



BIODIVERSITY ENHANCEMENT SCHEME

Client: Antler Homes

Site: Selsfield Road, Ardingly

28.05.2026

Version 002





aLyne Ecology Ltd.

The Cabin
54 Woodlands Road
Bookham
Leatherhead
Surrey, KT23 4HH

www.aLyneecology.co.uk

DOCUMENT HISTORY AND STATUS

Document Control			
Project Title	Selsfield Road, Ardingly		
Author	Holly Brown MSc BSc (Hons) Assistant Ecologist Josh Brown BSc (Hons) ACIEEM Senior Ecologist NE Great Crested Newt Class Licence: WML-CL08 Registration Reference: 2025-82167-SCI-CL08 Accredited Agent, NE Bat Class Licence: WML-CL18 Registration Reference: 2026-88146-CL18-BAT Accredited Agent, NE Hazel Dormouse Licence: WML-CL10a Registration Reference: 2021-55169-CLS-CLS		
Approver	Sarah Lyne CEnv BSc (Hons) MCIEEM Managing Director and Principal Ecologist NE Bat Class Level 2 Licence: WML-CL18 Registration Reference: 2026-88146-CL18-BAT European Protected Species Possession Licence Registration Reference: 2022-60725-SCI-SCI NE Great Crested Newt Licence: WML-CL08 Registration Reference: 2025-81304-SCI-CL08		
Revision Details			
Version	Date of Issue	Pages affected	Comments
001	15.05.2026	N/A	Issued to client.
002	28.05.2026	17, 18, 19, 27, 28, 29 and 30	Client comments addressed.
Life Span of Survey Data and Report			
Report	This report remains valid for 12 to 18 months from date of issue. The report, conclusions and recommendations are valid for current development plans only. Should this change, the report should be reviewed and, if necessary, further survey work and desk study review undertaken.		
Survey Data	Survey data are valid for 12 to 18 months from the date the survey was undertaken.		

Copyright aLyne Ecology Ltd.

This report is intended for the commissioning party only and should not be copied or reproduced in any way without prior written permission from aLyne Ecology Ltd.

This report has been prepared for the sole use of the client. Any third party referring to this report or relying on the information contained herein, does so entirely at their own risk.

The information which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

Contents

1. Summary	1
2. Introduction	3
2.1 Site Details	3
2.2 Proposed Development.....	4
2.3 Ecological Background.....	4
2.4 Brief and Objectives	5
3. Relevant Legislation and Planning Policy.....	6
3.1 Local Planning Policy	6
3.2 Birds	7
3.3 Bats	8
3.4 Hedgehogs	9
3.5 Reptiles	9
4. Biodiversity Enhancements	10
4.1 Wildflower Grassland	10
4.2 Private Garden Lawns.....	11
4.3 Shrub and Herbaceous Planting	12
4.4 Sustainable Urban Drainage System (SUDS)	13
4.5 Tree Planting.....	14
4.6 Hedgerow Planting	15
4.7 Private Front Gardens	16
4.8 Further Ecological Enhancements	17
5. References	21
6. Figures	22
6.1 Figure 1: Landscape Strategy	22
6.2 Figure 2: Biodiversity Enhancement Scheme	27

List of Tables:

Table 1. Site Details	3
Table 2. Wildflower Grassland Species	10
Table 3. Private Garden Lawn Species	11
Table 4. Nectar-rich Mix Species	12
Table 5. Native Scrub Mix Species	12
Table 6. Augmented Native Scrub Mix Species.....	13
Table 7. SUDS Grass Species	13
Table 8. SUDS Edge Mix Species	14
Table 9. SUDS shrub Mix Species.....	14
Table 10. SUDS Tree Species	14
Table 11. Tree Species	15
Table 12. Garden Hedgerow Species	15
Table 13. Species-rich Hedgerow Species	15
Table 14. South Facing Private Front Garden Species	16
Table 15. North Facing Private Front Garden Species	16

1. Summary

Site Details
- Site Address: Selsfield Road, Ardingly, RH17 6UF, West Sussex. - OS grid reference (Central Point): TQ 34534 29898. - Approximate Area of Site: 26,100 m² (2.61 ha).
Scope of Works
- aLyne Ecology Ltd was commissioned by Antler Homes to prepare a Biodiversity Enhancement Strategy (BES) to discharge condition 20 of planning application reference: DM/22/1575, as granted by Mid Sussex District Council on 8th of June 2023 (Mid Sussex District Council, 2023). - This document should be referred to in combination with the previous Preliminary Ecological Appraisal report (Greenlink Ecology Ltd., 2022) in addition to the Construction and Environmental Management Plan (CEMP) (aLyne Ecology Ltd., 2026), Landscape and Ecological Management Plan (aLyne Ecology Ltd., 2026), BNG report (aLyne Ecology Ltd., 2026) and relevant landscape and architectural drawings.
Development Proposals
As shown in Figure 1, the development proposals are for the following: - Loss of trees T22, T23, T24, T25, G2a-d & T34. - Loss of approximately 15m of line of trees habitat to facilitate a new access road on the northern site boundary. - Loss of approximately 4m of native hedgerow habitat on the eastern boundary to facilitate two new footpath access points. - Loss of modified grassland, tall forbs, bramble scrub, bare ground and artificial unvegetated unsealed surface. - Creation of 35 dwellings with associated hard standing and vegetated garden habitats. This will include all amenity lawns within the rear gardens of private dwellings. The front garden areas have been input as a combination of mixed scrub, hedgerows, trees, other neutral grassland and ground level planter habitats rather than vegetated garden, as they will be managed by a landscape contractor for the 30-year management period. - Communal spaces to include additional areas of mixed scrub, other neutral grassland, SUDS (1), tree planting (175), and species-rich native hedgerow planting (3). These features will also be managed by a landscape contractor for the 30-year management period.
Biodiversity Enhancements
This BES relates to on-site biodiversity enhancements as outlined below, which should be subject to a full Habitat Management and Monitoring Plan (HMMP) secured via a pre-commencement planning condition: - Wildflower grassland. - Private garden lawns.

- Shrub and Herbaceous Planting.
- SUDS (grass, edge, shrub mixes and tree planting)
- Native and species-rich native hedgerow planting.
- Mixed tree planting.
- Private front gardens.
- Further ecological enhancements (bat boxes, bird boxes, hedgehog houses, Invertebrate hibernacula, reptile hibernacula).

2. Introduction

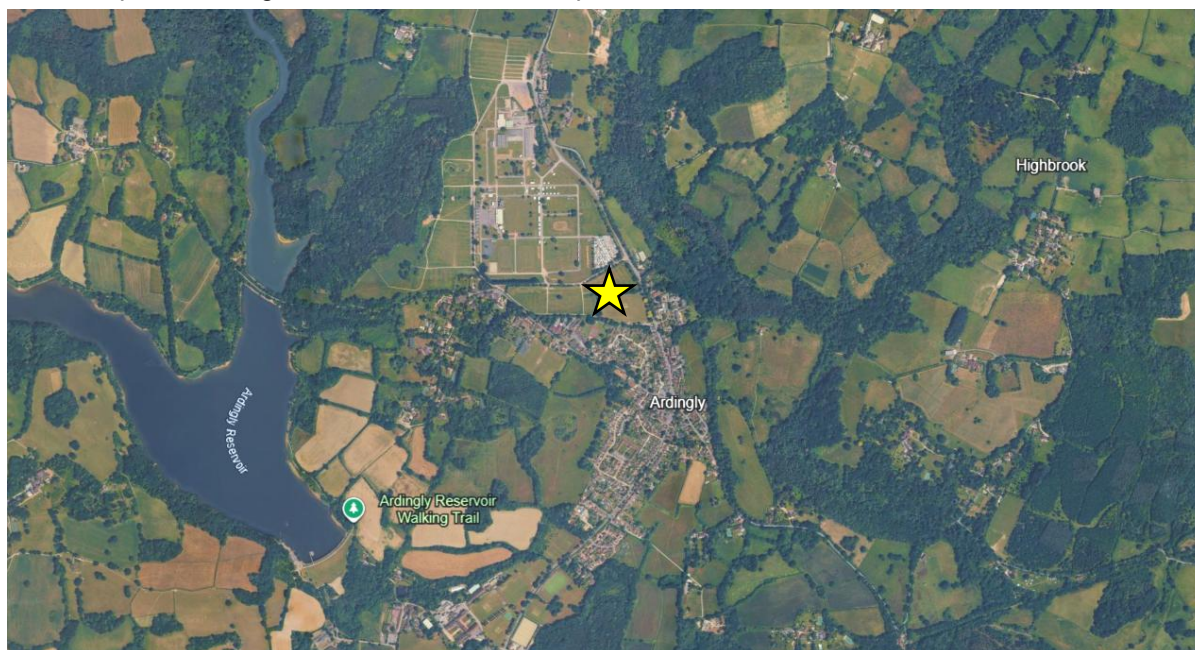
2.1 Site Details

Table 1 provides details of the site, intended as a summary of key features, derived from aLyne Ecology's Biodiversity Net Gain (BNG) Design Stage Report (aLyne Ecology Ltd., 2026), and the online data search sourced from Magic (Natural England, 2013).

