

Keymer Road, Hassocks

784-B075531

Construction Ecology Management Plan (CEMP): Biodiversity

Churchill Living Limited

August 2025

**Document prepared on behalf of Tetra Tech Limited. Registered in England number:
01959704**



TETRA TECH

Tetra Tech London, 11th Floor, 1 Angel Court, London, United Kingdom, EC2R 7HJ

Tetra Tech Limited. Registered in England number: 01959704
Registered Office: 3 Sovereign Square, Sovereign Street, Leeds, United Kingdom, LS1 4ER

DOCUMENT CONTROL

Document:	Construction Ecology Management Plan: Biodiversity (CEMP)
Project:	Keymer Road, Hassocks
Client:	Churchill Living Limited
Project Number:	784-B075531
File Origin:	\\lds-dc-vm-101\Data\Projects\784-B075531_Hassocks\60_Output\61_WIP\CEMP

Version:	V1	Prepared by:	Owen de Graaf BSc (Hons) MSc Graduate Ecologist
Date:	27/08/25	Checked by:	Frankie McDowell BSc (Hons) ACIEEM Principal Ecologist And James Gretton BSc (Hons) Senior Ecologist
Status:	Final	Approved By:	Felicity Andruszko BSc (Hons) MSc MCIEEM Technical Director
Description of Revision:	First Issue		

TABLE OF CONTENTS

1.0	INTRODUCTION	5
1.1	Background	5
1.2	Site Description	6
1.3	Development Proposals.....	6
2.0	IMPACT ASSESSMENT	7
2.1	Overview of Construction Activities and Impact Pathways.....	7
2.2	Summary of Potential Impacts in the Absence of Mitigation	7
3.0	ROLES AND RESPONSIBILITIES	9
3.1	Biodiversity Champion.....	9
3.2	Ecological Clerk of Works.....	9
3.3	Ecological Management Team	10
4.0	BIODIVERSITY PROTECTION ZONES	10
5.0	QUALITY CONTROL.....	11
5.1	Site Inductions and Toolbox Talks	11
6.0	AVOIDANCE AND MITIGATION	11
6.1	Overview	11
6.2	Use of Protective Barriers	12
6.3	Site Compound and Storage of Materials	12
6.4	Pollution Prevention	12
6.5	Lighting.....	13
6.6	Noise and Vibration.....	13
6.7	Fires	13
6.8	Mitigation Measures for Notable Habitats	13
6.9	Mitigation Measures for Notable Species.....	14
6.9.1	Badger and Other Mammals	14
6.9.2	Bats	15
6.9.3	Birds	16
6.9.4	Reptiles and Amphibians	16
6.10	Control Measures for Invasive Non-Native Plant Species.....	17
7.0	KEY CONTACTS	18

ORGANISATION	18
CONTACT	18
REFERENCES	19
FIGURES	20
APPENDICES	24

FIGURES

FIGURE 1 – SITE LOCATION PLAN

FIGURE 2 – UK HABITAT CLASSIFICATION PLAN

FIGURE 3 – BIODIVERSITY ZONES PLAN

APPENDICES

APPENDIX A: REPORT CONDITIONS

APPENDIX B: KEY LEGISLATION

APPENDIX C: PROPOSED SITE PLAN (20090HK_PL_002)

APPENDIX D: LANDSCAPE STRATEGY MASTERPLAN (JBA 23 - 339 - SK02 LANDSCAPE STRATEGY)

1.0 INTRODUCTION

1.1 BACKGROUND

Tetra Tech Limited (Tetra Tech) was commissioned by Churchill Living Limited in August 2025 to provide a Construction Ecology Management Plan (CEMP) associated with a proposed development at Keymer Road, Hassocks, hereafter referred to as “the site”.

This report has been prepared by Graduate Ecologist, Owen de Graaf BSc (Hons) MSc, and the conditions pertinent to it are in Appendix A. The relevant legislation is provided in Appendix B.

Tetra Tech has previously carried out a number of surveys for Planning Issues Limited at 68 and 70 Keymer Road, Hassocks, West Sussex BN6 8QP. The findings of these surveys are detailed in the reports listed below:

- Tetra Tech. (2023a). Keymer Road, Hassocks Preliminary Ecological Appraisal.
- Tetra Tech. (2023b). Keymer Road, Hassocks Biodiversity Net Gain Assessment.
- Tetra Tech. (2023c). Keymer Road, Hassocks Bat Roost Assessment and Bat Survey Report.
- Tetra Tech. (2023d). Keymer Road, Hassocks Due Diligence Report

The above reports were submitted with a previous client, Planning Issues Limited, and should be read in conjunction with this document.

This report seeks to discharge Planning condition 5 of the Mid Sussex District Council Appeal Decision to 68 and 70 Keymer Road, Hassocks, West Sussex BN6 8QP (planning application reference DM/23/3114 with Mid Sussex District Council). This condition reads as follows:

“No development shall commence until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include the following:

- a) Risk assessment of potentially damaging construction activities,*
- b) Identification of "biodiversity protection zones",*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements),*
- d) The location and timing of sensitive works to avoid harm to biodiversity features,*
- e) The times during construction when specialist ecologists need to be present on site to oversee works,*
- f) Responsible persons and lines of communication,*
- g) The role and responsibilities on site of an ecological clerk of works or similarly competent person,*
- h) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.”

The objectives of this CEMP are to:

-
- Seek to ensure no breach of wildlife legislation occurs on site for the duration of the Construction Phase;
 - Protect the important ecological features of the site during the Construction Phase;
 - Avoid / minimise damage to adjacent habitats and protect habitats retained as part of the final scheme.

Additionally, a Biodiversity Enhancement Plan will be authored to supplement this report and will outline potential enhancement opportunities (Tetra Tech, 2025).

1.2 SITE DESCRIPTION

The site is located at 68 and 70 Keymer Road, Hassocks, West Sussex BN6 8QP and is centred at Ordnance Survey National Grid Reference (OSNGR) TQ 30967 15408 (Figure 1). It comprises two detached houses and associated land, including front and rear gardens, patios, and front driveways (Figure 2). The rear gardens primarily comprise well-maintained lawns, ornamental planting beds and shrubs, and mature trees.

The site is surrounded by residential development on all sides; a large park (Adastra Park) is also located approximately 30m north of the site, and approximately 500m northeast of the site are agricultural fields.

1.3 DEVELOPMENT PROPOSALS

The development proposals comprise the demolition of existing buildings on site and the construction of a retirement living facility, car park, and amenity areas as shown in the proposed site plan 20090HK_PL_002 (Appendix C) and JBA 23 339 SK02 Landscape Strategy (Appendix D).

2.0 IMPACT ASSESSMENT

2.1 OVERVIEW OF CONSTRUCTION ACTIVITIES AND IMPACT PATHWAYS

Construction activities with the potential to have detrimental impacts on ecological and biodiversity features are listed below:

- Movement of machinery and vehicles;
- Presence of site staff and their requirements e.g., lighting, toilets etc.;
- Vegetation clearance;
- Digging / excavation, demolition or infilling; and
- Dumping, spreading, discharge or storage of materials.

Construction activities may adversely affect habitats, species and ecological features in the absence of mitigation. The potential impact pathways are listed below:

- Visual disturbance, noise and vibration pollution through artificial lighting, vehicles, machinery and personnel;
- Pollution of air, land and water, on retained habitats or near site, through the use of vehicles, machinery and materials (including the release of dust);
- Direct loss or damage to retained and / or protected habitats by vehicles, machinery or personnel;
- Killing, injury or disturbance of species.

2.2 SUMMARY OF POTENTIAL IMPACTS IN THE ABSENCE OF MITIGATION

The potential impact(s) (direct or indirect) to protected species or important ecological features resulting from the proposed construction activities have been identified and outlined in Table 1 below, as per the PEA (Tetra Tech, 2023a), BNG Assessment (Tetra Tech, 2023b), and Bat Roost Assessment and Survey (Tetra Tech, 2023c) reports.

