



RASCAL'S FARM SOUTHWATER

LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN (LEMP)



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QUALITY ASSURANCE

This report has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing (2nd Edition, December 2017).

The facts stated in this report are true to the best of our knowledge and belief, and any opinions expressed are held genuinely and in accordance with the accepted standards of the profession. ACD Environmental Ltd is a CIEEM Registered Practice.

Client:	Barratt Redrow Southern Counties (BRSC)
Site/job:	Rascal's Farm, Southwater
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1 INTRODUCTION

- 1.1. ACD Environmental Ltd was instructed by BRSC in July 2025 to produce a Landscape and Ecological Management Plan (LEMP) for a parcel of land at Rascal's Farm, Southwater (OS Grid Reference: TQ 15483 25250). This land is hereafter referred to as the 'Approved Development Site'.
- 1.2. Outline Planning Permission (planning ref. **DC/20/0695**) was granted by Horsham District Council in August 2021, with Reserved Matters Consent (planning ref. **DC/24/0249**) for the erection of 96 dwellings, ancillary parking and landscaping granted in 2025.
- 1.3. This report has been produced to address **Condition 8** of the planning permission. Condition 8 states:

"No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and be approved in writing by, the local planning authority prior 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.*

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 by the developer with 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."

- 1.4. This Landscape and Ecological Management Plan (LEMP) has been written to fulfil Condition 8; and provides ongoing management and maintenance prescriptions to ensure that the ecological mitigation and enhancements proposed lead to the calculated net loss of -18.89% in habitat units and a net gain of 20.94 % in hedgerow units as per the Biodiversity Metric 2.0 calculations (ACD Environmental Ltd 2020).¹
- 1.5. This LEMP focuses on ongoing management, maintenance and monitoring of retained, enhanced and created habitats. For details on lost habitats, and on measures undertaken during the construction phase to protect habitats and wildlife please refer to the CBEMP (ACD Environmental 2025)².
- 1.6. This report should be read in conjunction with the Landscape Management Plan produced by Green Landscape Studio Ltd³.

Competence

- 1.7. This report has been written by Matthew Simmons, assistant ecologist at ACD Environmental. Matthew has 4 years' experience working in ecological consultancy and has undertaken numerous protected species surveys and subsequent reports. Matthew is also proficient in BNG and has completed a wide variety biodiversity metrics and associated management plans.
- 1.8. A Technical Review of this report has been undertaken in line with ACD Environmental Ltd's Quality Assurance procedures. The review was carried out by Benjamin Prego, Senior Ecologist at ACD Environmental Ltd. Benjamin has several years' experience in the ecology sector carrying out a wide range of surveys, including UK Habitat Classification Surveys and Phase 2 Surveys for protected surveys, and producing high-level reports and mitigation strategies. Benjamin is a Qualifying Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and holds a Natural England Class Licence for great crested newts *Triturus cristatus*.

¹ ACD Environmental Ltd (2020), Biodiversity Metric 2.0 Calculation

² ACD Environmental Ltd (2025), *Construction Biodiversity Environmental Management Plan*

³ Green Landscape Studio Ltd (2026), *Landscape Management Plan*

2 AIMS AND OBJECTIVES

Aims

2.1. The aims of this LEMP and how this relates to specific sections of this report are as follows:

- Provide a summary of the previous ecology surveys and results in order to provide the context to subsequent recommendations (**Section 3.0, Appendix 1**).
- Provide details of the roles and responsibilities for future actions (**Section 4.0**).
- Provide details of habitat creation and enhancement, including artificial wildlife habitats (**Section 5.0, Appendix 3 and 4**).
- Provide details on management and maintenance of retained and created habitats (**Section 6.0**).
- Provide details on monitoring and review (**Section 7.0**).
- Provide details of a schedule of works for implementation and subsequent management, maintenance and monitoring (**Section 8.0**).

Objectives

2.2. To ensure the success of the landscape and ecological design in perpetuity, the programme of maintenance and management within this report will aim to achieve the following objectives:

- Ensure features of ecological value are protected and managed in a way that ensures their ecological value is maintained.
- Create new habitats of ecological value and ensure delivery of net biodiversity gain through appropriate management.
- Create and maintain ecological corridors for commuting wildlife across the completed development to ensure connectivity of habitats is maintained.
- Establish a flexible management and maintenance regime, able to respond to changing needs or objectives.
- To ensure that the required protected species enhancement measures remain in place in perpetuity and are not disturbed.

3 BASELINE ECOLOGICAL CONDITIONS

- 3.1. The Approved Development Site comprises approximately 6ha of land. The Ordnance Survey Grid Reference for the approximate centre of the site is TQ 15457 25207.
- 3.2. The Approved Development Site is located to the south-west of the town of Southwater, West Sussex. The location of the Approved Development Site is shown within **Image 1**.



Image 1: Approximate boundary of the Approved Development Site (red line).

- 3.3. The Approved Development Site has been subject to a range of ecological surveys, which were undertaken between 2017 and 2025 by EDP Ltd and ACD Environmental Ltd. The surveys carried out at the Approved Development Site are summarised within **Table 1** below.