Table 1. Site Details

Site Name	Selsfield Road, Ardingly
Site Address	Selsfield Road, Ardingly, RH17 6UF, West Sussex
OS Grid Reference (Centre of Site)	TQ 34534 29898
Approximate Total Area of Site	2.61 ha (26,100 m ²)
Landowner and Local Authority	Antler Homes, Mid Sussex District Council
Geology and Soils	Slightly acidic, loamy and clayey soils with impeded drainage
Hydrology	Slightly impeded drainage
Nature Conservation Designations	None on site
Other Designations	• High Weald Area of Outstanding Natural Beauty (AONB) • Within 7km Ashdown Forest SPA and SAC zone of influence
The Woodland Trust Ancient and Notable Tree Inventory	None on site
Biodiversity Opportunity Area	None on site
National Habitat Network	• Network Enhancement Zone 1 (Natural England, 2020) • Network Enhancement Zone 2 (Natural England, 2020)
Current Land Use	The site is currently a peripheral part of the South of England Agricultural Showground and there is no existing built form on the site. Given its location in relation to the wider showground, the site is infrequently utilised, with use as a car parking and dog walking area
Surrounding Habitats and Land Use	Surrounding habitats comprise a mixture of existing residential development associated with Ardingly village, agricultural and pasture fields, parcels of woodland, reservoirs and scattered residential and industrial buildings
Urban Context / Locality	Land west of Selsfield Road, Ardingly is located to the north of the settlement of Ardingly. The site constitutes approximately 2.5 ha of land, bounded to the north by the South of England Agricultural Showground, to the east by the B2028, to the west by Street Lane, and to the south by the existing settlement of Ardingly village. Ardingly Reservoir Local Nature Reserve (LNR) is located approximately 1. km to the west of the site
Connectivity to Wider Landscape	The site has good connectivity via existing lines of trees to areas of Priority Habitat woodland and waterbodies in the wider landscape

An aerial plan showing the location of the site is provided below.



Site Location (© Google Earth Pro, accessed 29th April 2026).

2.2 Proposed Development

As shown in Figure 1, the development proposals are for the following:

- Loss of trees T22, T23, T24, T25, G2a-d & T34.
- Loss of approximately 15m of line of trees habitat to facilitate a new access road on the northern site boundary.
- Loss of approximately 4m of native hedgerow habitat on the eastern boundary to facilitate two new footpath access points.
- Loss of modified grassland, tall forbs, bramble scrub, bare ground and artificial unvegetated unsealed surface.
- Creation of 35 dwellings with associated hard standing and vegetated garden habitats. This will include all amenity lawns within the rear gardens of private dwellings. The front garden areas have been input as a combination of mixed scrub, hedgerows, trees, other neutral grassland and ground level planter habitats rather than vegetated garden, as they will be managed by a landscape contractor for the 30-year management period.
- Communal spaces to include additional areas of mixed scrub, other neutral grassland, SUDS (1), tree planting (175), and species-rich native hedgerow planting (3). These features will also be managed by a landscape contractor for the 30-year management period.

2.3 Ecological Background

2.3.1 Preliminary Ecological Appraisal, Greenlink Ecology, May 2022

A Preliminary Ecological Appraisal (Greenlink Ecology Ltd., 2022) was produced by Greenlink Ecology to assess suitability for protected species and habitats within the survey area and potential impacts and constraints to the proposals (Preliminary Ecological Appraisal for Charterhouse Strategic Land, Selsfield Road, Ardingly, 11th May 2022).

2.3.2 Biodiversity Net Gain Report, Greenlink Ecology, December 2022

A BNG summary letter (Greenlink Ecology Ltd., 2022) was also prepared for the site which overall, according to the calculation tool, and previous proposed landscape strategy, reported an on-site net change of 2.06 for habitat units and 1.93 hedgerow units, which would equate to an on-site net % change of 10.82 for habitat units and 83.68 for hedgerow units.

2.4 Brief and Objectives

The brief was to prepare a Biodiversity Enhancement Strategy (BES) to discharge condition 20 of planning application reference: DM/22/1575, as granted by Mid Sussex District Council on 8th of June 2023 (Mid Sussex District Council, 2023). Condition 20 is as follows:

'No development shall take place, including any works of demolition, until a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- *Purpose and conservation objectives for the proposed enhancement measures,*
- *Detailed designs to achieve stated objectives,*
- *locations of proposed enhancement measures by appropriate maps and plans,*
- *timetable for implementation demonstrating that works are aligned with the proposed phasing of development,*
- *persons responsible for implementing the enhancement measures,*
- *details of initial aftercare and long-term maintenance (where relevant).'*

Reason: To enhance protected and Priority species and habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats and species) and to accord with Policy DP38 of the Mid Sussex District Plan.'

This BES document will be agreed in writing with the Local Planning Authority (Mid Sussex District Council) prior to the commencement phases of the development.

This document should be referred to in combination with the previous Preliminary Ecological Appraisal report (Greenlink Ecology Ltd., 2022) in addition to the Construction and Environmental Management Plan (CEMP) (aLyne Ecology Ltd., 2026), Landscape and Ecological Management Plan (aLyne Ecology Ltd., 2026), BNG report (aLyne Ecology Ltd., 2026) and relevant landscape and architectural drawings.

3. Relevant Legislation and Planning Policy

3.1 Local Planning Policy

3.1.1 Mid Sussex District Plan, Adopted March 2018

Policy DP16: High Weald Area of Outstanding Natural Beauty

Policy DP16 states that '*Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;*

- *the identified landscape features or components of natural beauty and to their setting; • the traditional interaction of people with nature, and appropriate land management;*
- *character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and*
- *the conservation of wildlife and cultural heritage.*

Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported. Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design.'

Policy DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)

Policy DP17 states that '*In order to prevent adverse effects on the Ashdown Forest SPA and SAC, new development likely to have a significant effect, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.*

Within a 400 metres buffer zone around Ashdown Forest, mitigation measures are unlikely to be capable of protecting the integrity of the SPA and, therefore, residential development will not be permitted.

Within a 7km zone of influence around the Ashdown Forest SPA, residential development leading to a net increase in dwellings will be required to contribute to mitigation through:

1. *The provision of Suitable Alternative Natural Greenspace (SANG) to the minimum level of 8Ha per 1,000 net increase in population; or a financial contribution to SANGs elsewhere; or the provision of bespoke mitigation; and*
2. *A financial contribution to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) Strategy.*

Large schemes proposed adjacent or close to the boundary of the 7km zone of influence may require mitigation for the SPA. Such proposals for development will be dealt with on a case-by-case basis. Where bespoke mitigation is provided, these measures will need to be in place before occupation of development and must be managed and maintained in perpetuity. The effectiveness of such mitigation will need to be demonstrated prior to approval of the development. Bespoke mitigation will need to be discussed and agreed by the District Council as the competent authority following advice from Natural England.'

Policy DP38: Biodiversity

Policy DP38 states that '*Biodiversity will be protected and enhanced by ensuring development:*

- *Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- *Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*
- *Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- *Promotes the restoration, management and expansion of priority habitats in the District; and*
- *Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas (BOA's), and Nature Improvement Areas.*

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites. '

3.2 Birds

The Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981) is the principal legislation affording protection to all wild birds in the UK. Additionally, species listed on Schedule 1, Part 1 of the Act are protected by special penalties at all times. European nightjars (*Caprimulgus europaeus*), which were recorded on site, are also included in Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) (HM Government, 2017), which defines "European protected species of animals".