Table 1: Potential Impacts to Ecological Features (Habitats and Protected Species within or Close to the Site) Resulting from Potentially Damaging Construction Activities

Ecological Feature	Description / Justification
Statutory and Non-statutory Designated Sites	
Conservation / Wildlife Sites	The stream present to the south of the site may hydrologically connect with nearby non-statutory designated sites, but the extent is unknown.
Habitats	
Habitat e.g. scrub, grassland, hedgerows, stream and trees	The sites retained scrub, stream, hedgerows and trees will be protected during construction. However, the encroachment of vehicles and machinery may still impact them.
Species	

Ecological Feature	Description / Justification
Terrestrial mammals (E.g. badger <i>Meles meles</i> , hedgehog <i>Erinaceus europaeus</i> , fox <i>Vulpes vulpes</i>)	There remains a low risk of badger and other mammals, such as hedgehogs and foxes, utilising the site for refuge and traversing the works area. Risk of injury of badgers, and other mammals, during site clearance, excavations and driving machinery. This could result in an offence under the Protection of Badgers Act 1992, Wild Mammals (Protection) Act 1996 and the Wildlife and Countryside (W&C) Act, 1981 (as amended).
Bats	A low risk is posed to foraging and commuting bats using the sites habitats. All bats and their roosts receive full protection both under the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitat Regulations) and the W&C Act making it an offence to kill or injure the bats as well as disturb them in / destroy their habitat. There is a risk of affecting commuting and foraging routes through increased levels of lighting and loss of habitat during the construction phase.
Birds	Minor loss of nesting and foraging habitat; killing or injury during vegetation clearance. Risk to nesting birds if vegetation cleared during the nesting bird season - which is typically considered to be March to September inclusive. The clearance of vegetation could result in killing or injuring birds or damaging or destroying their nest / eggs which would be an offence occurring under the W&C Act.
Common amphibians	Minor loss of terrestrial habitat; low risk of killing or injury during vegetation clearance and groundworks. No suitable breeding habitat existed onsite but the scrub to the south of the site, the central hedgerow, and edge habitats could provide foraging, commuting, and refuge for common amphibians.
Reptiles	Minor loss of terrestrial habitat; low risk of killing or injury during vegetation clearance and groundworks. Regular management of the grasslands and high disturbance would mean reptiles would predominantly use the marginal and adjacent habitats, although if present, they would likely be present in low numbers.
Invasive species	Rhododendron <i>Rhododendron ponticum</i> and cherry laurel <i>Prunus laurocerasus</i> was found in central hedgerow onsite which are considered invasive and could propagate off-site in the absence of mitigation.

3.0 ROLES AND RESPONSIBILITIES

The CEMP will be distributed to all relevant personnel involved in the site construction works and regular signed records of this must be maintained.

3.1 BIODIVERSITY CHAMPION

Churchill Living Limited will be responsible for ensuring the construction work adheres to the CEMP guidance.

A Biodiversity Champion must be appointed by Churchill Living Limited. The Biodiversity Champion may be a member of the lead contractor team during the Construction Phase or may be an independent contractor.

The Biodiversity Champion must read the CEMP and be in the position to ensure the CEMP guidance and mitigation is abided to, however they do not need to be an Ecologist.

The Biodiversity Champion nominated during the Construction Phase will have a regular site presence. Once management of the site is transferred into the Operational Phase, at the end of the Construction Phase, the role of Biodiversity Champion can be transferred to a new individual.

General responsibilities of the Biodiversity Champion during the Construction Phase are:

- Oversee that all site contractors know to report any ecological concerns / issues to them;
- Check and document that an overview of the site's ecological constraints is included within the contractor inductions as appropriate;
- Ensuring sign-off and record keeping of all inductions and toolbox talks;
- Install / sign-off any temporary demarcation and signage (where necessary) prior to commencing works;
- Oversee that site works do not encroach into trees or any other biodiversity protection zone areas;
- Undertake weekly checks of trees and any other protection zone areas;
- Contact an Ecologist with uncertainties about ecological issues surrounding the development;
- Implement pollution prevention methods within the design and management of the site;
- Take remedial action, in consultation with the Ecological Clerk of Works (ECoW), if a breach of a protected zone or emergency measures are required;
- To organise for an ECoW to undertake a nesting bird check in advance of works that could impact an active nest (if any potentially disturbing works are scheduled during the nesting bird season (generally considered to be March-September inclusive).
- If a nesting bird is identified, to implement suitable working methods as advised by the ECoW;
- Ensure the lighting strategy is carried out as per the recommendations outlined in this document;
- Maintain detailed records (including photo evidence), of all of the above.

3.2 ECOLOGICAL CLERK OF WORKS

Churchill Living Limited will appoint a suitably qualified ECoW who will monitor adherence to the mitigation measures in the CEMP and provide advice. The ECoW should be able to “...*demonstrate a level of experience and competence commensurate with the complexity of the role needed on site to deal with the*

wide range of ecological issues likely to be encountered and to adapt to new and unforeseen challenges raised by development activities” (BSI, 2013).

The ECoW will be responsible for supervising any activities with ecological sensitivities, and deliver toolbox talks prior to commencement of works. The ECoW must report any activities or staff which do not adhere to the CEMP to the Biodiversity Champion and /or Project Manager, who will then recommend remedial action.

3.3 ECOLOGICAL MANAGEMENT TEAM

The ecological management team for this project is summarised in Table 2.

Table 2: Ecological Management Team

Role	Persons Responsible
Project Manager / Site Manager	Churchill Living Limited
Biodiversity Champion	Churchill Living Limited
Ecological Clerk of Works	Tetra Tech

4.0 BIODIVERSITY PROTECTION ZONES

A Moderate or Low Risk Zone is associated with each area of the site to identify ecological risk and, subsequently, where construction may be restricted or prohibited. Moderate Risk Zones are to be retained and protected where possible, and where not possible must be treated sensitively; Low Risk Zones are those with lower biodiversity and associated risk.

Risk Zones are detailed in Table 3 and Figure 3 shows the site’s associated risk zones.

Table 3: Risk Zone Definitions

Risk Zone	Description
Moderate	Moderate Risk Zones feature moderate to high biodiversity and may be ecologically sensitive. The following features on site are included in this category: • Scrub to be managed for enhancement. • Grassland to be lost and reinstated. • Hedgerows to be lost. • Trees to be retained. • Potential for run-off into the stream which bounds the site. The zone’s control measures (Section 6) will detail the mitigation needed whilst working in Moderate Risk Zones and this work will be monitored by the ECoW. During the ECoW’s monitoring, the zone may be reduced to a Low Risk Zone or, conversely, more caution may be required.

Risk Zone	Description
Low	Low Risk Zones feature low biodiversity and are deemed less ecologically sensitive. A wildlife violation is unlikely to occur as the zones are considered unlikely to support notable or protected species.

5.0 QUALITY CONTROL

5.1 SITE INDUCTIONS AND TOOLBOX TALKS

All personnel on site will receive a mandatory site induction via a 'Toolbox Talk' conducted by the ECoW prior to commencing work within the site so that they are made aware of the ecological issues relating to the proposed works. This talk will detail the important ecological features, identifying their locations and explain the purpose of the CEMP.

Initially Toolbox Talks will be delivered by the ECoW / Biodiversity Champion as part of the Reasonable Avoidance Measures (RAMs), however it is anticipated that subsequent presentations will be incorporated into the general Health and Safety / Site Induction briefing which is given to all workers when they first visit the site.

The Site Induction will complement the Toolbox Talk and highlight relevant ecological issues, seasonality, and operations. The Site Induction must include (with regards to ecology):

- Biodiversity Protection Zones (Figure 3);
- Method Statements;
- Key site contacts and reporting hierarchy, highlighting the Biodiversity Champion.

Signed records of Toolbox Talk / Induction attendance and understanding will be recorded and maintained.

