedging along the eastern boundary of Plot 2 during the redevelopment of the site. Fencing set 4 m from the baseline of the hedge should provide sufficient protection for planting.

Plot 3 – Protection measures will be required to ensure the protection of the TPO Oak on the southern boundary of Plot 3, the hedging along the eastern section of the northern boundary of Plot 3 and other trees within the plot which are to be retained. The root protection area for all trees and hedging is to be calculated and measured out on site for the installation of exclusion fencing which should remain in position for the full duration of the development works.

i. The fencing shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

ii. Nothing shall be stored within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made.

iii. No mixing or cement, or use of other contaminated materials or substances shall take place within any tree protection zone (fenced areas), or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

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In accordance with **Condition 8**, any trees or hedges on the site which die or become damaged during the construction process shall be replaced in the next planting season with trees or hedging plants of a type, size and in positions agreed by the local planning authority.

2.2 Great Crested Newts

A District License has been obtained from Nature Space in relation to the potential impacts of the proposed development on GCN. Actions are to be implemented in accordance with the granted licence, please refer.

GPM Ecology has been appointed to assist the development team in order to fulfil the requirements of the licence.

As part of these works GPM Ecology is to give a Tool Box Talk to contractors prior to the commencement of site works. No site works are to commence until the Tool Box Talk has been completed.

2.3 Dormice (Condition 3)

Condition 3 states; *No development shall commence until a Non-Licensed Precautionary Method Statement for Hazel Dormice has been submitted to and approved in writing by the local planning authority. This shall include, but not be limited to, a presence/absence survey and assessment, mitigation measures, and enhancement measures where necessary. The approved details shall be implemented before first occupation of the development hereby permitted and shall be maintained thereafter.*

It is proposed to phase the development, with works to commence within Plot 2 prior to surveying. This is subject to Council approval for which a separate report has been prepared. Please refer to Condition 4: Reptiles – Phased Development dated October 2025.

The project lead must ensure that all appropriate surveying is completed and mitigation implemented at the appropriate times and subject to Council approval.

2.4 Reptiles (Condition 4)

Condition 4 states; *No development shall commence until a Presence/Absence Survey and Assessment for Reptiles has been submitted to and approved in writing by the local planning authority. This shall include, but not be limited to, a presence/absence survey and assessment, mitigation measures, and enhancement measures where necessary. The approved details shall be implemented before first occupation of the development hereby permitted and shall be maintained thereafter.*

The mitigation and enhancement measures relating to reptiles are to be informed by surveying not yet completed.

The project lead must ensure that all appropriate surveying is completed and mitigation implemented at the appropriate times.

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2.5 Birds

Tree, shrub and scrub clearance, together with any tree or hedgerow maintenance works, are to be undertaken between September and January to avoid disturbance to nesting birds.

Should any emergency maintenance be required between February and August and nesting birds are identified, works likely to affect the birds, their eggs / young, and their nest will be delayed until all chicks have fledged.

2.6 Bats

Protection from light spill onto bat habitat will be required during development and from any permanent lighting once the site has been developed.

A considerate lighting plan is to be developed for the site. The lighting plan should be designed to avoid light spill onto habitat likely to be used by bats (and other nocturnal species) including the site's hedgerows and trees.

Lighting is to be installed in accordance with the approval lighting scheme.

2.7 Badgers

Badgers are thought likely to remain present within the local area and may use the site at any time.

A check of the site for signs of badger activity / presence was made on 2 October 2025, by Lucy Monday of EAS and Gareth Matthes of GPM Ecology. At the time of the assessment no recent badger activity was observed.

A badger survey/check should be repeated immediately prior to the start of work, to confirm activity within the site and the status of the sett (which could change between now and the start of works).

If badgers have re-occupied the sett on site, a licence will need to be sought from Natural England in relation to potential disturbance which may be caused as a result of development works at Plots 2 and 3.

2.8 General Protection Measures

Care should be taken during vegetation clearance to avoid harm to animals, including hedgehogs, which may use the site.

All excavations should be covered overnight, and excavations regularly checked. Should any animal become trapped, they should be assisted as appropriate. Protected species should not be handled and advice should be urgently sought.