Table 1: Field surveys

Survey	Survey Date
Extended Phase 1 Habitat Survey	June 2017 (EDP Ltd)
Updated Extended Phase 1 Habitat Survey	6 th June 2019 (ACD Environmental)
NVC Botanical Survey	May 2019 (ACD Environmental)
Preliminary Roost Assessment (PRA)	May 2019 (ACD Environmental)

Bat Roost Characterisation Surveys	June-July 2019 (ACD Environmental)
Bat Activity Transect Surveys	May-August 2019 (ACD Environmental)
Automated Bat Activity Surveys	May-August 2019 (ACD Environmental)
Reptile Surveys	May-June 2019 (ACD Environmental)
Hazel Dormice Surveys	May-October 2019
Update Bat Emergence Surveys	July 2022 (ACD Environmental)
Update Bat Emergence Surveys	May 2023 (ACD Environmental)
Updated Site Walkover	August 2025 (ACD Environmental)
Update Bat Emergence Survey	August 2025 (ACD Environmental)

3.4. A site walkover was carried out in August 2025 to update the baseline habitat information and to inform the recommendations within this LEMP. The habitats within the Approved Development Site were deemed to be broadly similar to how they are depicted in the 2019 Phase 1 surveys with the exception of some increased scrub areas in the field at the northern end of the site

3.5. The Biodiversity Metric 2.0 was updated in July 2020 based on the latest landscape plans at the time.

Designated Sites

3.6. No designated sites are located within 2km of the Approved Development Site and the site does not fall within any SSSI Impact Risk Zones.

Habitats

Ancient Semi-natural Woodland

- 3.7. The site is bounded to the north and west by broadleaved woodland, with Rascals Wood to the north and Blinks Wood to the north-west classed as an ancient woodland site replanted with broadleaved species.
- 3.8. The woodland comprises a mix of species, including oak *Quercus robur*, ash *Fraxinus excelsior*, cherry *Prunus avium* and field maple *Acer campestre*. The relatively dense understory, which has been coppiced in the past, supports hazel *Corylus avellana*, blackthorn *Prunus spinosa*, hawthorn *Crataegus monogyna*, rose *Rosa sp.*, spindle *Euonymus europaeus*, wild service tree *Sorbus torminalis* and privet *Ligustrum vulgare*.
- 3.9. A number of ancient woodland indicator species are also present, including dog's mercury *Mercurialis perennis*, false brome *Brachypodium sylvaticum*, bluebell *Hyacinthoides non scripta*, wood avens *Geum urbanum*, wood sedge *Carex sylvatica*, wood spurge *Euphorbia amygdaloides*, violet *Viola sp.*, wood anemone *Anemone nemorosa*, black bryony *Dioscorea communis*, bush vetch *Vicia sepium*, primrose *Primula vulgaris* and wood melick *Melica uniflora*.

Broadleaved Semi-natural Woodland

- 3.10. A small area of woodland is present in the centre of the site, dominated by oak and ash; with field maple, cherry, hawthorn, blackthorn, apple *Malus sp.* and the occasional wild-service tree also present. Ground flora is generally dominated by ivy *Hedera helix*.

Species Rich Mesotrophic Grassland

- 3.11. The fields in the north of the site were assessed as being species rich and as such were surveyed using National Vegetation Survey (NVC) methodology.
- 3.12. Both NVC surveyed meadows were assessed to be mesotrophic, which are of moderate soil fertility. The field bounding the ménage has been assessed to be MG4(b/c) and totals 0.3ha and the northern-most field has been assessed to be MG1 and totals 0.64ha. These mesotrophic communities total 0.94ha and are of high botanical nature conservation value. Species recorded include greater knapweed *Centaurea scabiosa* and meadow barley *Hordeum brachyantherum*, both indicators of species rich grassland. There are however other species present which are indicators of neglect, such as Yorkshire fog *Holcus lanatus* and black grass *Alopecurus myosuroides*. Therefore the mesotrophic grassland is considered to have signs of good quality grassland but has potential to be restored to a high standard with appropriate management.

Scattered Mature Trees and Tree Lines

3.13. Mature trees are scattered throughout the site and several mature tree lines are present along the entrance road in the north, separating fields through the centre, and along the southern boundary of the site. The trees are mainly oak, ash and field maple with some apple and wild service trees present. These features are also valuable in connecting areas of woodland within the Site and wider landscape.

Dense Scrub

3.14. Dense scrub is located in several areas throughout the Approved Development Site. Patches of scrub are located along the northern field boundaries dominated by common tall ruderal species including thistles, dock, willowherb *Epilobium sp.* and hogweed *Heracleum sphondylium*, and in the centre of the field including dense and scattered scrub (mostly bramble, *Rubus fruticosus L. agg.*) parcels and many young and sapling self-seeded trees (mainly ash).

3.15. The largest extent of dense scrub is within the triangle of land on the eastern side of the site to the south of the access road. In addition to the species listed above, the following species were recorded; cherry *Prunus sp.*, field maple, ash, blackthorn, dog rose *Rosa canina*, bramble, yellow vetch *Lathyrus aphaca*, bugle *Ajuga reptans*, common sorrel *Rumex acetosa*, false oat-grass *Arrhenatherum elatius*, meadow foxtail *Alopecurus pratensis*, lesser stitchwort *Stellaria graminea*, changing forget-me-not *Myosotis discolor*, rough meadow-grass *Poa trivialis*, creeping cinquefoil *Potentilla reptans*, ground ivy *Glechoma hederacea*, common knapweed *Centaurea nigra* and perforate St. John's-wort *Hypericum perforatum*.

Semi-improved neutral grassland

3.16. Species-poor grassland is the dominant habitat in the southern part of the site, this is in current use as a horse paddock, heavily grazed and very short. This area is dominated by grasses, with cock's-foot *Dactylis glomerata*, meadow foxtail *Alopecurus pratensis*, false oat grass, Timothy *Phleum pratense*, couch *Elymus repens*, meadow barley, creeping bent *Agrostis stolonifera* and sweet vernal grass *Anthoxanthum odoratum*.

Buildings and Hardstanding

3.17. The buildings within the Approved Development Site include Rascals Farmhouse and several associated structures, comprising an open-fronted garage building and several stables, present within the centre of the Site.