Works must cease if an unexpected event occurs, such as an unexpected species being present on site or in unexpected zones. The Biodiversity Champion and ECoW must be made aware and consulted to determine how to proceed.

6.0 AVOIDANCE AND MITIGATION

6.1 OVERVIEW

Mitigation measures required to address potential impacts identified in Section 2 are outlined below and follow the mitigation hierarchy outlined in BS42020:2013 Biodiversity – Code of Practice for Planning and Development (BSI, 2013) which seeks to firstly avoid impacts, then to mitigate unavoidable impacts. As a last resort, compensation for unavoidable impacts can be implemented after avoidance and mitigation measures are defined.

In line with the National Planning Policy Framework, Environment Act 2021 and relevant policies of the Mid Sussex District Plan 2014 – 2031 (Mid-Sussex District Council, 2018), the site will be enhanced for

biodiversity and the proposals should provide a net gain in biodiversity. This report must be read in conjunction with the Biodiversity Net Gain Report (Tetra Tech, 2023b).

The avoidance and mitigation measures outlined below are considered proportionate to the level of impact identified and to the nature and scope of the works.

6.2 USE OF PROTECTIVE BARRIERS

Protective barriers or fencing will be used to protect retained habitats from negative impacts during construction, moderate zones should be avoided / fenced off where possible. Specific moderate zones to be protected through the use of protective barriers are fencing around trees to protect the Root Protection Areas, around the retained scrub, and screens along the extent of the stream to prevent any potential run-off from works areas. Protective barriers will be demarcated with signage to ensure no works are undertaken within the area.

6.3 SITE COMPOUND AND STORAGE OF MATERIALS

Machinery and materials must be stored on hardstanding or raised off the ground on pallets.

The ECoW must assess and agree with the locations of material storage and site compound as these must be in low-risk zones such as areas of hardstanding. Storage areas will be located away over 10m watercourses and sensitive perimeters. In the case of this site, this includes the stream running along the southern boundary of the site. All waste must be stored within a secure area to prevent unauthorised access and vandalism.

Waste materials will be removed off site completely or stored in skips to prevent them being used as a refuge for protected species.

6.4 POLLUTION PREVENTION

For guidance on pollution prevention, including designing best working practices, refer to the Guidance on Pollution Prevention for Businesses at: <https://www.gov.uk/guidance/pollution-prevention-for-businesses>. Additionally, The Environment Agency (2015) should be referred to as key guidance.

Fuel and other chemicals / liquids required to be stored on site must be stored in bunded / drip tray containers in Low-Risk Zones or negligible habitats such as hard standing. Spill kits must be readily available in an easily accessible location. Bulk storage of fuel and other liquids is prohibited on site.

Fuel, oil and chemical storage facilities will be located on **impermeable surfaces with controlled drainage**, away from storm water sewers, grids, channels and watercourses. All funnels, buckets, containers, brushes and other associated equipment will also be kept in a bunded area when not in use.

Where there is a risk that plant or vehicles could collide with or damage a fuel storage area, consider installing heavy-duty traffic barriers between the fuel storage tank and areas where plant and vehicles operate.

Fuel and other chemicals stored in accordance with the manufacturer's instructions and must also comply with a fire safety plan.

Fuel storage tanks will be locked when not in use to prevent unauthorised access and to reduce the risk of vandalism.

Refuelling machinery or plant on site should be avoided. If this is required on site, a drip tray must be used and this will take place in areas of negligible habitats.

Wheel wash facilities will be available for all plant, tools and machinery to prevent contamination on/off and throughout the site.

Engines and generators will be turned off when not in use, and not left idling to reduce volatile and particulate air pollution.

Dust suppression measures must be actioned to reduce pollution and subsequent impacts on habitats and species. The Construction Dust Information Sheet' issued by the Health and Safety Executive (2020) should be referred to as a guide.

6.5 LIGHTING

Planning Condition 8 states:

“During construction, the hours of work activities, including demolition, site clearance, construction, deliveries, loading and unloading, shall be restricted to the following times: 0800-1800 Monday to Friday 0900-1300 Saturdays.”

Working at night is not anticipated to be necessary. If security lighting or artificial lighting at night is required, this will be low level and directional. Care should be taken to ensure there is no increase in illumination of important ecological features or habitats, such as hedgerows, trees and the watercourse, nor light spill beyond the site into adjacent habitats.

Specific measures relating to bats and lighting can be found in Section 6.9.2.

6.6 NOISE AND VIBRATION

Any construction works on site must be in accordance with British Standard 5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites (BSI, 2009).

Significant increases in noise and vibration must be avoided by reasonable measures, such as turning off machinery and vehicles whilst stationary to limit idling.

6.7 FIRES

No fires will be permitted, and staff will be made aware of the dangers of fire to retained habitats. A fire safety plan will be produced for the works and all fuel and machinery managed in accordance with this.

6.8 MITIGATION MEASURES FOR NOTABLE HABITATS

Retained scrub and trees will be protected by through use of protective fencing and signage as previously detailed in Section 6.2. Any unavoidable vegetation clearance of the scrub and trees must be undertaken in accordance with the mitigation strategies detailed in Section 6.9.

In order to protect the watercourse to the south of the site the following will be implemented:

- Maintain a strip of 5m of existing vegetation where possible between the construction site and the watercourse to act as a natural filter and hold soil to stop excessive silt entering the watercourse. Where this is not possible, creation of compacted and/ or covered earth bunds or silt fencing to act as a barrier will be used;
- Ensure storage areas, including any chemicals, as well as machinery when not in use are located away over 10m watercourses;
- Pollution prevention measures detailed in Section 6.4 will ensure pollutants entering the watercourse is avoided.

The non-native hedgerows to be removed will be done in a sensitive way in relation to protected species as detailed in Section 6.9 below.

6.9 MITIGATION MEASURES FOR NOTABLE SPECIES

6.9.1 Badger and Other Mammals

The mitigation measures to reduce adverse effects on foraging and commuting badgers and other mammals are as follows:

- A pre-commencement check for badgers by a suitably qualified ecologist within the site and a 30m buffer within three to six months prior to works commencing.
- Creation of sloping escape ramps for badgers and other mammals will be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day.
- The covering of any excavations and capping-off of open pipes overnight during the construction period.
- The storage of any fuels and chemicals in a secure compound, raised off ground level on hard ground, and regularly inspected.

Precautionary measures will be adopted to protect foraging and commuting badger. This would include:

- A toolbox talk by the ECoW to provide site awareness.
- Excavations are to be checked every morning for trapped animals, any animals will be safely removed from excavations and allowed to safely disperse. Should a trapped protected / notable species be found within the works, the supervising ECoW should be contacted immediately for advice.
- Safe storage of oils/chemicals and ensuring good working practices to avoid spillages, along with how to clean them up, to avoid animals coming into contact with such hazardous materials.
- Topsoil will not be stored nearby to locations of suitable badger habitat. If topsoil is stored near suitable badger habitat then it will be checked daily for badger signs or sett creation. If the soil is to remain in place for a long period of time then badger proof fencing should be considered to deter sett building.
- Storage of chemicals away from accessible areas.
- Avoid construction lights illuminating any known commuting routes.

If any setts are discovered, then all works in the immediate area (30m buffer) will cease and a buffer installed to prevent any access by machinery or workers until a suitably qualified ecologist has been contacted for advice and a licence applied for if necessary to allow works to proceed lawfully.

6.9.2 Bats

Roosting Bats

There are no known roosts present on site (Tetra Tech, 2023c), however, if a bat or roost, or evidence of a bat roost, is found on the site, all work must cease, and a suitably experienced ecologist contacted immediately as further surveys and a licence from Natural England to complete the works may be required.

Mitigation measures to reduce adverse effects on roosting bats are as follows:

- Retained trees are to be protected through protective fencing of root protection areas, in accordance with the measures detailed in the Section 6.2.
- Construction phase lighting, noise and vibration will be limited, in accordance with the measures detailed within this document.