In addition to legal protection, some bird species are classified according to their conservation status. This includes their inclusion on the red and amber lists of Birds of Conservation Concern (BoCC) in the UK which was updated in December 2021 (Stanbury, et al., 2021), and whether they have been identified as Priority Species listed on Section 41 of the NERC Act, 2006 (HM Government, 2006).

In addition to legal protection, some bird species are classified according to their conservation status. The bird species that breed or overwinter in the UK have been assessed against a set of objective criteria and placed on the green, amber, or red lists to indicate an increasing level of conservation concern as follows (Stanbury, et al., 2021):

3.2.1 Green List (low conservation concern):

- Favourable conservation status and fulfil none of the criteria outlines above.

3.2.2 Amber List (medium conservation concern):

- They are classed as threatened with extinction from Europe.

- There has been a moderate (25-50%) decline in breeding in the UK during the last 25 years or longer.
- Their UK breeding range has contracted between 25% and 50% over last 25 years or longer.
- There has been a moderate (25-50%) decline in the non-breeding population in the UK during the last 25 years or longer.
- There was a severe decline in their numbers during 1800 – 1995, but they are now recovering - their population size has more than doubled over last 25 years.
- They are a rare breeder – only 1 to 300 breeding pairs in UK.
- They are rare non-breeders – less than 900 individuals.
- They only live in a few localised places – the definition is that more than half of the UK breeding or non-breeding population lives in 10 or fewer sites.
- Their UK population is internationally important – at least 20% of the European breeding or non-breeding population is in UK.

3.2.3 Red List (high conservation concern):

- They are threatened with global extinction.
- They have undergone a severe historical population decline in UK since 1800.
- Breeding numbers in the UK have fallen by at least half in the last 25 years, or longer.
- Their breeding range in the UK has had a severe contraction of at least 50% in the last 25 years or longer.

3.3 Bats

All UK bat species and their roosts are fully protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) (HM Government, 1981). All bats are also included in Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) (HM Government, 2017), which defines "European protected species of animals" and are afforded further protection through the Countryside and Rights of Way (CROW) Act, 2000 (HM Government, 2000).

The combined legislation makes it illegal to:

- Intentionally kill, injure, or capture bats.
- Deliberately disturb bats (whether in a roost or not).
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport a bat or any part of a bat, unless acquired legally.
- Sell, barter or exchange bats, or parts of bats.

As a signatory to the Bonn Convention (Agreement of Bats in Europe), the UK is also required to protect their habitats, requiring the identification and protection from damage or disturbance of important feeding areas.

In this interpretation, a bat roost is "*any structure or place which any bat uses for shelter or protection*". Because bats tend to reuse the same roosts, legal opinion is that the protection of bat roosts are considered to apply regardless of whether bats are present or not. There is currently no guidance on when a roost ceases to be protected if it is not used by bats.

Under S.9(4)(b) of the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981) it is an offence to intentionally or recklessly disturb a bat '*while it is occupying a structure or place which it uses for shelter or protection*'. However, R.39(1)(b) of the Habitats Regulations (HM Government, 2017) states: '*A person commits an offence if they - (b) deliberately disturb animals of any such species (including bats) in such a way as to be likely significantly to affect — (i) the ability of any significant group of animals of that species to survive, breed, or rear or nurture their young, or (ii) the local*

distribution or abundance of that species'. The loss or damage of habitats, which are important for foraging and commuting bats, could result in roosts being abandoned and bats not being able to forage. Therefore, it can be concluded that the Habitat Regulations affords protection to bat foraging and commuting habitats.

If planned works would constitute an offence, they may only be carried out under licence from Natural England. Works or mitigation activities involving interference with bats or bat shelters must be carried out by a licensed bat worker (with a Natural England Bat Licence).

Furthermore, the Natural Environment and Rural Communities Act (NERC Act) 2006 (HM Government, 2000), requires due consideration be given to biodiversity and its potential enhancement when considering proposed developments. Several bat species are listed as species of principal importance.

The National Planning Policy Framework, 2023 (NPPF) (HM Government, 2023) sets out government policy on biodiversity in planning decisions. Under the NPPF, the presence of a protected species is a material consideration when a planning authority is considering a development proposal.

3.4 Hedgehogs

The hedgehog (*Erinaceus europaeus*) is a Priority Species as listed under Section 41 of the NERC Act, 2006 (HM Government, 2006).

3.5 Reptiles

Reptiles are protected under the Wildlife and Countryside Act, 1981 (as amended) (HM Government, 1981), against killing and injury. Reptiles are also Priority Species listed under Section 41 of the NERC Act, 2006 (HM Government, 2006). Under the NERC Act, Local Planning Authorities are required to have due regard for biodiversity.

4. Biodiversity Enhancements

The Landscape Plan (see Figure 1) provides a planting scheme for the proposed landscaping areas on site and the recommendations provided below aim to increase the floristic diversity and provide year-round benefits to wildlife in those proposed areas. Planting will be largely native, with drought tolerant, and climate resilient species prioritised to reduce watering and maintenance requirements. There will also be an emphasis on having a variation in habitat structure to increase the floristic diversity and provide year-round suitability for protected species.

The June Gap is a period when the spring flowers have stopped producing nectar and the summer flowers have not yet started producing nectar in the UK, which creates a significant and temporary drop in food availability for pollinators during this period, particularly in urban areas where habitat fragmentation is high. Recommendations have therefore been provided below to include a diversity of plants that will produce nectar during the June Gap to provide pollinators with a year-round nectar source and thereby increase their survivability.

Plants listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981) and London Invasive Species Initiative (LISI) (Mayor of London, 2012) must not be planted on site.

Figure 2 provides recommendations for further ecological enhancements that could be implemented which will provide additional opportunities for wildlife. This is to satisfy the requirement for 30% of the new buildings to have tree and wall-integrated bird and bat boxes as outlined in the Place Services response document (Mid Sussex District Council, 2023) (Place Services, 2022).

4.1 Wildflower Grassland

The proposed wildflower grassland will comprise the communal areas of grassland surrounding the proposed new development as well as areas of some front gardens (0.3772 ha). This habitat has been classified as other neutral grassland., as outlined in the BNG assessment (aLyne Ecology Ltd., 2026).

The wildflower grassland will comprise the weald meadow seed mix (or similar approved) sown at 4g/m². Instructions for meadow creation and management will be subject to manufacturers guidance (British Wildflower Seeds, 2026). The seed mix has been chosen according to suitable soil and site conditions given the local provenance of the selected seed mix.

Table 2 provides the species mix for the wildflower grassland comprising 30% wildflowers and 70% grasses.

Table 2. Wildflower Grassland Species

Common Name	Scientific Name
Adder's-tongue fern	<i>Ophioglossum vulgatum</i>
Agrimony	<i>Agrimonia eupatoria</i>
Bird's-foot Trefoil	<i>Lotus corniculatus</i>
Common Bent	<i>Agrostis capillaris</i>
Common Cat's-ear	<i>Hypochaeris radicata</i>
Common Knapweed	<i>Centaurea nigra</i>
Common spotted orchid	<i>Dactylorhiza fuchsii</i>
Common vetch	<i>Vicia sativa</i>
Crested dog's-tail	<i>Cynosurus cristatus</i>
Dyers Greenweed	<i>Genista tinctoria</i>
Eyebright	<i>Euphrasia nemerosa</i>
Fairy Flax	<i>Linum catharticum</i>