3.18. The farmhouse is a two-storey property of brick construction with pitched roof clad in clay tiles.

Several areas of the house are clad in clay hanging tiles, including the chimney. The porch is covered with shiplap cladding. Bat droppings were recorded within the roof void during the preliminary roost assessment (PRA).

Fauna

- 3.19. For ease of reference, descriptions of relevant fauna have been provided alphabetically, below.
- 3.20. The local record centre (SBRC) returned records for the following species within 2km of the Approved Development Site: great crested newt *Triturus cristatus*, common frog *Rana temporaria*, smooth newt *Lissotriton helveticus*, common toad *Bufo bufo*, adder *Vipera berus*, slow worm *Anguis fragilis*, grass snake *Natrix helvetica*, common lizard *Zootoca vivipara*, numerous bat species including Bechstein's *Myotis bechsteinii*, hazel dormouse *Muscardinus avellanarius*, badger *Meles meles*, hedgehog *Erinaceus europaeus* and harvest mouse *Micromys europaeus*.

Badgers

- 3.21. Evidence of badger activity was confirmed in 2020 comprising a latrine within the northernmost field.
- 3.22. No badger setts have been found within the Approved Development Site to date.
- 3.23. Due regard must be given to the potential for badgers to be present within the Approved Development Site given their known presence within the local area.

Bats

- 3.24. The data search lists records for a number of bat species within 2km of the Site, including common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, Natterer's Bat *Myotis nattereri*, Daubenton's bat *Myotis daubentonii*, Bechstein's bat, noctule *Nyctalus noctula*, long-eared bat *Plecotus sp.*, brown long-eared Bat *Plecotus auritus* and serotine *Cnephaeus serotinus*
- 3.25. One EPSM application was granted in the 2km surrounding the Approved Development Site. This application was granted for the destruction of a breeding site and resting place with the species present being common pipistrelle, soprano pipistrelle, serotine, brown long-eared and Natterers bat. The application was granted in 2013 (EPSM2013-6022) and is approximately 1.4km to the south west of the Site.
- 3.26. The outbuildings within the Approved Development Site have been assessed to be of negligible suitability for roosting bats.
- 3.27. As the farmhouse was assessed as having high suitability to support roosting bats, three surveys

were carried out in accordance with Bat Conservation Trust guidelines (2023)⁴. One soprano pipistrelle was recorded emerging from above the first floor window on 6th June 2019.

- 3.28. Update emergence surveys were carried out in 2022 and 2023 which identified bats emerging from the chimney of the farmhouse.
- 3.29. An update emergence survey was carried out in August 2025, numerous bat emergences were recorded during this survey.
- 3.30. Numerous trees are due to be removed as part of the development. Four of these trees all had potential to support roosting bats with classifications ranging from low-moderate. Bat surveys have not been carried out on these trees to date.
- 3.31. Bat transect and automated activity surveys have been carried out at the Approved Development Site with species including common pipistrelle, *Myotis sp.*, serotine, soprano pipistrelle, noctule, Brandt's/whiskered and Natterer's, all recorded using the site.

Birds

- 3.32. The trees, woodland, dense scrub and buildings are all suitable to support nesting birds. An active swallow *Hirundo rustica* nest was recorded within a stable building in June 2019.

Dormice

- 3.33. The scrub and tree line habitat within the Approved Development Site are suitable for foraging, commuting and nesting hazel dormice. These habitats are also connected to optimal habitat within the wider landscape in the form of woodland.
- 3.34. The Approved Development Site was subject to presence/likely absence surveys during 2019.
- 3.35. One active dormouse was recorded during the September check which was carried out on the 9th of October 2019. This dormouse was recorded on the western boundary of the northern field, within the bramble scrub. Two nests were recorded within tubes in the same area during the August check carried out on 22nd August 2019.

Reptiles

- 3.36. The Approved Development Site contains habitats of scrub and rough grassland and was therefore identified as suitable to support widespread reptile species.

⁴ Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good practice Guidelines (4th Edition). The Bat Conservation Trust. London.
ACD Environmental

- 3.37. Reptile surveys were carried out in 2019 and a peak count of 12 adult slow worm *Anguis fragilis* was recorded on the 31st May 2019. Two subadult grass snake were also identified on the 31st May 2019
- 3.38. The majority of reptile sightings were in the rough grassland and scrub field in the north of the Approved Development Site.

Other mammals

- 3.39. The data search returned records of hedgehog and harvest mouse.
- 3.40. The horse grazed paddocks, tree lines and scrub are all suitable to support sheltering and foraging hedgehog.

4 ROLES AND RESPONSIBILITIES

- 4.1. This report should be read in conjunction with other environmental reports for Rascal's Farm, Southwater.
- 4.2. The overall responsibility for the design of the scheme under The Construction (Design and Management) Regulations 2015 is with the Principal Designer.
- 4.3. The implementation of this LEMP (including habitat creation) during site preparation and construction is the collective responsibility of the appointed Project Manager, and the Developer, BRSC. This collective will ensure that all appointed contractors are aware of the ecological requirements of the Approved Development Site and will distribute this LEMP to relevant parties.
- 4.4. All materials, workmanship, quality and operations should be in accordance with all relevant British Standards, Codes of Practice and legislation including relevant Health and Safety legislation.
- 4.5. Once the construction phase is complete, the maintenance and management of the habitats on the Approved Development Site and associated funding will be the responsibility of a private management company appointed by the Developer. Once a management company is appointed, their details should be inserted here:

Name:

Company:

Telephone:

Personnel responsible for implementation of the plan:

Main contact:

Developer contact details:

Length of agreement

- 4.6. The minimal length of the initial agreement with the management company will be five years. Following the five years, management practices will be reviewed, and a new contract drawn up as necessary, to ensure the Approved Development Site is managed in line with the aims and objectives of this LEMP for a minimum of 20 years as per Condition 8. Management should continue in perpetuity.