2.9 Other Protected and Notable Species

If any new evidence of protected species is discovered whilst site clearance and construction work is in progress, Natural England should be informed immediately

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and appropriate advice on how to deal with the situation should be sought from a qualified ecologist.

2.10 Non-native Invasive Species

All non-native invasive species should be appropriately dealt with to restrict their spread into the wild.

Any planting schemes for the site should exclude the use of non-native and invasive species, including species such as cherry laurel, often used for hedging.

3. ENHANCEMENT

Condition 10 states; *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.*

Prior to commencement of the development, the site contactor is to confirm that the following measures as set out within this section of the report have been approved by Horsham District Council (i.e. Condition 10 has been discharged).

The developer, Mr Wayne Bayley, of Delcraven will have overall responsibility for the implementation of the following enhancement measures:

3.1 Planting

3.1.1 Purpose and conservation objective

Planting within the site is to be enhanced to compensate for the loss of biodiversity as a result of the proposed development.

3.1.2 Design

The scheme for the site includes the retention and addition of new hedging, new tree planting and lawn habitat.

New hedging is to be planted in double staggered rows 4050 cm apart including a mix of species with known benefits for wildlife. Subject to availability, at least five of the following are to be included within each 20 m length of new hedging; field maple (*Acer campestre*), hazel (*Corylus avellana*), guelder-rose (*Vibernum opulus*), spindle (*Euonymus europaeus*), holly (*Ilex aquifolium*), elder (*sambucus nigra*), dogwood (*Cornus sanguinea*) and dog rose (*Rosa canina*).

New tree planting is to include a mix of pedunculate and sessile oak (*Quercus robur, Q. petraea*), carb apple (*Malus sylvestris*), wayfaring tree (*Viburnum lantana*), rowan (*Sorbus aucuparia*), whitebeam (*Sorbus aria agg.*), wild cherry (*Prunus avium*), silver and downy birch (*Betula pendula, B. pubescens*).

Appropriate planting methods will need to be employed where new planting is proposed within the root protection area of existing trees and hedging.

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The existing grassland is likely to be significantly damaged during development. New lawn areas should either be laid with turf or seeded with a suitable mix including at least 20% wildflower.

3.1.3 Location

New mixed species hedging is to be planted along the north boundary of Plot 2, and along the boundary between the garden of Plot 2 and the access road to Plot 3.

New mixed species hedging is to be planted along the full length of the boundary of Plot 3, with the exception of the entrance gateway. Where existing hedging exists along the northern boundary, this is to be enhanced with additional planting. Further new mixed species hedging is also to be planted along the southern boundary of the access drive through Plot 3.

New tree planting is to be provided along the eastern boundary of the access road, opposite the existing hornbeam hedge with Pemberley within Plot 2, and within the southwest corner of Plot 2, together with scattered trees within both garden areas.

3.1.4 Initial aftercare

- All new planting is to be watered in with the appropriate volume (subject to planting size) and regularly watered during dry periods until established.
- Tree ties are to be regularly checked, adjusted and then removed once established.

3.1.5 Long-term maintenance

- The existing hedge along the eastern boundary of Plot 2 is to be maintained at no less than 4 m in height.
- The existing hedge along the southern boundary of Plot 2 and northern boundary of Plot 3 is to be maintained at no less than 6 m in height.
- New hedge planting is to be maintained to a minimum height of 2 m.

Maintenance works on trees and hedging should be undertaken outside of the bird nesting season (February – August, inclusive).

3.2 Invertebrates

3.2.1 Purpose and conservation objective

The proposed landscaping scheme is to retain all existing hedging and include enhancement planting (as detailed above) to compensate for the loss of grassland and removal of scrub which offers invertebrate habitat within the site. In addition to enhancement planting, purpose made insect ‘hotels’ are to be included to provide permanent shelter / nesting features within the site.

3.2.2 Design

Purpose made bee bricks are to be built into the façade of the new buildings on site.

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Cut wood is to be retained on site and used to create deadwood features for saprophytic invertebrates within the site.