Whilst no evidence of bat roosting was identified during the PEA or emergence surveys, a number of trees and the buildings were considered to have low to moderate roost suitability for bats; and the surrounding habitats were of value to bat foraging and commuting. With these factors considered it is recommended that a precautionary approach is adopted for the removal of trees.

- Prior to any works starting, all contractors will be made aware (by means of a toolbox talk) of the risk of bats being present within working areas, of their legally protected status, of the working methods to be adhered to, and the appropriate course of action to be taken if bats are found in an unexpected location.
- Soft tree felling can only occur during March-April and October-November.
- Pre-works inspection by the bat licensed ecologist (by roped access or MEWP if necessary) in order to search them by torch and endoscope.
- Implementation of a soft felling technique which would include removal of tree limbs which would then be lowered to the ground and left to allow any bats to escape.

Additionally, compensation for the loss of roosting features in the form of bat boxes integrated into the building design and put on retained trees, as advised in the bat report (Tetra Tech, 2023c). These will be provided in advance of impacts and a precautionary method of working will be employed as per the recommendation within the Bat Mitigation Guidelines (Reason & Wray, 2023).

Foraging and Commuting Bats

Planning Condition 18 states:

“The development hereby permitted shall not be occupied/brought into use until a lighting design scheme for biodiversity and to minimise the spread of light to adjoining residential properties has been submitted to and approved in writing by the local planning authority.”

Bats are a nocturnal species and are light averse. Lighting can illuminate bats in flight and may make them more vulnerable to predation, which can also affect the distribution of bats in the area. A large number of

UK bat species forage along linear habitat features such as hedgerows, watercourses and lines of trees. Lighting a commuting or foraging route may also impact upon the integrity of a roost, even if the roost itself is not directly affected.

The best practice guidance within Bats and Artificial Lighting at Night: Guidance note 08/23 (ILP, 2023) will be followed including;

- It is advised that no night-time working is undertaken between the months of April to October, inclusive (during the bat activity season), where possible.
- Luminaires will always be mounted horizontally, with no light output above 90° and / or no upward tilt;
- Light spill can be successfully screened through landscaping and the installation of walls and fences, or even banks and bunds;
- Where appropriate, external security lighting will be set on motion sensors and set to as short a possible a timer as the risk assessment will allow. For most purposes, a 1 or 2 minute timer is likely to be appropriate.

6.9.3 Birds

The mitigation measures to reduce adverse effects on foraging, commuting and nesting birds are as follows:

- Any demolition or refurbishment of buildings, or vegetation management and clearance of trees, hedgerows and scrub should be undertaken outside of bird nesting season. The general range is between March and September inclusive, with peak activity during March – August. Removal of scrub, hedgerows and trees should be cut to 150mm with any below ground works avoided over winter to avoid impacts to hibernating reptiles.
- If the works must take place during the nesting season, any buildings or vegetation to be cleared, disturbed or modified must have a Nesting Bird Check performed by an experienced Ecologist a maximum of 48 hours prior to works commencing. If nesting birds are found, works which may have adverse effects on them must be delayed until the birds have fledged, or the nest has been abandoned. Adverse effects can be avoided by implementing a buffer zone (size is species dependent) around the nesting birds.
- Retained habitats are to be protected, in accordance with the measures detailed in Section 6.2.
- Construction phase lighting, noise and vibration will be limited, in accordance with the measures detailed in Section 6.5 and 6.6.

Additionally, in line with the PEA (Tetra Tech, 2023a), bird boxes will be installed on trees within the woodland, and swift bricks will also be integrated within the newly constructed buildings.

6.9.4 Reptiles and Amphibians

The mitigation measures to reduce adverse effects on reptiles and amphibians are as follows:

- A toolbox talk will be provided to the contractors at the start of the works. The toolbox talk will detail the precautionary working measures and will also mention other animals that may be encountered on site during works.

-
- Vegetation management and clearance of the grassland margins and soil stripping, and removal of the remainder of tree and scrub stumps/root networks, should be undertaken between April and October when common amphibians, and reptiles are active.
 - The methods for vegetation removal include a directional two-stage cut (working towards retained habitats (to the south of the site where possible) on and beyond the site boundaries to maintain connectivity) where a fingertip search by the ecologist will be conducted prior to both cuts. The first cut should be to a height of approximately 150mm, with the second cut to take down to ground level, with arisings removed immediately.
 - It is preferable to use wheeled machinery rather than tracked machinery. However, if track machinery is used it will only track over areas already cleared under supervision.
 - Any existing soil / brash / log piles acting as potential hibernacula will be removed under the supervision of the ecologist between April and October when common amphibians, and reptiles are active.
 - In the unlikely event a great crested newt (GCN) is identified at any point during the works, all activities will cease, and a suitability licenced ecologist will be contacted for further advice.

6.10 CONTROL MEASURES FOR INVASIVE NON-NATIVE PLANT SPECIES

Rhododendron and cherry laurel were found on site. It is advised that this is removed professionally and safely to reduce the possibility of these spreading beyond the site. If further invasive species are identified onsite, works will cease, and an ecologist will be contacted for further advice. Contractors will follow precautions regarding spread of invasive species including using wheel and tool wash facilities on site and use of clean check dry procedure (GB Non-Native Species Secretariat, 2025).

7.0 KEY CONTACTS

Key contacts are provided in the Table 4 below:

Table 4: Useful Key Contacts

Organisation	Contact
Churchill Living Limited	Biodiversity Champion – <i>TBC</i>
Tetra Tech	Closest office: Tetra Tech Southampton International House, Solent International Business Park George Curl Way, Southampton SO18 2RZ Email: southampton@tetrattech.com Tetra Tech Project Manager Michelle Tyrrell, Principal Ecologist Email: michelle.tyrrell@tetrattech.com Telephone: +44 7974 409044 Tetra Tech Senior Ecologist James Gretton, Senior Ecologist Email: james.gretton@tetrattech.com Telephone: +44 74845 79098
Contractor	<i>TBC</i> <i>Site Manager: TBC</i>

REFERENCES

BSI. (2009). BS 5228-2:2009 Code of practice for noise and vibration control on construction and open sites.

BSI. (2013). BS 42020 – a code of practice for biodiversity in planning and development. London: BSI Group. Retrieved from <https://www.bsigroup.com/LocalFiles/en-GB/biodiversity/BS-42020-Smart-Guide.pdf>

GB Non-Native Species Secretariat. (2025, March 18). Check Clean Dry. Retrieved from GB Non-Native Species Secretariat: <https://www.nonnativespecies.org/what-can-i-do/check-clean-dry>

ILP. (2023). Guidance Note 08/23. Bats and Artificial Lighting at Night. Institution of Lighting Professionals and Bat Conservation Trust.

Institution, B. S. (2009). BS 5228-2:2009 Code of practice for noise and vibration control on construction and open sites.

JNCC. (2016). Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit. Peterborough: JNCC.

Mid-Sussex District Council. (2018). Mid Sussex District Plan 2014 – 2031

Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1. Chartered Institute of Ecology and Environmental Management, Ampfield.

Tetra Tech. (2023a). Keymer Road, Hassocks Preliminary Ecological Appraisal.

Tetra Tech. (2023b). Keymer Road, Hassocks Biodiversity Net Gain Assessment.

Tetra Tech. (2023c). Keymer Road, Hassocks Bat Roost Assessment and Bat Survey Report.