5 HABITAT CREATION AND ENHANCEMENT

5.1. The following habitats will be retained within the Approved Development Site:

- Scattered trees
- Semi-improved grassland

5.2. The following habitats will be retained and enhanced:

- Semi natural broadleaved woodland (partially retained and enhanced)
- Native hedgerow with trees

5.3. The following habitats will be created:

- Developed land; sealed surface
- Other neutral grassland
- Vegetated garden
- Urban trees
- SuDS Ponds

5.4. The following communal landscape components will be created and managed according to the Landscape Management Plan:

- Existing grassland
- Species rich lawn
- Ornamental shrub planting
- Native shrub planting
- Mown species rich grassland
- Wildflower meadow
- Species rich long sward grassland
- Trees and hedgerows

- 5.5. This section details the measures taken to create new ecologically valuable habitats and to enhance existing habitats in order to enhance the biodiversity value of the Approved Development Site and to provide the predicted net loss of 18.89% in habitat units and a net gain of 20.94% in hedgerow units.
- 5.6. Detailed descriptions of landscape management prescriptions and aims including proposed species lists to be planted are outlined within the Landscape Management Plan.

Habitat Enhancement

Semi-natural broadleaved woodland

- 5.7. The retained woodland within the Approved Development Site will be enhanced through the planting of species that promote a diverse understorey.
- 5.8. A suitable ground flora mix should be planted, and native shrubs/saplings should also be planted to promote woodland regeneration.
- 5.9. The woodland should also be enhanced through the introduction of dead wood features such as log piles which will provide valuable habitats for invertebrates, reptiles and amphibians.

Native hedgerow with trees

- 5.10. The existing tree line along the southern boundary of the site consists of a native native hedgerow understorey. This habitat will be enhanced through native infill planting to include species such as hawthorn field maple, hazel, dog rose, guelder rose *Viburnum opulus*, wayfaring tree *Viburnum lantana*, spindle, crab apple *Malus sylvestris*, pedunculate oak, hornbeam *Carpinus betulus*, wild service tree and whitebeam *Sorbus aria*.
- 5.11. All new planting should ideally take place during the Autumn or Spring. Bare-root stock can be planted between the end of October and the end of March. Generally, it is best to plant early in the season, before January, to allow the plants more time to establish a network of feeder roots before the onset of spring. No planting should occur during freezing weather or if the ground is waterlogged. Planting should ideally take place on a still, moist day, to minimise root drying and stress to the plants.

Habitat Creation

Other neutral grassland

- 5.12. Approximately 0.98 hectares of other neutral grassland habitat will be created within the Approved Development Site to include the southern green spaces and walking trail.
- 5.13. These areas will be planted with a suitable seed mix such as Emorsgate EM3 Special General purpose Meadow Mixture (or similar) to include species such as yarrow *Achillea millefolium*, agrimony, betony *Betonica officinalis*, common knapweed, wild carrot *Daucus carota*, viper's bugloss *Echium vulgare*, meadowsweet hedge bedstraw, lady's bedstraw *Galium verum*, meadow crane's-bill *Geranium pratense*, oxeye daisy *Leucanthemum vulgare*, musk mallow *Malva moschata*, black medick *Medicago lupulina*, sainfoin *Onobrychis viciifolia*, wild parsnip *Pastinaca sativa*, ribwort plantain *Plantago lanceolata*, salad burnet *Poterium sanguisorba ssp sanguisorba*, cowslip *Primula veris*, selfheal, meadow buttercup, bulbous buttercup *Ranunculus bulbosus*, yellow rattle *Rhinanthus minor*, common sorrel, small scabious *Scabiosa columbaria*, red campion, bladder campion *Silene vulgaris*, dandelion *Taraxacum officinale* and tufted vetch *Vicia cracca*, common bent *Agrostis capillaris*, crested dogtail, red fescue, smaller cat's tail *Phleum bertolonii* and smooth-stalked meadow grass *Poa pratensis*
- 5.14. Management will be undertaken to benefit wildlife, comprising infrequent cuts throughout the growing season to allow a longer sward to establish and wildflowers to bloom. This will create habitats for pollinators, such as butterflies and bees, as well as other invertebrates.
- 5.15. Bare ground should be exposed prior to sowing to improve soil contact.

Vegetated garden

- 5.16. Approximately 1.02 hectares of vegetated garden habitat is to be created within the Approved Development Site in the form of private gardens associated with the houses.
- 5.17. These gardens should be sown with Emorsgate EL1 flowering lawn mixture (or similar).
- 5.18. Species within the seed mix would include kidney vetch *Anthyllis vulneraria*, betony, common knapweed, hedge bedstraw, lady's bedstraw, oxeye daisy, birdsfoot trefoil, black medick, ribwort plantain, cowslip, selfheal, meadow buttercup, bladder campion, dandelion, white clover *Trifolium repens*, common bent, crested dogtail, red fescue, smaller cat's tail and smooth-stalked meadow grass.

Urban trees

- 5.19. Approximately 82 medium sized individual trees will be planted across the Approved Development

Site. These should consist of locally abundant native species.

5.20. All new planting should ideally take place during the Autumn or Spring. Bare-root stock can be planted between the end of October and the end of March. Generally, it is best to plant early in the season, before January, to allow the plants more time to establish a network of feeder roots before the onset of spring. No planting should occur during freezing weather or if the ground is waterlogged. Planting should ideally take place on a still, moist day, to minimise root drying and stress to the plants.

5.21. Any stakes, ties and guards must be removed upon successful establishment or after 4 years of planting, whichever is sooner. This is to ensure that the establishment and long-term health of trees is not impeded.