Field Wood-rush	<i>Luzula campestris</i>
Glaucous sedge	<i>Carex flacca</i>
Grass vetchling	<i>Lathyrus nissolia</i>
Greater bird's-foot Trefoil	<i>Lotus pedunculatus</i>
Green-winged orchid	<i>Anacamptis morio</i>
Hawkweed	<i>Hieracium pilosella</i>
Heath grass	<i>Danthonia decumbens</i>
Lesser stitchwort	<i>Stellaria graminea</i>
Lesser trefoil	<i>Trifolium dubium</i>
Meadow buttercup	<i>Ranunculus acris</i>
Meadow foxtail	<i>Alopecurus pratensis</i>
Meadow vetchling	<i>Lathyrus pratensis</i>
Mouse-ear	<i>Cerastium fontanum</i>
Nipplewort	<i>Lapsana communis</i>
Oval sedge	<i>Carex leporina</i>
Ox-eye daisy	<i>Leucanthemum vulgare</i>
Pepper saxifrage	<i>Silum silaus</i>
Quaking grass	<i>Briza media</i>
Red clover	<i>Trifolium pratense</i>
Red fescue	<i>Festuca rubra</i>
Ribwort plantain	<i>Plantago lanceolata</i>
Rough hawkbit	<i>Leontodon hispidus</i>
Rough meadow-grass	<i>Poa trivialis</i>
Self-heal	<i>Prunella vulgaris</i>
Sorrell	<i>Rumex acetosa</i>
Spring sedge	<i>Carex caryophyllea</i>
Sweet vernal grass	<i>Anthoxanthum odoratum</i>
Tormentil	<i>Potentilla erecta</i>
Tufted vetch	<i>Vicia cracca</i>
Velvet bent	<i>Agrostis canina</i>
Yarrow	<i>Achillea millefolium</i>
Yellow rattle	<i>Rhinanthus minor</i>
Yorkshire-Fog	<i>Holcus lanatus</i>

4.2 Private Garden Lawns

All proposed rear garden spaces within the boundary of a private dwelling, including lawns, ornamental planting and tree planting have been classified as vegetated garden in the BNG assessment. This is based on published best practice guidance which states that all post-development habitats within the curtilage of private dwellings should be classified as either vegetated or unvegetated garden.

The private garden lawns will comprise the Emorsgate EL1 flowering lawn mix (or similar approved) sown at 4g/m². Instructions for meadow creation and management will be subject to manufacturers guidance (Emorsgate Seeds, 2024). EL1 is a mixture containing 20% wildflowers and 80% meadow grasses, this type of mix is well suited to regular mowing, heavy footfall, and low management.

Table 3 provides the species mix for the private garden lawns.

Table 3. Private Garden Lawn Species

Common Name	Scientific Name	Percentage (%)
Betony	<i>Betonica officinalis</i>	1.00%
Bird's-foot trefoil	<i>Lotus corniculatus</i>	0.10%
Black medick	<i>Medicago lupulina</i>	0.70%
Bladder campion	<i>Silene vulgaris</i>	1.00%

Common bent	<i>Agrostis capillaris</i>	8.00%
Common knapweed	<i>Centaurea nigra</i>	1.60%
Crested dog's-tail	<i>Cynosurus cristatus</i>	28.00%
Cowslip	<i>Primula veris</i>	1.00%
Dandelion	<i>Taraxacum officinale</i>	0.40%
Hedge bedstraw	<i>Galium album</i>	1.00%
Kidney vetch	<i>Anthyllis vulneraria</i>	1.00%
Meadow buttercup	<i>Ranunculus acris</i>	1.60%
Ox-eye daisy	<i>Leucanthemum vulgare</i>	1.40%
Red fescue	<i>Festuca rubra</i>	24.00%
Ribwort plantain	<i>Plantago lanceolata</i>	2.40%
Self-heal	<i>Prunella vulgaris</i>	1.20%
Smaller cat's-tail	<i>Phleum bertolonii</i>	4.00%
Smooth-stalked meadow-grass	<i>Poa pratensis</i>	16.00%
White clover	<i>Trifolium repens</i>	5.60%

4.3 Shrub and Herbaceous Planting

The proposed shrub and herbaceous planting areas (0.2509 ha) will comprise larger communal scrub parcels around the boundaries of the site as well as smaller ornamental areas within the front gardens of a private dwelling. The planting will include native species or ornamental varieties of native species. This has been included as mixed scrub habitat in the BNG assessment (aLyne Ecology Ltd., 2026).

The shrub and herbaceous planting will include areas planted with a 'Nectar-rich Mix', 'Native Scrub Mix' and 'Augmented Native Shrub Mix'.

Table 4 provides the species mix for the Nectar-rich Mix planted at 7/m².

Table 4. Nectar-rich Mix Species

Common Name	Scientific Name	Percentage
Catmint	<i>Nepeta × faassenii</i>	15.00%
Compact guelder rose	<i>Viburnum opulus 'Compactum'</i>	15.00%
Lesser periwinkle	<i>Vinca minor</i>	15.00%
Lungwort	<i>Pulmonaria officinalis 'Sissinghurst White'</i>	20.00%
Rozanne crane's-bill	<i>Geranium 'Rozanne'</i>	15.00%
Sweet box	<i>Sarcococca confusa</i>	20.00%

Table 5 provides the species mix for the Native Scrub Mix planted at 4/m².

Table 5. Native Scrub Mix Species

Common Name	Scientific Name	Percentage
Common dogwood	<i>Cornus sanguinea</i>	20%
Common hazel	<i>Corylus avellana</i>	20%
Common juniper	<i>Viburnum opulus</i>	10%
Crab apple	<i>Malus sylvestris</i>	10%
Common buckthorn	<i>Rhamnus cathartica</i>	10%
Common dog-rose	<i>Rosa canina</i>	10%
Common elder	<i>Sambucus nigra</i>	10%
Wild privet	<i>Ligustrum vulgare</i>	10%

Table 6 provides the species mix for the Augmented Native Scrub Mix planted at 4/m².

Table 6. Augmented Native Scrub Mix Species

Common Name	Scientific Name	Percentage
Common dogwood 'Anny's Winter Orange'	<i>Cornus sanguinea</i> 'Anny's Winter Orange'	20%
Common dogwood 'Arctic Sun'	<i>Cornus sanguinea</i> 'Arctic Sun'	20%
Common dogwood 'Midwinter Fire'	<i>Cornus sanguinea</i> 'Midwinter Fire'	20%
Wild privet	<i>Ligustrum vulgare</i>	20%
Field rose	<i>Rosa arvensis</i>	10%
Guelder rose 'Compactum'	<i>Viburnum opulus</i> 'Compactum'	10%

4.4 Sustainable Urban Drainage System (SUDS)

4.4.1 Grass Mix

A large SUDS feature (0.121 ha) is proposed on an area of existing grassland, scrub and tall forbs habitat which has been classified as a sustainable drainage system in the BNG assessment (aLyne Ecology Ltd., 2026). This includes all marginal planting as well as planting within the basin of the feature.

The SUDS grass mix will comprise the Emorsgate EM8 Meadow Mixture for Wetlands (or similar approved) sown at 4g/m². Instructions for meadow creation and management will be subject to manufacturers guidance (Emorsgate Seeds, 2024).

Table 7 provides the species mix for the SUDS grass which includes 20% wildflowers and 80% grass.

Table 7. SUDS Grass Species

Common Name	Scientific Name	Percentage (%)
Agrimony	<i>Agrimonia eupatoria</i>	0.40%
Betony	<i>Betonica officinalis</i>	2.00%
Bird's-foot trefoil	<i>Lotus corniculatus</i>	0.20%
Common bent	<i>Agrostis capillaris</i>	8.00%
Common knapweed	<i>Centaurea nigra</i>	3.00%
Common sorrel	<i>Rumex acetosa</i>	0.60%
Crested dog's-tail	<i>Cynosurus cristatus</i>	36.00%
Cowslip	<i>Primula veris</i>	2.00%
Dandelion	<i>Taraxacum officinale</i>	0.40%
Greater bird's-foot trefoil	<i>Lotus pedunculatus</i>	0.10%
Lady's bedstraw	<i>Galium verum</i>	1.60%
Meadow buttercup	<i>Ranunculus acris</i>	2.00%
Meadow vetchling	<i>Lathyrus pratensis</i>	0.40%
Meadowsweet	<i>Filipendula ulmaria</i>	0.80%
Ox-eye daisy (Moon daisy)	<i>Leucanthemum vulgare</i>	1.60%
Ragged robin	<i>Silene flos-cuculi</i>	1.00%
Red fescue	<i>Festuca rubra</i>	20.00%
Ribwort plantain	<i>Plantago lanceolata</i>	0.40%
Rough hawkbit	<i>Leontodon hispidus</i>	0.20%
Self-heal	<i>Prunella vulgaris</i>	2.00%
Smaller cat's-tail	<i>Phleum bertolonii</i>	1.60%
Smooth-stalked meadow-grass	<i>Poa pratensis</i>	6.40%
Star sedge	<i>Carex echinata</i>	4.80%
Tufted hair-grass	<i>Deschampsia cespitosa</i>	3.20%
Tufted vetch	<i>Vicia cracca</i>	1.00%
Wild angelica	<i>Angelica sylvestris</i>	0.10%

Yarrow	<i>Achillea millefolium</i>	1.00%
--------	-----------------------------	-------

4.4.2 Edge Mix

The SUDS basin will be planted with two different species mixes, along with some individual trees as outlined in the tables below.