Tetra Tech. (2023d). Keymer Road, Hassocks Due Diligence Report

FIGURES

Figure 1 – Site Location Plan

Figure 2 – UK Habitat Classification Plan

Figure 3 – Biodiversity Zones Plan



Site Location Plan

Keymer Road, Hassocks



Churchill Living Limited

Legend

Site boundary

Notes:

Drawn by: LILY.DUNWELL

Checked by: Owen deGraaf

Figure No. 1

Revision No. A

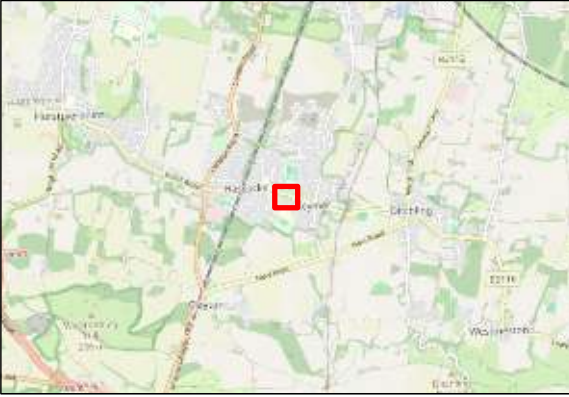
14 August 2025

0 10 20 30 40 Meters
Scale 1:1,000 @A3

British National Grid

NGR: 530978E 115388N

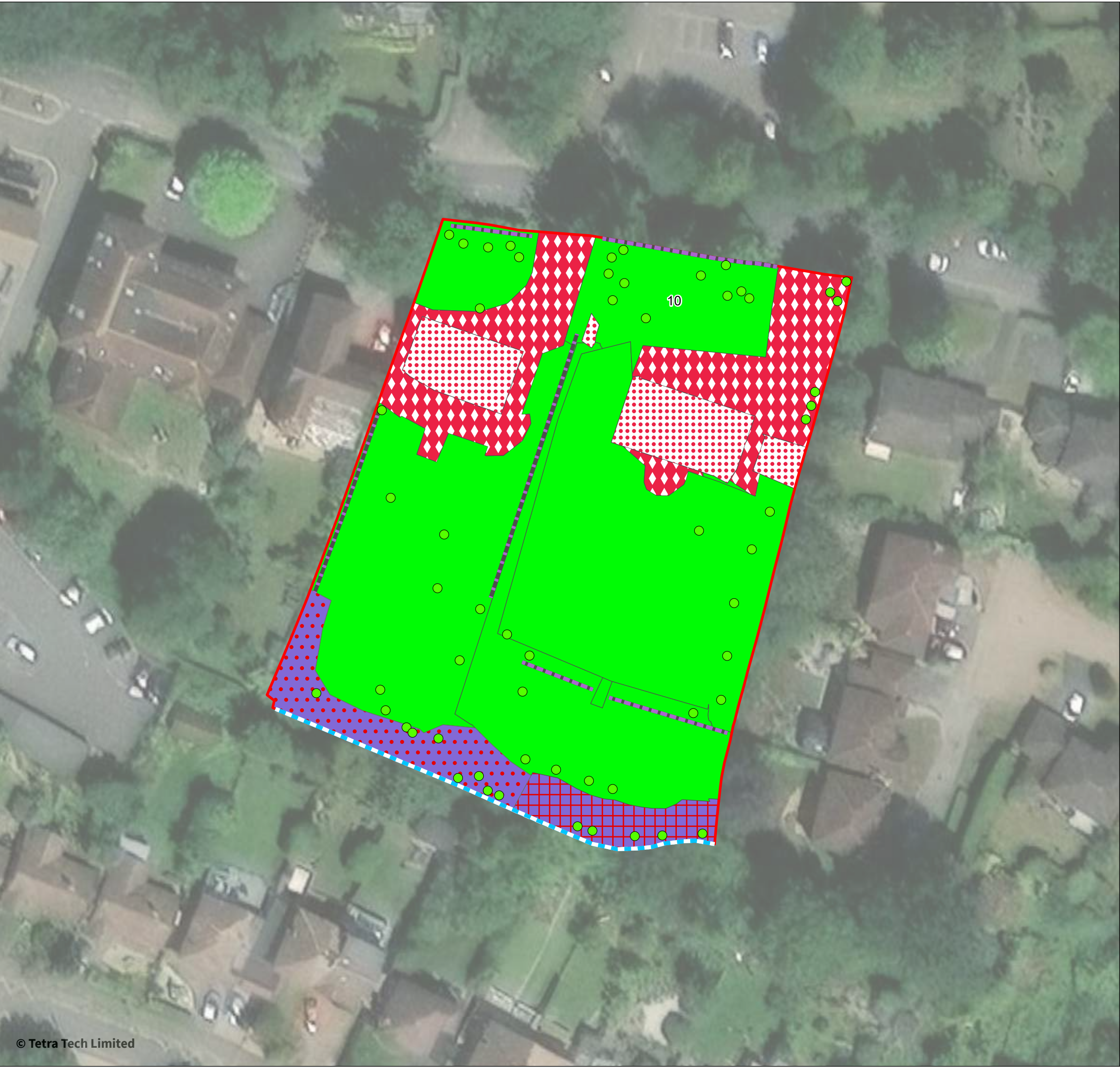
© OpenStreetMap (and) contributors, CC-BY-SA, Maxar, Microsoft



Tt
TETRA TECH

3 Sovereign Square
Sovereign Street
Leeds
United Kingdom
LS1 4ER

Tetra Tech Limited.
Registered in England
number: 01959704



UK Hab Habitat Plan

Keymer Road, Hassocks



Churchill Living Limited

Legend

- Site boundary
- g4 - Modified grassland
- h3d - Bramble scrub
- h3h - Mixed scrub
- u1b5 - Buildings
- u1b6 - Other developed land
- h2a - Native hedgerow
- h2b - Non-native and ornamental hedgerow
- r1e - Canals
- Urban tree

Secondary codes:
10 - Scattered scrub

Symbology defined by UK Habs. <https://ukhab.org/ukhab-documentation/>

Notes:

Drawn by: LILY.DUNWELL
Checked by: Owen deGraaf

Figure No. 2
Revision No. A
14 August 2025

0 5 10 15 20 Meters
Scale 1:500 @A3

British National Grid
NGR: 530961E 115391N

© OpenStreetMap (and) contributors, CC-BY-SA, Maxar, Microsoft

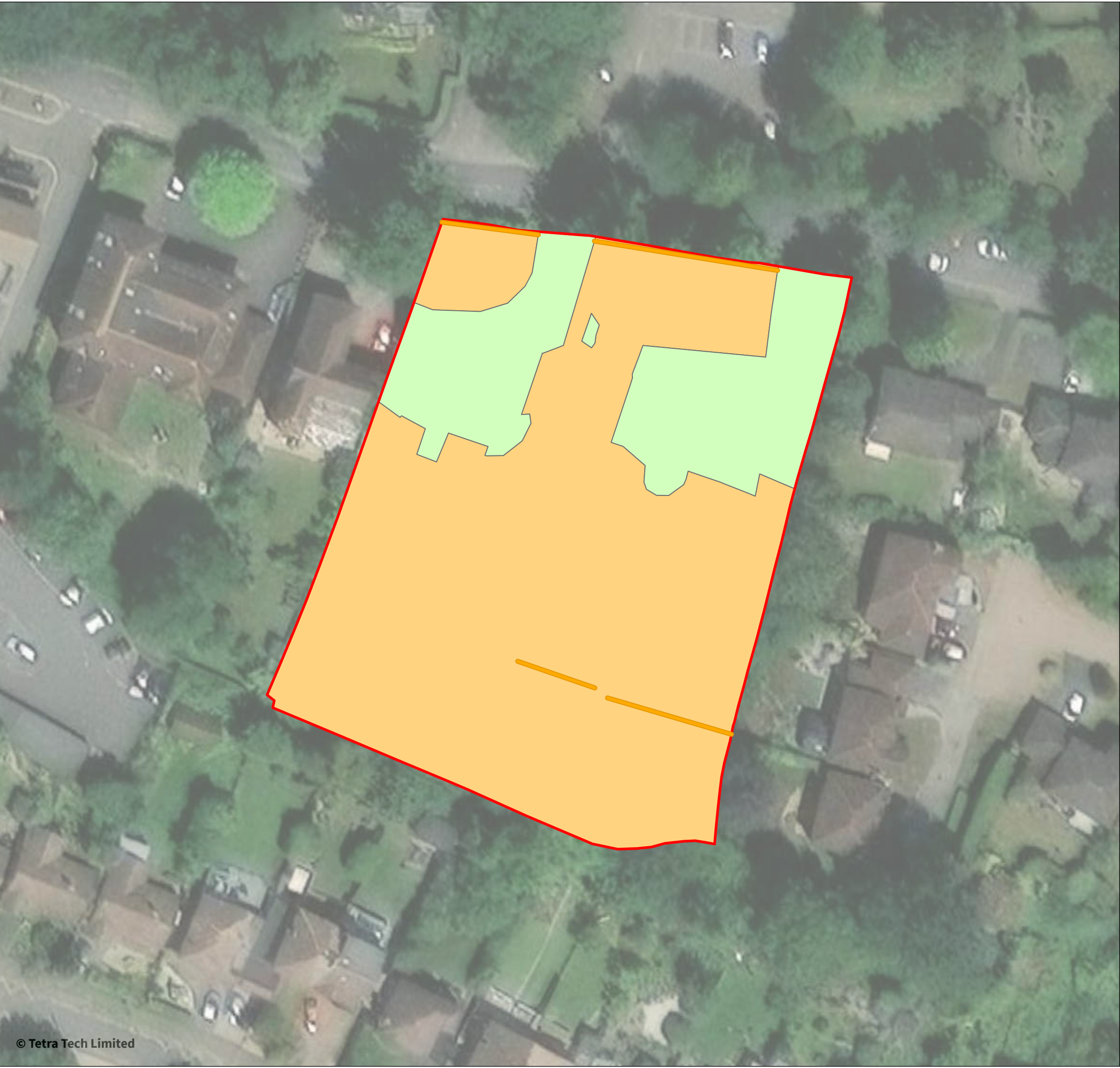




TETRA TECH

3 Sovereign Square
Sovereign Street
Leeds
United Kingdom
LS1 4ER

Tetra Tech Limited.
Registered in England
number: 01959704



Biodiversity Zones Plan

Keymer Road, Hassocks



Churchill Living Limited

Legend

- Site boundary
- Moderate risk
- Low risk
- Medium risk

Notes:

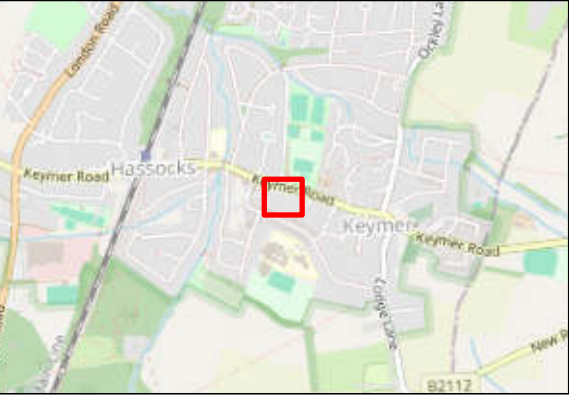
Drawn by: lily.dunwell
Checked by: Owen deGraaf

Figure No. 3
Revision No. A
21 August 2025

0 5 10 15 20 Meters
Scale 1:500 @A3

British National Grid
NGR: 530961E 115391N

© OpenStreetMap (and) contributors, CC-BY-SA, Maxar, Microsoft





TETRA TECH

3 Sovereign Square
Sovereign Street
Leeds
United Kingdom
LS1 4ER

Tetra Tech Limited.
Registered in England
number: 01959704

APPENDICES

APPENDIX A: REPORT CONDITIONS

This Report has been prepared using reasonable skill and care for the sole benefit of Churchill Living Limited (“the Client”) for the proposed uses stated in the report by Tetra Tech Limited (“Tetra Tech”). Tetra Tech exclude all liability for any other uses and to any other party. The report must not be relied on or reproduced in whole or in part by any other party without the copyright holder’s permission.

No liability is accepted or warranty given for; unconfirmed data, third party documents and information supplied to Tetra Tech or for the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report. Tetra Tech does not purport to provide specialist legal, tax or accounting advice.

The report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections'. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times. No investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather-related conditions. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions. The “shelf life” of the Report will be determined by a number of factors including; its original purpose, the Client’s instructions, passage of time, advances in technology and techniques, changes in legislation etc. and therefore may require future re-assessment.

The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

Tetra Tech reserves the right to share this Report and any related materials, surveys, drawings and/or documents at any time with the relevant Local Ecological Records Centre (LERC), any relevant statutory body or any equivalent organisation as Tetra Tech may reasonably require from time-to-time.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Tetra Tech accept no liability for issues with performance arising from such factors.

APPENDIX B: KEY LEGISLATION

Habitats Directive

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, or the 'Habitats Directive', is a European Union directive adopted in 1992 in response to the Bern Convention. Its aims are to protect approximately 220 habitats and 1,000 species listed in its several Annexes.

In the UK, the Habitats Directive is transposed into national law via the Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales, and via the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) in Northern Ireland.

Birds Directive

The EC Directive on the Conservation of Wild Birds (79/1409/EEC) or 'Birds Directive' was introduced to achieve favourable conservation status of all wild bird species across their distribution range. In this context, the most important provision is the identification and classification of Special Protection Areas (SPAs) for rare or vulnerable species listed in Annex 1 of the Directive, as well as for all regularly occurring migratory species, paying particular attention to the protection of wetlands of international importance.

Conservation of Habitats and Species Regulations 2017 (as amended)

Regulations place a duty on the Secretary of State to propose a list of sites which are important for either habitats or species (listed in Annexes I or II of the Habitats Directive respectively) to the European Commission. These sites, if ratified by Ministers, are then designated as Special Protection Areas (SPAs) within six years. Public bodies must also help preserve, maintain and re-establish habitats for wild birds.

The 2018 amendments mainly related to the impact of the *People Over Wind* decision and some implications arising for neighbourhood plan development and a range of other planning tools including Local Development Orders and Permission in Principle – see here for full details:

<https://www.legislation.gov.uk/uksi/2018/1307/note/made>

The 2019 amendments related to the EU exit. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant. The obligations of a competent authority in the 2017 Regulations for the protection of sites or species do not change – see here for full details:

<https://www.legislation.gov.uk/ukdsi/2019/9780111176573>

The Regulations make it an offence to deliberately capture, kill, disturb or trade in the animals listed in Schedule 2, or pick, uproot, destroy, or trade in the plants listed in Schedule 5.

The Environment Act 2021

The Environment Act sets statutory targets biodiversity including a target to reverse the decline in species abundance by 2030. As well as confirming that public authorities have a duty to conserve and enhance biodiversity, and making provision for biodiversity gain to be a condition of planning permission in England.

Wildlife & Countryside Act 1981 (as amended)

This is the principal mechanism for the legislative protection of wildlife in the UK. This legislation is the chief means by which the 'Bern Convention' and the Birds Directive are implemented in the UK. Since it was first introduced, the Act has been amended several times.

The Act makes it an offence to (with exception to species listed in Schedule 2) intentionally:

- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any wild bird while that nest is in use; or
- take or destroy an egg of any wild bird.

Or to intentionally do the following to a wild bird listed in Schedule 1:

- disturbs any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturbs dependent young of such a bird.

In addition, the Act makes it an offence (subject to exceptions) to:

- intentionally or recklessly kill, injure or take any wild animal listed on Schedule 5;
- interfere with places used for shelter or protection, or intentionally disturbing animals occupying such places; and
- The Act also prohibits certain methods of killing, injuring, or taking wild animals.

Finally, the Act also makes it an offence (subject to exceptions) to: intentionally pick, uproot or destroy any wild plant listed in Schedule 8, or any seed or spore attached to any such wild plant; unless an authorised person, intentionally uproot any wild plant not included in Schedule 8;

or sell, offer or expose for sale, or possess (for the purposes of trade), any live or dead wild plant included in Schedule 8, or any part of, or anything derived from, such a plant.