SuDS Ponds

5.22. Two new SuDS ponds areas will be created in the south-east and south-west corners of the Approved Development Site. These habitats will be enhanced through the planting of aquatic species such as yellow iris *Iris pseudacorus* and hemp agrimony *Eupatorium cannabinum*, and through the thinning of encroaching bramble scrub to promote sunlight. This will promote opportunities to a range of amphibian species including great crested newts. A full list of species to be planted is included within the Landscape Management Plan.

5.23. Human access to the created SuDS ponds should be prevented through the installation of fencing with gaps for wildlife as well as appropriate signage discouraging new residents from accessing this habitat and highlighting its importance to biodiversity.

5.24. A dense vegetated buffer should be created and maintained around the perimeter of the created ponds to help minimise nutrient runoff.

5.25. A management regime and measures to address the impact of surface water runoff on newly created aquatic habitats is detailed within the Landscape Management Plan.

6 GENERAL MANAGEMENT AND SPECIES MITIGATION

Management prescriptions

General management measures

6.1. The following general management measures will be followed throughout the Approved Development Site to safeguard any wildlife that may be present on the Approved Development Site during site preparation and construction:

- Small loose objects of litter (e.g. plastic bottles, food packets etc.) should be removed regularly;
- Fly-tipping should be safely removed and reported to Horsham District Council;
- Should planting be found to be in poor health, professional help will be sought and appropriate remedial/replacement measures taken;
- If invasive plant species are discovered, these must be removed using a species appropriate method;
- Herbicide and pesticide use will be avoided, except where required for removal of invasive species;
- Machinery and building materials are to be stored on areas of hardstanding, and on pallets wherever possible;
- Any excavations must be covered at night wherever practicable. A means of escape must be provided in the form of a ramp to allow trapped fauna to escape;
- Excavations must be managed to avoid the formation of temporary waterbodies;
- All temporarily exposed pipes must be capped overnight to prevent animals gaining access and later becoming trapped; and
- Heras fencing or similar will be used to mark the site boundary to protect offsite habitats of value to fauna. No building materials, spoil or machinery may be stored in the areas outside of the Heras fencing.

Fauna

Bats

- 6.2. Bat emergence surveys were undertaken in 2019 which identified a single soprano pipistrelle emerging from the farmhouse building.
- 6.3. Update emergence surveys were carried out in 2022 and 2023 which identified several bats emerging from the chimney of the farmhouse building.
- 6.4. The farmhouse building underwent an update emergence survey in 2025 which confirmed the continued presence of roosting bats in the chimney of the farmhouse building.
- 6.5. Demolition should therefore only be undertaken under an EPSM licence for bats.
- 6.6. The proposed mitigation strategy will be detailed within the EPS licence. However, a summary of the mitigation strategy is provided below, which demonstrates that the development is capable of achieving an EPS licence.

Pre-commencement

- Works impacting upon bat roosts will not commence until the EPS licence is in place.
- Prior to the commencement of works, contractors will be made aware of the potential presence of bats (and other protected species), their legal protection and safe working practices to avoid harming bats. They will be informed that in the event any bats are found when the licenced bat ecologist is not in attendance, works must stop, they must not be handled and ACD Environmental Ltd contacted in the first instance.
- Bat boxes will be erected on retained trees. This will provide a suitable location for crevice-dwelling bats to be moved to only by the licenced bat ecologist with gloved hands using a cloth bag. Only active bats would be moved and in the unlikely event that hibernating bats are found (unlikely given the timing of the works), they will not be moved until they are no longer in hibernation.

Timing

- The works impacting on areas where roosting bats have been confirmed must be timed during the spring and/or autumn in order to avoid the maternity and main hibernation seasons.

- 6.7. The Approved Development Site also provides suitable habitat for foraging and commuting bats in

the form of hedgerows and woodland. These habitats act as green corridors, providing connectivity for commuting bats to and from high-quality habitats such as larger parcels of woodland in the wider area.

6.8. The following measures should be implemented where possible with regards to construction site lighting to minimise light spill onto the surrounding habitats and protect commuting/foraging habitat for bats:

- Temporary lighting during the construction phase will be minimised to task related lighting only must only be used if absolutely required.
- There are limits on working hours where construction activities are permitted to daylight hours, which will inherently minimise the requirement for lighting.
- Any lighting must not be left on permanently outside of normal working hours.
- Any lighting must be directed within the construction site to minimise light spill on adjacent habitats.

Badger

6.9. Any scrub to be cleared should be subject to a visual check for badger prior to works commencing by an ecologist with all works undertaken under supervision by the ecologist with regular checks undertaken during the vegetation clearance. If a badger sett is identified during the clearance works, then all works within 30m should cease and the sett will be closed under the appropriate Natural England licence, the details of which would be set out within a separate badger mitigation strategy.

Birds

6.10. It is recommended that any clearance works to habitat suitable for nesting birds is undertaken outside of the nesting bird season (March-August inclusive). Any clearance works during the nesting bird season will be preceded by a check for active birds' nests carried out by a suitably qualified ecologist. If no active birds' nests are found, then works can proceed within 24 hours of the check. If an active bird's nest is found, then works must stop and an appropriate buffer be installed around the nest. The buffer must remain in place until the ecologist confirms that all the young have fledged the nest.

Dormice

6.11. Surveys carried out in 2019 confirmed the presence of dormice in the woodland edge and dense scrub surrounding the site. The majority of the scrub and woodland edge habitat will be retained;

however, any clearance of woodland or adjacent scrub will need to be carried out under a Natural England EPSM licence for dormice.