3.2.3 Location

Bee bricks are to be installed at least 1 m above ground level on each of the two garage units (one per plot).

The cut wood is to be placed within the southwest corner of Plot 2.

3.2.4 Initial aftercare

None required.

3.2.5 Long-term maintenance

Bee bricks should not be block or obscured.

Deadwood features should be topped up with cuttings from garden maintenance.

3.3 Great Crested Newts

3.3.1 Actions to be undertaken in accordance with the District Level Licence. Funds provided for the provision / enhancement of habitats for GCN offsite in accordance with the scheme.

3.4 Dormice

3.4.1 Enhancement to be delivered in accordance with Condition 3. See separate reporting.

3.5 Reptiles

3.5.1 Enhancement to be delivered in accordance with Condition 4. See separate reporting.

3.6 Birds

3.6.1 Purpose and conservation objective

Nesting boxes for birds are to be provided onsite in order to deliver long-term provision for nesting birds.

3.6.2 Design

Two purpose made, integrated swift boxes are to be installed on each of the two dwellings.

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3.6.3 Location

The integrated swift boxes are to be located at high level on the east and west facades of the new dwellings, away from and not above opening windows and doors. There must be no adjacent ledges or perching points where other animals (e.g. birds and cats) may gain access to predate on the users.

3.6.4 Initial aftercare

None required.

3.6.5 Long-term maintenance

None required.

3.7 Bats

3.7.1 Purpose and conservation objective

Roosting features for bats are to be included within the proposed development plans for each plot in order to enhance the site for bats through the provision of new roosting opportunities.

3.7.2 Design

Four integrated bat roosting bricks for crevice dwelling bat species are to be installed on each of the two residential dwellings (8No. total).

3.7.3 Location

The integrated bat bricks are to be built into the southern facades of the new dwellings, with clear / unobstructed access provided at high level, away from and not above opening windows and doors. There must be no adjacent ledges or perching points where other animals (e.g. birds and cats) may gain access to predate on the users.

3.7.4 Initial aftercare

None required.

3.7.5 Long-term maintenance

None required.

3.8 Sustainability

- A 15,000 litre rainwater storage tank is to be installed at each plot to reduce water supply demands from each property.

- Composting facilities are be provided within the garden/s.

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- Electric charging points for cars are be provided at each property.

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APPENDIX A
Site Location and Existing Site Plans

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Location Plan
Scale 1:1250

10cm = 250 Metres at scale 1:2500
10cm = 125 Metres at scale 1:1250

10cm = 50 Metres at scale 1:500
10cm = 25 Metres at scale 1:250

10cm = 10 Metres at scale 1:100
10cm = 5 Metres at scale 1:50

The Drawings supporting this application have been produced to be handled and viewed electronically and are best viewed on screen to see fine detail that may not appear on printed versions depending on the type of printer used and the size of print etc, for which Brett Incorporated Ltd accepts no liability.

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Client: Delcraven Ltd

Project: Land at Bayley Paddock, Mill Lane, Littleworth

Drawing: Location Plan

Drg No: 0939/83/EAS Base Plan March 2024

Scales: 1:1250 **Original Plan Size A3** Drawn: Gonzo

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Habitat Plan

Bayley Paddock, Mill Lane, Littleworth,
Horsham RH13 8JU

Key:

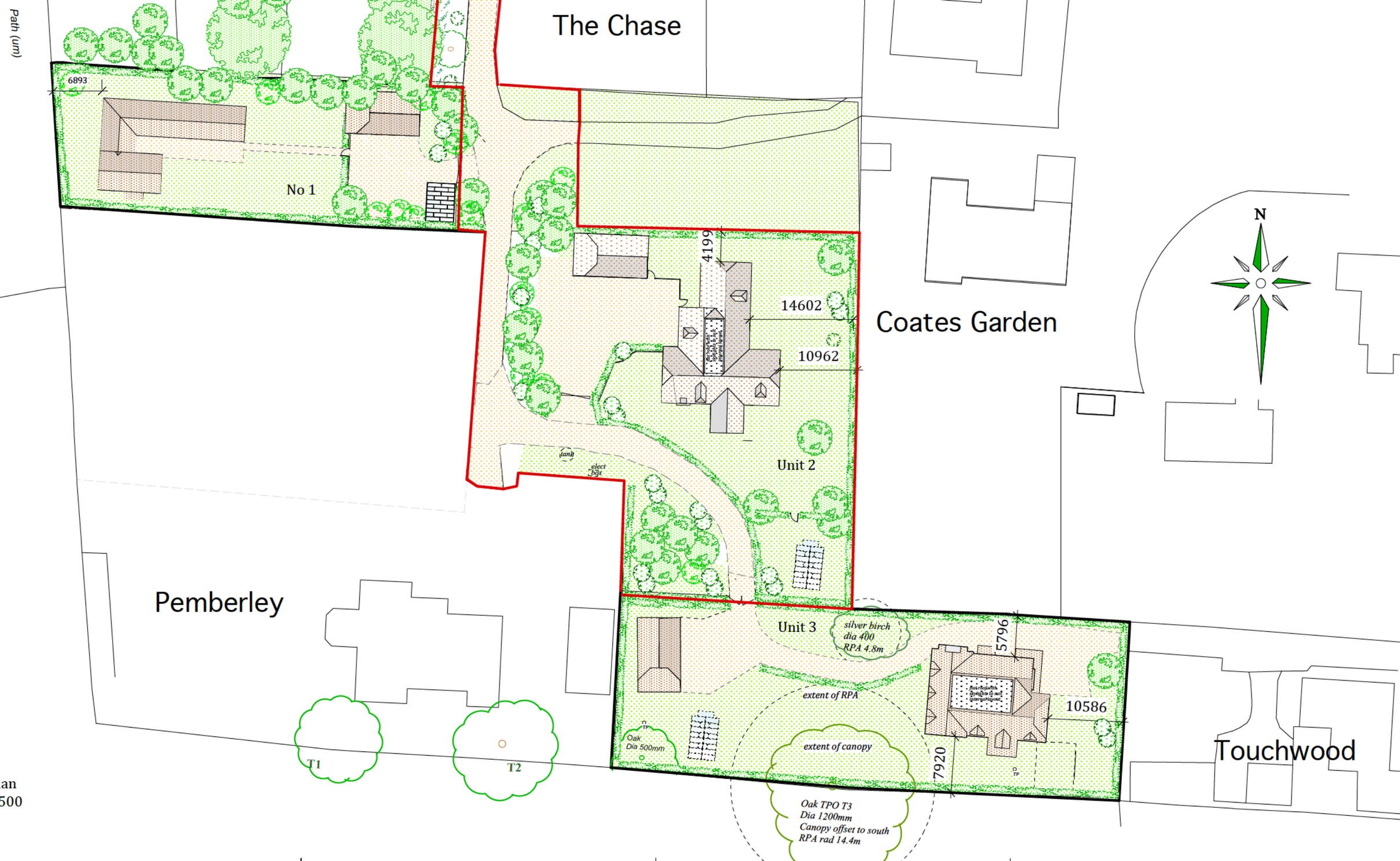
- Improved grassland
- Hardstanding
- Scrub / scattered trees
- Hedging
- Building
- Watercourse
- Red line boundary



Not to scale

eas ltd Site visited 12/03/24

APPENDIX B
Proposed Site Plans



Block Plan
Scale 1:500

10cm = 250 Metres at scale 1:2500
10cm = 125 Metres at scale 1:1250

10cm = 50 Metres at scale 1:500
10cm = 25 Metres at scale 1:250

10cm = 10 Metres at scale 1:100
10cm = 5 Metres at scale 1:50

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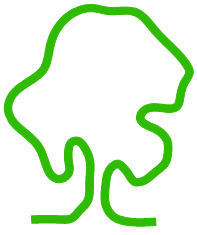
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Client: Delcraven Ltd		Drg No: 0939.83/02	Date: March 2024
Project: Erection of dwelling on land at Bayley Paddock, Mill Lane, Littleworth		Scales: 1:500	**Original Plan Size A3** Drawn: Gonzo
Drawing: Block Plan			

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