Table 8 provides the species mix for the SUDS edge mix planted at 5/m².

Table 8. SUDS Edge Mix Species

Common Name	Scientific Name	Percentage
Lady's mantle	<i>Alchemilla mollis</i>	10%
Marsh marigold	<i>Caltha palustris</i>	10%
Lesser pond-sedge	<i>Carex acutiformis</i>	15%
Great pond-sedge	<i>Carex riparia</i>	10%
Tufted hair-grass	<i>Deschampsia cespitosa</i>	10%
Meadowsweet	<i>Filipendula ulmaria</i>	10%
Yellow-Flag iris	<i>Iris pseudacorus</i>	10%
Soft rush	<i>Juncus effusus</i>	10%
Yellow loosestrife	<i>Lysimachia vulgaris</i>	10%
Water mint	<i>Mentha aquatica</i>	5%

4.4.3 Shrub Mix

Table 9 provides the species mix for the SUDS shrub mix planted at 3/m².

Table 9. SUDS shrub Mix Species

Common Name	Scientific Name	Percentage
Common dogwood	<i>Cornus sanguinea</i>	25%
Common elder	<i>Sambucus nigra</i>	25%
Gelder rose	<i>Viburnum opulus</i>	25%
Purple willow	<i>Salix purpurea</i>	25%

4.4.4 Tree planting

Table 10 provides the species mix for the SUDS tree planting.

Table 10. SUDS Tree Species

Common Name	Scientific Name	Percentage
Black alder	<i>Alnus glutinosa</i>	50%
Goat willow	<i>Salix caprea</i>	50%

4.5 Tree Planting

One-hundred and seventy-five (175) scattered trees will be planted on site, with a Root Protection Area totalling 0.7125 ha. This includes those planted within communal habitats around the boundaries of the development and those planted within front gardens to be managed by a landscape contractor.

Table 11 provides the species list of trees planted on site.

Table 11. Tree Species

Common Name	Scientific Name
Black alder	<i>Alnus glutinosa</i>
Common hornbeam	<i>Carpinus betulus</i>
Crab apple	<i>Malus sylvestris</i>
Crab apple 'Professor Sprenger'	<i>Malus 'Professor Sprenger'</i>
Field maple 'Huibers Elegant'	<i>Acer campestre 'Huibers Elegant'</i>
Goat willow	<i>Salix caprea</i>
Japanese magnolia	<i>Magnolia kobus</i>
Norway maple 'Fairview'	<i>Acer platanoides 'Fairview'</i>
Ornamental pear 'Chanticleer'	<i>Pyrus calleryana 'Chanticleer'</i>
Shining birch / Juneberry	<i>Amelanchier lamarckii</i>
Small-leaved lime	<i>Tilia cordata</i>
Sweet cherry	<i>Prunus avium</i>
Tibetan cherry	<i>Prunus serrula</i>
Wild crab 'Street Parade'	<i>Malus baccata 'Street Parade'</i>

4.6 Hedgerow Planting

4.6.1 Native Hedgerow

Hedgerows proposed within the front gardens of some dwellings on site totalling 0.186 km have been classified as native hedgerows as they will not qualify as species rich. Table 12 provides the species mix for the garden hedges planted at 5/m.

Table 12. Garden Hedgerow Species

Common Name	Scientific Name	Percentage
Common hornbeam	<i>Carpinus betulus</i>	30%
Common dogwood	<i>Cornus sanguinea</i>	30%
Common holly	<i>Ilex aquifolium</i>	10%
Wild privet	<i>Ligustrum vulgare</i>	30%

4.6.2 Species-rich Native Hedgerow

The proposed species-rich native hedgerows that will be planted around the site boundaries will total a length of 0.292 km. The hedgerows will qualify as species-rich as they will contain more than or equal to 5 UK native or archaeophyte woody species Table 13 provides the species mix for the other areas of hedgerow.

Table 13. Species-rich Hedgerow Species

Common Name	Scientific Name	Percentage
Common hawthorn	<i>Crataegus monogyna</i>	40%
Common hazel	<i>Corylus avellana</i>	10%
Crab apple	<i>Malus sylvestris</i>	5%
Field maple	<i>Acer campestre</i>	10%
Gelder rose	<i>Viburnum opulus</i>	10%
Blackthorn	<i>Prunus spinosa</i>	15%
Dog-rose	<i>Rosa canina</i>	10%

4.7 Private Front Gardens

The private front gardens will be planted with ornamental species comprising two different species mixes, depending on whether they are south or north facing. Both mixes will be supplied in 2L containers, planted at 7/m².

Table 14 provides the species mix for the south facing private front gardens.

Table 14. South Facing Private Front Garden Species

Common Name	Scientific Name
Catmint	<i>Nepeta × faassenii</i>
Coneflower	<i>Echinacea purpurea</i>
Gaura (Lindheimer's beeblossom)	<i>Gaura lindheimeri</i>
Hardy geranium 'Rozanne'	<i>Geranium 'Rozanne'</i>
Lavender	<i>Lavandula angustifolia</i>
Ornamental sage 'Amistad'	<i>Salvia 'Amistad'</i>
Yarrow	<i>Achillea millefolium</i>

Table 15 provides the species mix for the north facing private front gardens.

Table 15. North Facing Private Front Garden Species

Common Name	Scientific Name
False forget-me-not	<i>Brunnera macrophylla</i>
Golden-scaled male fern	<i>Dryopteris affinis</i>
Lenten rose	<i>Helleborus orientalis</i>
Japanese holly	<i>Ilex crenata</i>
Lilyturf	<i>Liriope muscari</i>
Sweet box	<i>Sarcococca confusa</i>
Japanese skimmia 'Rubella'	<i>Skimmia japonica 'Rubella'</i>

4.8 Further Ecological Enhancements

4.8.1 Bat Boxes

A variety of integrated bat boxes should be installed on southwest to southeast elevations of the new dwellings to provide roosting opportunities for both crevice and cavity dwelling bat species (see Figure 2).

This should include at least 11/35 proposed dwellings featuring incorporated bat boxes in order to satisfy the requirement for 30% of the new buildings to have tree and wall-integrated bat boxes as outlined in the Place Services response document (Mid Sussex District Council, 2023) (Place Services, 2022).

Bat boxes can be purchased from NHBS (NHBS, 2024) and include the following:

- **Vivara Pro UK Build-in WoodStone® Bat Box**, suitable for cavity dwelling species, the box is designed to fit into the cavity of house walls and should be placed at least 2.5m above ground level, away from artificial light sources.
- **Bat Block**, suitable for crevice-dwelling bats, should be positioned at least 4m from ground level, away from artificial light sources and in proximity to vegetation and linear features like hedgerow which bats rely on for navigation and food.



Vivara Pro UK Build-in
WoodStone® Bat Box

Bat Block

4.8.2 Bird Boxes

A variety of bird boxes should be installed on suitable trees or buildings in a non-south-facing direction, to provide nesting opportunities for a range of bird species (see Figure 2).

This should include at least 11/35 proposed dwellings featuring incorporated bird boxes in order to satisfy the requirement for 30% of the new buildings to have tree and wall-integrated bird boxes as outlined in the Place Services response document (Mid Sussex District Council, 2023) (Place Services, 2022). Bird boxes can be purchased from NHBS (NHBS, 2024).

The following boxes can be integrated into the new dwellings:

- **Manthorpe Swift Bricks** take the place of a single brick and should be placed high within a non-south-facing gable wall of the property, ideally above 5m.
- **Mario Dual Chamber Sparrow Terrace** provides a nesting chamber for house sparrows; it can be integrated into the wall during the building process or mounted externally. It should be placed close to vegetation and at least 2m above the ground facing away from prevailing wind.