Reptiles

- 6.12. A peak count of 12 adult slow worm was recorded on the 31st of May 2019. Two subadult grass snake were also identified during this survey.
- 6.13. The majority of reptile sightings were in the rough grassland and scrub field in the north of the Approved Development Site.
- 6.14. Any clearance of tall grassland or scrub habitat should be carried out sensitively using a phased approach whereby vegetation is first cut to 10-15cm in a directional manner, starting at the centre of the field and moving outwards. This area should then be left for 24 hours to allow any reptiles that may be present to move out of the area into surrounding habitats. Vegetation can then be cut down to ground level, again using directional cutting. This will be carried out under the supervision of a suitably qualified ecologist.
- 6.15. Following the cut to ground level a soil strip can take place as necessary. This must be carried out during suitable weather conditions when reptiles are active between April to September inclusive and when the air temperature is between 9-18°C and will also be undertaken under the supervision of a suitably qualified ecologist. If any reptiles are found during this process, they will be carefully captured and transported outside the boundary of the Approved Development Site to a suitable receptor area.
- 6.16. Throughout the construction phase, any grassland or overgrown scrub present within the construction zone should be maintained at a short height to prevent any reptiles or other wildlife moving into the Approved Development Site.
- 6.17. Any excavations (e.g. trenches/pits) will be covered when works are not taking place to ensure that they do not fill with water and to minimise the chance of wildlife gaining entry. If any excavations are left open, then there must be a means of escape provided by means of a timber board installed as a ramp. Any excavations will be inspected each morning to ensure no wildlife has become trapped overnight and if so, an ecologist will be contacted immediately.
- 6.18. Additionally, the storage of hard building materials, e.g. aggregate and timbers, within the construction site will be given careful consideration. Such materials should be stored off the ground and covered with sheeting minimise the chance of reptiles adopting such features for shelter/hibernation.

Other mammals

6.19. Any dense scrub should be subject to a staged cut and visual inspection for hedgehog as set out in relation to badgers above.

Enhancements

6.20. A scope of general ecological enhancements will be incorporated into the Approved Development Site. Locations of these enhancement features are shown on the Ecology Enhancement Plan within **Appendix 4**.

Bat boxes

6.21. A total of 10 bat boxes will be installed on trees within the woodland in the northern section of the Approved Development Site. 14 integrated bat boxes are to be installed within the walls of the proposed houses to provide a net increase in bat roosting opportunities. It is recommended the following boxes are installed:

- 10 x Schwegler 2FN Bat Boxes (or a suitable alternative) will be installed on suitable trees located within the northern woodland at the Approved Development Site. These should be installed at a height of approximately 4m, out of prevailing weather, exposed to sun for part of the day, away from artificial light sources and out of the reach of cats.
- 14 x 1FR Schwegler Bat Tubes are to be installed within the walls of the proposed houses at the Approved Development Site. These should be installed at a height of approximately 4m, out of prevailing weather, exposed to sun for part of the day, away from artificial light sources and out of the reach of cats.

Bird boxes

6.22. A total of 20 bird boxes will be installed on trees within the woodland in the northern section of the Approved Development Site. 10 integrated bird boxes are to be installed within the walls of the proposed houses to provide a net increase in bird nesting opportunities. It is recommended the following boxes are installed:

- 20 x Schwegler 1B nest Boxes (or a suitable alternative) will be installed on suitable trees located within the northern woodland at the Approved Development Site, Boxes should be installed at a height of approximately 3m, out of the prevailing weather and out of the reach of cats.
- 10 x Vivara Pro Woodstone Build-in Open Nest Box. (or suitable alternative) will be installed within the walls of the proposed houses at the Approved Development Site.

These should be installed at a height of approximately 3m, out of the prevailing weather and out of the reach of cats.

Reptile Hibernacula

6.23. Two areas of reptile hibernacula should be created within the retained grassland and scrub in the northern field of the Approved Development Site. These can be created using any deadwood lost during habitat clearance works. An example of a reptile hibernacula design is shown in **Figure 1**.