Following all amendments to the Act, Schedule 5 'Animals which are Protected' contains a total of 154 species of animal, including several mammals, reptiles, amphibians, fish and invertebrates. Schedule 8 'Plants which are Protected' of the Act, contains 185 species, including higher plants, bryophytes and fungi and lichens. A comprehensive and up-to-date list of these species can be obtained from the JNCC website.

Part 14 of the Act makes unlawful to plant or otherwise cause to grow in the wild any plant which is listed in Part II of Schedule 9.

It is recommended that plant material of these species is disposed of as bio-hazardous waste, and these plants should not be used in planting schemes.

Environment Protection Act 1990

The Act imposes a classification of soil and other waste containing viable propagules of invasive non-native plant species as controlled waste. This has been applied to Japanese Knotweed *Reynoutria japonica*, with the result that waste containing this species must be disposed of in accordance with the duty of care set out in section 34 of the Act.

Protection of Badgers Act 1992

The main legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992 (the 1992 Act). Under the 1992 Act it is an offence to: wilfully kill, injure, take or attempt to kill, injure or take a badger; dig for a badger; interfere with a badger sett by, damaging a sett or any part thereof, destroying a sett, obstructing access to a sett, causing a dog to enter a sett or disturbing a badger while occupying a sett.

The 1992 Act defines a badger sett as: "any structure or place which displays signs indicating current use by a badger".

Natural Environment and Rural Communities Act 2006

Section 41 (S41) of this Act requires the Secretary of State to publish a list (in consultation with Natural England) of Habitats and Species which are of Principal Importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies including local and regional authorities, in implementing their duty under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal (e.g. planning) functions. The S41 list includes 65 Habitats of Principal Importance and 1,150 Species of Principal Importance.

The Invasive Alien Species (Enforcement and Permitting) Order 2019 (as amended)

This Order is concerned with the prevention and management of the introduction and spread of invasive alien species.

The Invasive Alien Species (Enforcement and Permitting) Order 2019 (as amended)

This Order is concerned with the prevention and management of the introduction and spread of invasive alien species.

Hedgerow Regulations 1997

The Hedgerow Regulations were made under Section 97 of the Environment Act 1995 and came into force in 1997. They introduced new arrangements for local planning authorities in England and Wales to protect important hedgerows in the countryside, by controlling their removal through a system of notification. Important hedgerows are defined by complex assessment criteria, which draw on biodiversity features, historical context and the landscape value of the hedgerow.

Birds of Conservation Concern

This is a review of the status of all birds occurring regularly in the United Kingdom. It is regularly updated and is prepared by leading bird conservation organisations, including the British Trust for Ornithology (BTO), Joint Nature Conservation Committee (JNCC) and The Royal Society for the Protection of Birds (RSPB).

The latest report was produced in 2021 (Eaton *et al*, 2021) and identified 70 red list species, 103 amber species, and 72 green species. The criteria are complex, but generally:

Red list species are those that have shown a decline of the breeding population, non-breeding population or breeding range of more than 50% in the last 25 years.

Amber list species are those that have shown a decline of the breeding population, non-breeding population or breeding range of between 25% and 50% in the last 25 years. Species that have a UK breeding population of less than 300 or a non-breeding population of less than 900 individuals are also included, together with those whose 50% of the population is localised in 10 sites or fewer and those whose 20% of the European population is found in the UK.

Green list species are all regularly occurring species that do not qualify under any of the red or amber criteria are green listed.

Global IUCN Red List

The International Union for Conservation of Nature (IUCN) Threatened Species was devised to provide a list of those species that are most at risk of becoming extinct globally. It provides taxonomic, conservation status and distribution information about threatened taxa around the globe.

The system catalogues threatened species into groups of varying levels of threat, which are: Extinct (EX), Extinct in the Wild (EW), Critically Endangered (CE), Endangered (EN), Vulnerable (VU), Near Threatened (NT), Least Concern (LC), Data Deficient (DD), Not Evaluated (NE). Criteria for designation into each of the categories is complex, and consider several principles.

Local Biodiversity Action Plan (LBAP)

Local Biodiversity Action Plans (LBAP) identify habitat and species conservation priorities at a local level (typically at the County level), and are usually drawn up by a consortium of local Government organisations and conservation charities.

Some LBAP's may also include Habitat Action Plans (HAP) and/or Species Action Plans (SAP), which are used to guide and inform the local decision making process.

Wild Mammals (Protection) Act 1996

This Act offers protection to all wild species of mammals, irrespective of other legislation, and focussed on animal welfare, rather than conservation.

Unless covered by one of the exceptions, a person is guilty of an offence if he mutilates, kicks, beats, nails or otherwise impales, stabs, burns, stones, crushes, drowns, drags or asphyxiates any wild mammal with intent to inflict unnecessary suffering.

Its application is typically restricted to preventing deliberate harm to wildlife (in general) during construction works etc.

National Planning Policy Framework - Published the 27 March 2012, updated December 2024

National Planning Policy Framework (NPPF) is the top tier of planning policy. The Framework provides guidance to local authorities and other agencies on planning policy and the operation of the planning system. Section 15 relates to 'Conserving and enhancing the natural environment'. Paragraph 187- 201

Relevant policies in relation to planning application include Paragraphs:

"187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

188. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework^[1]; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries

192. To protect and enhance biodiversity and geodiversity, plans should:

- (a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity [2]; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation [3]; and
- (b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

193. When determining planning applications, local planning authorities should apply the following principles:

^[1] Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality

^[2] Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system

^[3] Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them

- (a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- (b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- (c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons [4] and a suitable compensation strategy exists; and
- (d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

194. The following should be given the same protection as habitats sites:

- (a) potential Special Protection Areas and possible Special Areas of Conservation;
- (b) listed or proposed Ramsar sites; and
- (c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

195. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site

^[1] Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality

² Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system

³ Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them

⁴ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat

⁵ Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site

see here for full details: <https://www.gov.uk/guidance/national-planning-policy-framework>

Mid Sussex District Plan 2014 – 2031 (Mid-Sussex District Council, 2018)

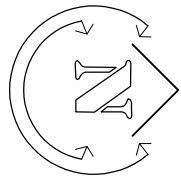
DP29: Noise, Air and Light Pollution	Light pollution: - The impact on local amenity, intrinsically dark landscapes and nature conservation areas of artificial lighting proposals (including floodlighting) is minimised, in terms of intensity and number of fittings; - The applicant can demonstrate good design including fittings to restrict emissions from proposed lighting schemes
DP29: Noise, Air and Light Pollution	The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted. Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose. Trees, woodland and hedgerows will be protected and enhanced by ensuring development: - Incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and - Prevents damage to root systems and takes account of expected future growth; and