Manthorpe Swift Brick



Mario Dual Chamber
Sparrow Terrace

The following boxes are suitable to be installed on existing trees remaining on site boundaries:

- **Vivara Pro Barcelona WoodStone® Open Nest Box**, suitable for wrens, robins, spotted flycatchers, pied and grey wagtails, song thrushes and blackbirds, should be placed between 1.5-3m high.
- **Vivara Pro Seville 28mm WoodStone® Nest Box**, suitable for blue tits, tree sparrows, great tits, crested tits, coal tits and pied flycatchers, should be placed between 1.5-3m high.



Vivara Pro Barcelona
WoodStone® Open Nest



Vivara Pro Seville 28mm
WoodStone® Nest Box,

4.8.3 Hedgehog Houses

It is recommended that Hedgehog Houses are placed on site to provide a hibernation and summer nesting location for hedgehogs. Hedgehog Houses can be purchased from NHBS (NHBS, 2024). They should be located in a sheltered space and ideally oriented at an East or South facing to shield the entrance from bad weather (see Figure 2). They can be left as is, partially buried, incorporated into a log pile or compost heap or covered in leaf litter as desired.



Hedgehog House

4.8.4 Invertebrate Hibernacula

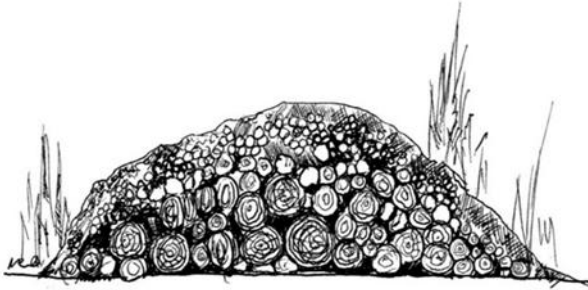
It is recommended that Bee Bricks are installed onsite to provide habitat for solitary bees. Bee Bricks can be installed in place of a standard brick in construction or stand alone in a garden. They should be placed in a sunny spot on a south-facing wall at a minimum height of 1m, with no vegetation covering the holes. Ideally, they should be placed nearby to pollinator friendly plants (see Figure 2). Bee Bricks can be purchased from NHBS (NHBS, 2024).



Bee Brick

4.8.5 Reptile Hibernacula

It is recommended that a reptile hibernaculum is constructed on site (see Figure 2). The hibernaculum will be constructed from logs and rocks and positioned in a lattice formation. The hibernaculum can then be turfed over and seeded with native wildflowers.



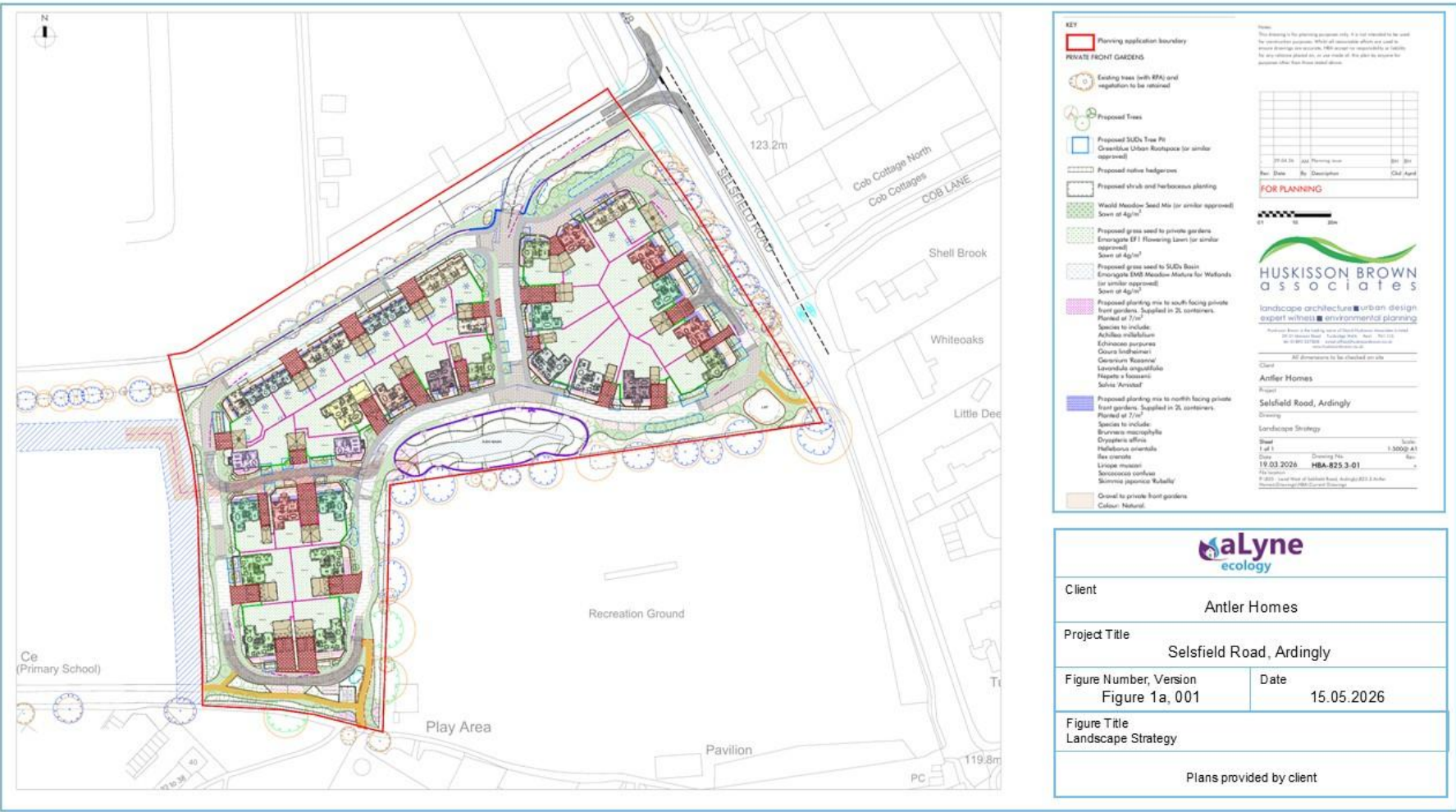
Example of a reptile hibernaculum design (image provided by www.arguk.org)