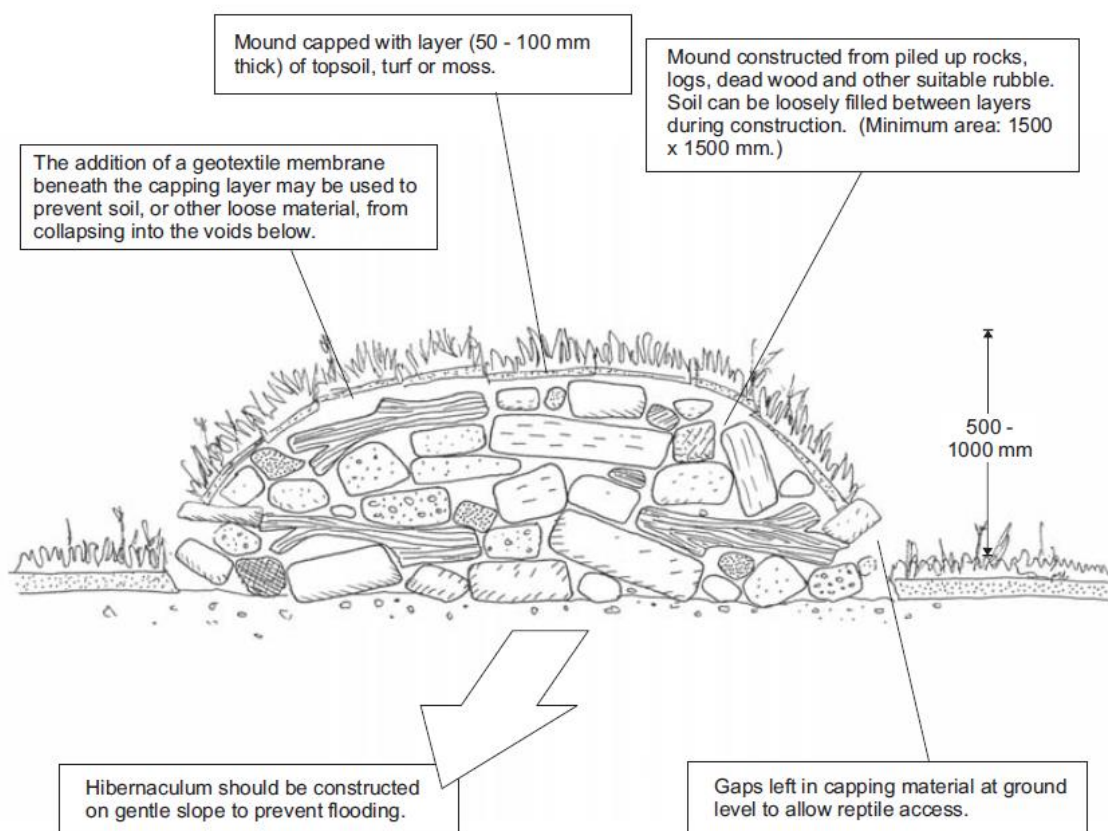


Figure 1: Design of the hibernacula.⁵

Hedgehog Highways

6.24. All closed-board garden fences within the Approved Development Site will include hedgehog holes of approximately 13cm x 13cm to accommodate the commuting of hedgehogs within the area and to ensure that their habitat ranges are not restricted by the proposed development.

⁵ Design Manual for Roads and Bridges (May 2005). *Nature Conservation Advice in Relation to Reptiles and Roads*. Volume 10 Section 4 Part 7 HA 116/05.

Insect Hotels

- 6.25. A single insect hotel will be installed within the proposed development adjacent to the western SuDS pond. This insect hotel will be constructed out of timber and should be installed facing to the south or south-east and at least 75cm off the ground to prevent dampness. The insect hotel should be cleaned once a year in late Spring which will include replacing old material to reduce the spread of pests and disease.

Dormice

- 6.26. To compensate for the loss of dormouse habitat on-site five dormouse nest boxes will be installed within hedgerow along the southern boundary and an additional five nest boxes will be installed in hedgerow along the western boundary. 10 nest tubes will be installed in the retained woody vegetation along the north-western and northern boundaries.

7 MONITORING

Monitoring and Feedback

- 7.1. On completion of the construction phase, the Approved Development Site will be inspected by an ecologist to confirm the development has adhered to the LEMP. Where discrepancies are identified, these are to be reported to the Developer and Horsham District Council. The discrepancies will be corrected under the supervision of the ecologist where required. Discrepancies can include missing bird and bat boxes, hedgerow or tree failure etc.
- 7.2. Following this, the Approved Development Site will be monitored every three years by an ecologist, and management regimes amended as required to meet the management aims and objectives.
- 7.3. The LEMP will be reviewed after five years by an ecologist and will be amended as necessary. Following this, the Approved Development Site will continue to be monitored by an ecologist every three years and adjusted as considered necessary. Relevant data from the surveys will be sent to the following organisations where necessary:
- Horsham District Council;
 - Local Records Centre;
 - Relevant national recording scheme; and
 - ACD Environmental Ltd (if required).

8 SCHEDULE OF WORKS

- 8.1. The work schedule for monitoring, maintenance and management activities are set out within **Table 2**. The works schedule below may be subject to changes in timings subject to the construction phase schedule. In the instance that any changes in timings are required, the Developer and/or the appointed management company is to contact an ecologist at ACD Environmental Ltd to confirm agreement to any amendments.
- 8.2. The work schedule regarding management prescriptions for all landscape components including watering regimes can be found within the Landscape Management Plan.
- 8.3. The colour coding within **Table 2** is as follows:

	Optimal months
	Sub-optimal months (may be acceptable if appropriate mitigation/supervision undertaken)
	Unsuitable months

- 8.4. Where ECoW presence is required the relevant species/species group consideration is demonstrated as follows:

	Nesting birds
	Roosting bats
	Reptiles
	Hazel Dormice
	Badgers

Table 1: Work schedule for management, maintenance and monitoring schedules.

Action	J	F	M	A	M	J	J	A	S	O	N	D
PRE-CONSTRUCTION												
Demolition of all outbuildings and removal of suitable vegetation within the Approved Development Site. Nesting bird checks will be carried out within 48 hours prior to demolition by the ECoW if works take place between February to August.												
Works to above ground vegetation of suitable hazel dormouse habitat.												
Clearance of stumps and roots within suitable hazel dormouse habitat.												
Demolition of the farmhouse under EPS licence (timings subject to roost characterisation).												
Clearance of scrub and long grassland.												
Scrub clearance (hedgehog and badger).												
THROUGHOUT CONSTRUCTION PHASE												
Checks to be carried out each day to include a check of any exposed excavations/pipes to ensure no animals have become trapped overnight, and a check of any mounds for potential mammal burrows.												
Checks to be carried out at the end of each working day to include ensuring the site is clean and tidy, all chemicals/materials are safely stored, any excavations are covered, pipes are capped, and all lighting (except security lighting) has been switched off.												
Weekly check of all protective fencing and signage to ensure this is still in place and functioning.												
POST COMPLETION – YEAR 1												

	Post completion survey to be undertaken by an ecologist. Results used to feedback into LEMP as required and to rectify any issues.												
	Regular removal of litter and check for invasive species.												
	Inspection of hedgerow and scattered trees to check for signs of disease/pests, damage, deterioration, and distress.												
POST COMPLETION – YEAR 2 ONWARDS													
Weekly-Monthly	Regular removal of litter and check for invasive species.												
	Monthly visual inspection of artificial habitats and enhancement features for any signs of damage. Remedial action/replacement undertaken as necessary.												
Annual	Yearly cutting of newly planted hedgerow species												
	Annual cut of the wildflower meadow.												
2-3 years	Inspection of orchard habitat and scattered trees to check for signs of disease/pests, damage, deterioration, and distress.												
	Monitoring surveys undertaken by an ecologist every three years. Results used to feedback into LEMP as required and to rectify any issues.												
5 years	Site visit by an ecologist and five-year review of LEMP undertaken. Results provided to Horsham District Council, Local Records Centre and Developer as required. LEMP updated and monitoring continued in line with LEMP.												