[4] For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat

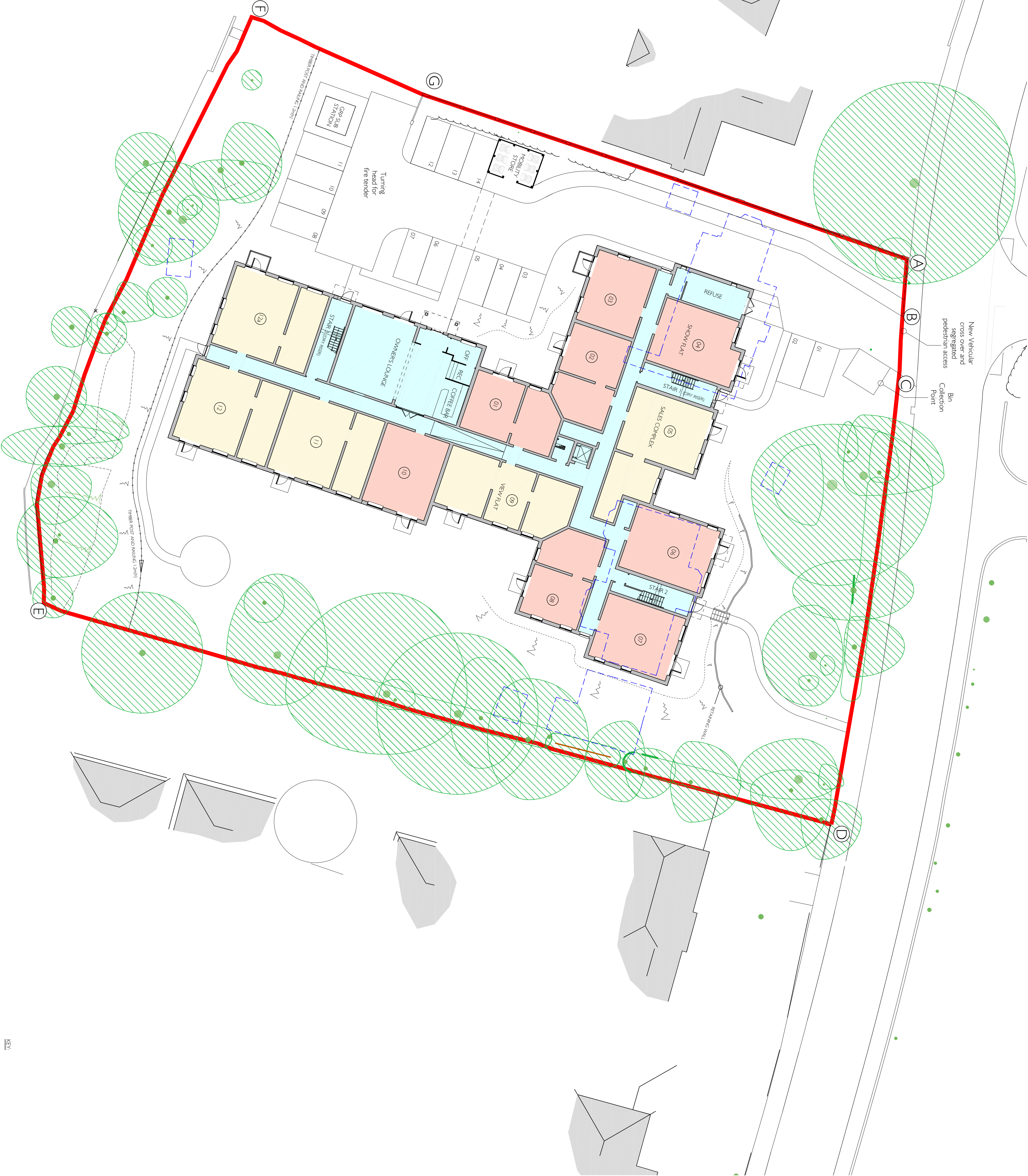
	• Where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and • Has appropriate protection measures throughout the development process; and • Takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and • Does not sever ecological corridors created by these assets. Proposals for works to trees will be considered taking into account: • The condition and health of the trees; and • The contribution of the trees to the character and visual amenity of the local area; and • The amenity and nature conservation value of the trees; and • The extent and impact of the works; and • Any replanting proposals. The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties. Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.
DP38: Biodiversity	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, and Nature Improvement Areas.

APPENDIX C: PROPOSED SITE PLAN (20090HK_PL_002)

Proposed Retirement Living Apartments at 68 & 70 Keymer Road, Hassocks, West Sussex, BN6 8QP



0 2m 20m



REVISIONS			
Rev	Date	By	
P1	01/12/23	AS	Planning Issue

PROPOSED FLAT MIX			
1BED	2BED	3BED	4BED
11	03		
1st	12	04	
2nd	04	07	
TOTAL	27	14	

TOTAL - 41 units (84.1% 2Bed)			
- 1 BED APARTMENTS			
- 2 BED APARTMENTS			
- COMMUNAL AREAS			

BOUNDARY TREATMENT

A - B : 1.2m(h) Paling
B - C : 1.2m(h) Paling
C - D : 1.2m(h) Paling with 1.5m aggregated
D - E : 1.2m(h) Paling with 1.5m aggregated
E - F : 1.2m(h) Paling with 1.5m aggregated
F - G : 1.2m(h) Paling with 1.5m aggregated
G - A : 1.2m(h) Paling with 1.5m aggregated

Churchill Retirement Living

Churchill House • 4, Church Road
Bognor Regis • PO21 3JG
www.churchillretirement.co.uk

Telephone: (01243) 388700 Fax: (01243) 388701

planningissues

Churchill House • 4, Church Road
Bognor Regis • PO21 3JG
www.planningissues.co.uk

Telephone: (01243) 46272 Fax: (01243) 46270

Project Title
PROPOSED RETIREMENT LIVING APARTMENTS
68 & 70 Keymer Road
HASSOCKS, WEST SUSSEX
BN6 8QP

Drawing Title
SITE PLAN
PLANNING

Scale 1:1,200
Date DEC'23
Drawn AS
Checked BS
Drawing No 20090HK_PL_002
Rev P1

APPENDIX D: LANDSCAPE STRATEGY MASTERPLAN (JBA 23 - 339 - SK02 LANDSCAPE STRATEGY)

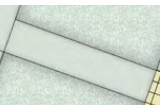
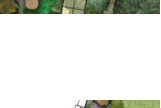
LANDSCAPE STRATEGY MASTERPLAN

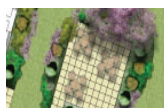


KEY

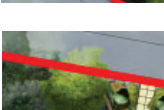
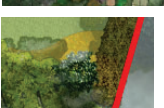
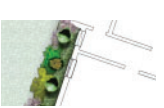
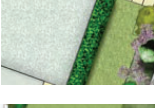
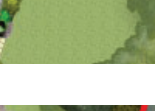
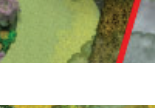
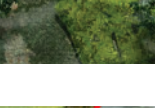
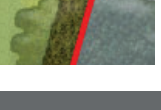
Red line boundary

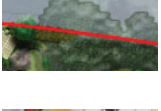
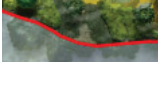
HARD LANDSCAPE

-  Parking court. Tarmac.
-  Pedestrian route in car park
-  Pedestrian only access from Keymer Road
-  Patios. 450mm x 450mm flag or similar and approved or similar & approved.

-  Secondary Seating Area and Timber Patio furniture
-  Timber Shelter for Mobility Scooters
-  Timber lattice trellis with Ivy screening the substation

SOFT LANDSCAPE

-  Proposed Native tree
-  Proposed streetwise/narrow canopy tree
-  Proposed Evergreen tree
-  Proposed ornamental tree
-  Proposed multistem ornamental garden tree
-  Specimen shrub
-  Ornamental shrub and herbaceous planting
-  Low maintenance ground cover planting
-  Formal low clipped evergreen hedging - *Ilex crenata*/ *Euonymus 'Jean Hughes'* to match topiary
-  Amenity grass areas
-  Drift of spring flowering bulbs.
-  Native shrub buffer planting to southern boundary
-  Species Rich Native hedge on boundaries

-  Native hedge on northern boundary infill
-  Wildflower meadow along native hedge boundaries
-  1.2m proposed ornamental evergreen hedging to owner lounge
-  Existing Trees to be retained
-  Enhanced native canopy/ sub canopy buffer planting corridor
-  Woodland canopy edge wildflower meadow in amenity area

Rev	Initials	Date	Comments
-----	----------	------	----------

JBA 23 - 339 - SK02 Landscape Strategy

Churchill Retirement Living

Site Keymer Road, Hassock

Drawn by AJW	Date October 2023	Scale 1:250 @ A1	Rev ~
--------------	-------------------	------------------	-------

James Blake Associates Ltd.

LANDSCAPE ARCHITECTURE • LANDSCAPE PLANNING • ECOLOGY • ARBORICULTURE

34-52 Out Westgate, Bury St Edmunds, Suffolk, IP33 3PA

Tel. 01284 335797 E-mail. jamesblake@jba-landmarc.com

JAMES BLAKE ASSOCIATES