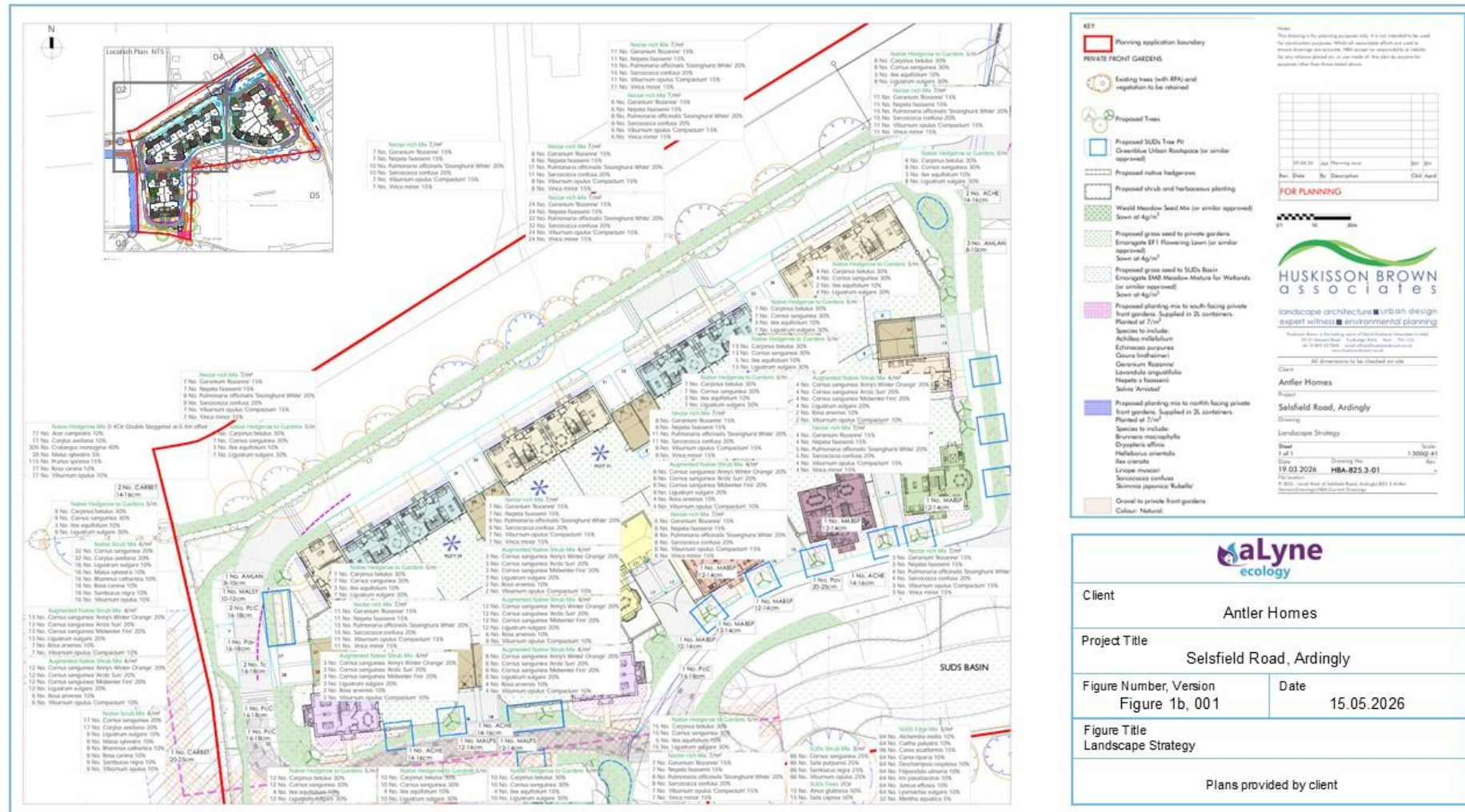
5. References

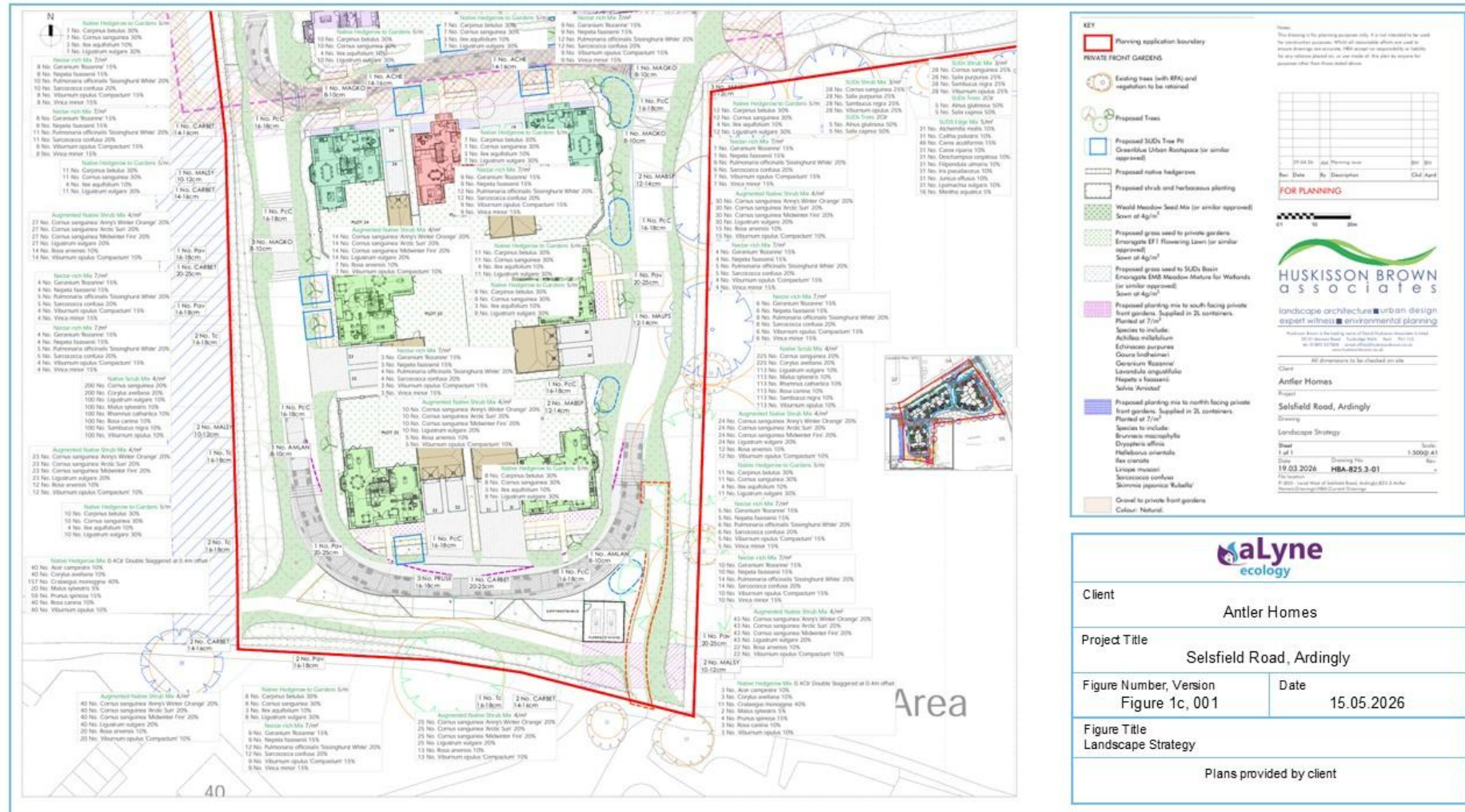
- aLyne Ecology Ltd. (2026). *Selsfield Road, Ardingly, Biodiversity Enhancement Scheme, Version 002*, 28.05.2026.
- aLyne Ecology Ltd. (2026). *Selsfield Road, Ardingly, Biodiversity Net Gain Design Stage Report, Version 002*, 06.05.2026.
- aLyne Ecology Ltd. (2026). *Selsfield Road, Ardingly, Construction and Environmental Management Plan, Version 003*, 28.05.2026.
- aLyne Ecology Ltd. (2026). *Selsfield Road, Ardingly, Landscape and Ecological Management Plan, Version 002*, 28.05.2026.
- British Wildflower Seeds. (2026). *Weald Meadow Seed Mix*. Retrieved from https://britishwildflowermeadowseeds.co.uk/products/weald-meadow-seed-mix?srsId=AfmBOora9Im38JZaSMhh51QutEiBxIlkXZvDp9K_swFMB4MJoxABt-qk
- Emorsgate Seeds. (2024). *Emorsgate Seeds: Wild Seed Mixtures*. Retrieved from www.wildseed.co.uk
- Greenlink Ecology Ltd. (2022). *Land West of Selsfield Road, Ardingly, BNG Letter Report, Letter Reference: 19_1496_Letter_MF_OT*, 12.12.2022.
- Greenlink Ecology Ltd. (2022). *Land West of Selsfield Road, Ardingly, Preliminary Ecological Appraisal*, 11.05.2022.
- HM Government. (1981). *Wildlife and Countryside Act, as amended*. London: HMSO.
- HM Government. (2000). *Countryside and Rights of Way (CROW) Act*. London: HMSO.
- HM Government. (2006). *Natural Environmental and Rural Communities (NERC) Act*. London: HMSO.
- HM Government. (2017). *Conservation of Habitats and Species Regulations, as amended*. London: HMSO.
- HM Government. (2023). *National Planning Policy Framework (NPPF)*. London: HMSO.
- Mayor of London. (2012). *London Invasive Species Initiative (LISI)*. London: Mayor of London.
- Mid Sussex District Council. (2023). *Land West of Selsfield Road, Ardingly, West Sussex, Outline Planning Decision Notice, DM/22/1575, 8th of June 2023*.
- Natural England. (2013). *magic*. Retrieved from www.magic.gov.uk
- Natural England. (2020, May). *National Habitat Network Maps, User Guidance V.2*.
- NHBS. (2024). *NHBS Equipment Shop*. Retrieved from www.nhbs.com
- Place Services. (2022). *Land West Of Selsfield Road Ardingly West Sussex, DM/22/1575, Planning Advisory Service, 25.07.2022*.
- Stanbury, A. J., Eaton, M. A., Aebischer, N. J., Balmer, D., Brown, A. F., Douse, A., . . . Win, I. (2021). The Status of our Bird Populations: The Fifth Birds of Conservation Concern in the United Kingdom, Channel Islands and Isle of Man and Second IUCN Red List Assessment of Extinction Risk for Great Britain. *British Birds*, 114, 25.