9 CONCLUSIONS

- 9.1. This LEMP has been produced to fulfil **Condition 8** of Outline Planning Permission for the Approved Development Site (Horsham District Council: **DC/20/0695**).
- 9.2. The Developer and Site Manager will be responsible for ensuring that the habitats are created, as described within this report and detailed within the soft landscape plans. Once the construction phase is complete, the maintenance and management of the habitats on the Approved Development Site will be the responsibility of a private management company appointed by the Developer.
- 9.3. This LEMP sets out the ongoing maintenance, management and monitoring programme to be undertaken at the Approved Development Site post-completion.
- 9.4. With implementation of the measures outlined within this report, it is considered that the ecologically valuable habitats within the Approved Development Site will be maintained in a favourable condition in perpetuity.

APPENDIX 1: PHASE 1 HABITAT MAP



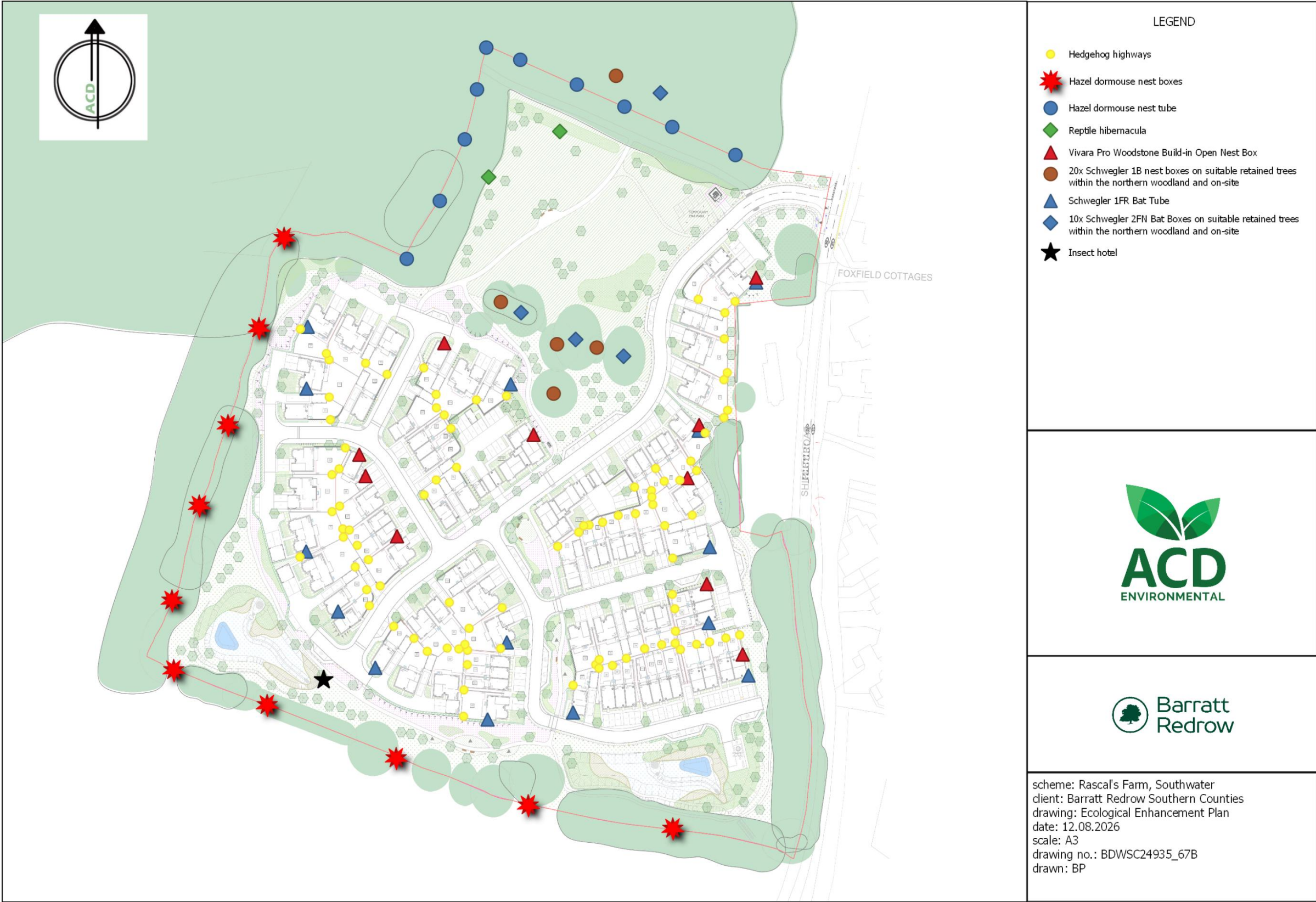
APPENDIX 2: PROPOSED SITE PLAN



APPENDIX 3: HABITAT CREATION PLAN



APPENDIX 4: ECOLOGICAL ENHANCEMENT PLAN



APPENDIX 5: LANDSCAPE MANAGEMENT RESPONSIBILITY PLAN



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