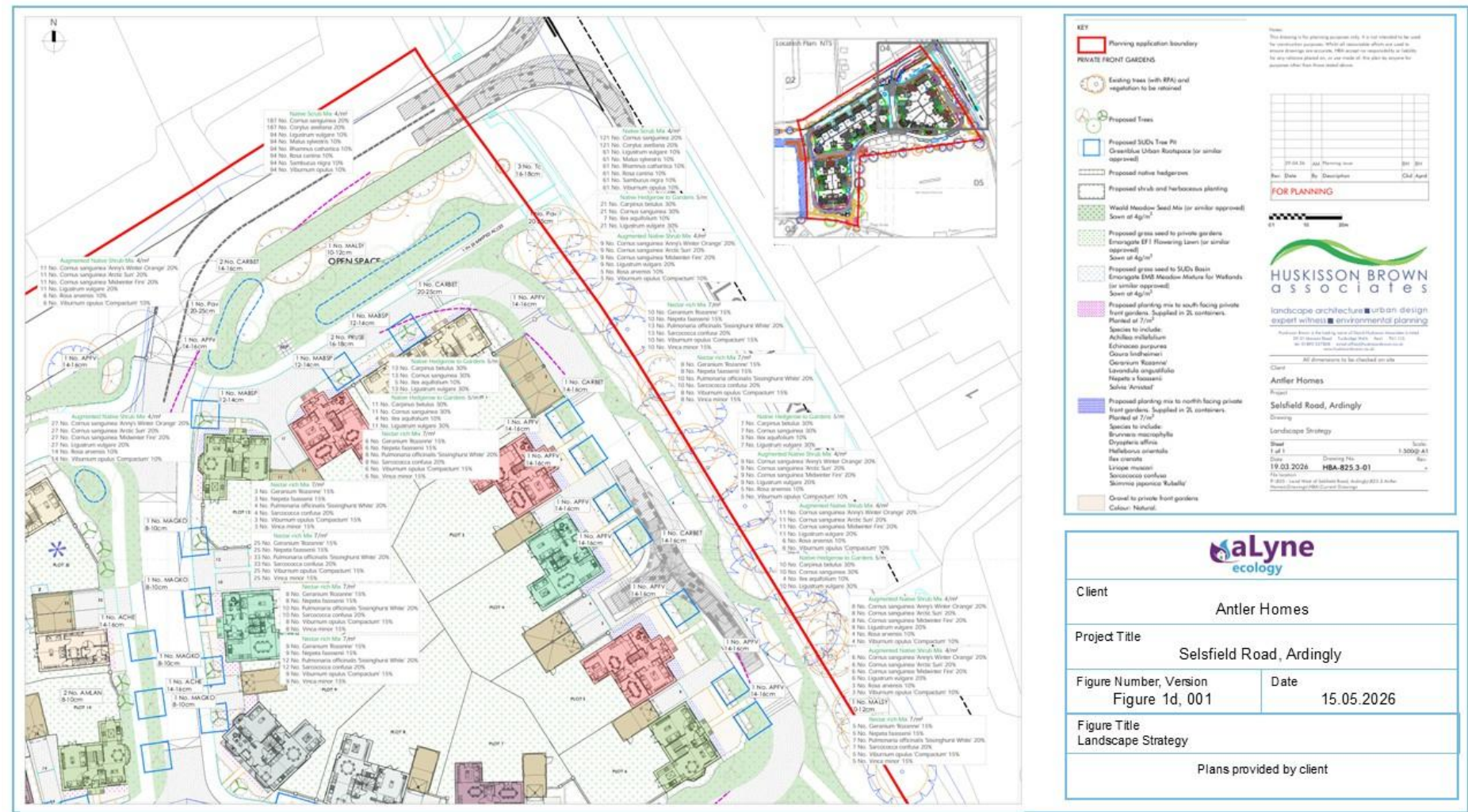
6. Figures

6.1 Figure 1: Landscape Strategy



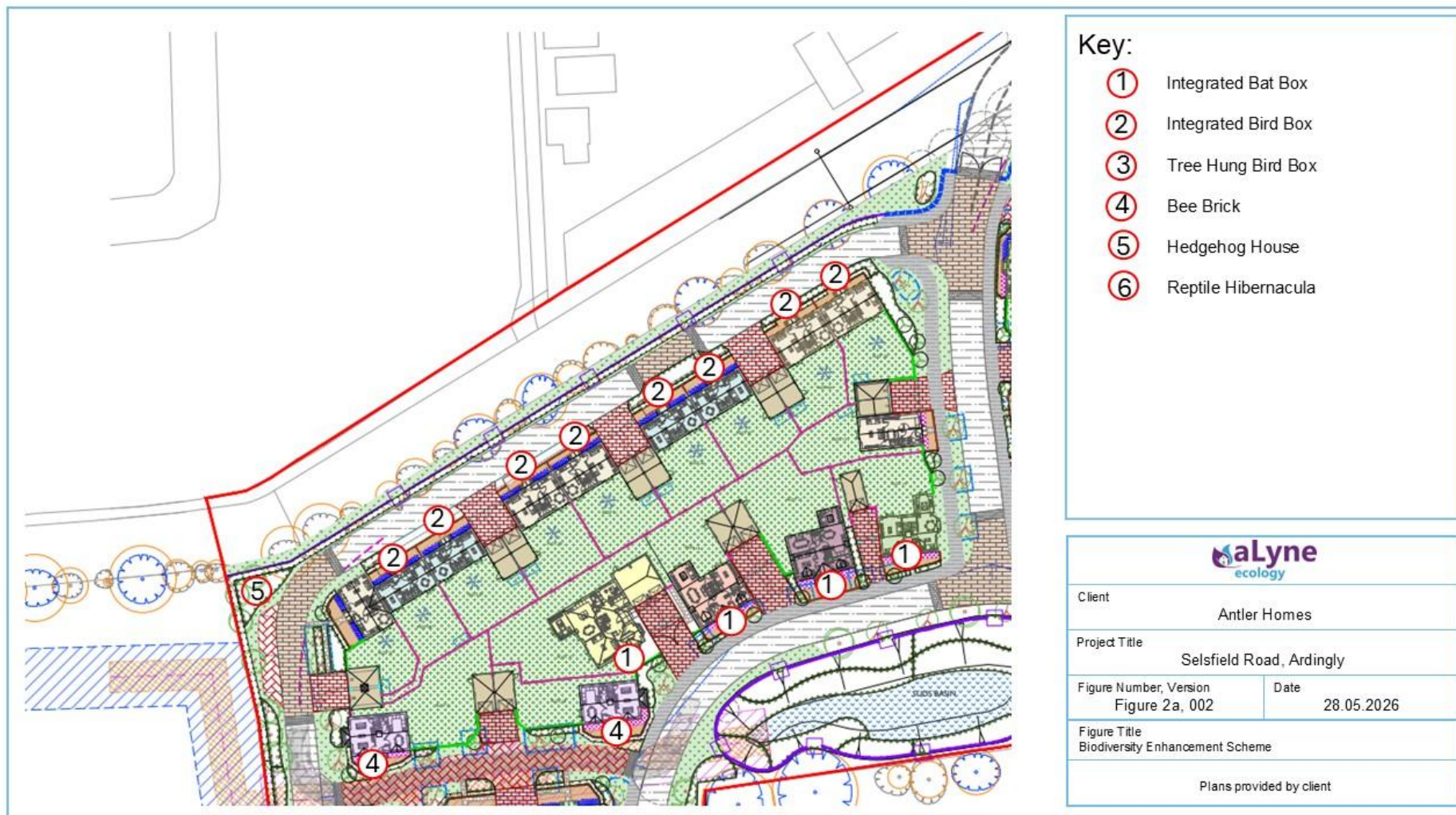








6.2 Figure 2: Biodiversity Enhancement Scheme





Key:

- ① Integrated Bat Box
- ② Integrated Bird Box
- ③ Tree Hung Bird Box
- ④ Bee Brick
- ⑤ Hedgehog House
- ⑥ Reptile Hibernacula



Client

Antler Homes

Project Title

Selsfield Road, Ardingly

Figure Number, Version
Figure 2b, 002

Date
28.05.2026

Figure Title
Biodiversity Enhancement Scheme

Plans provided by client

