

Keymer Road, Hassocks

784-B075531

Biodiversity Enhancement Strategy

Churchill Living Limited

November 2025

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



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EXECUTIVE SUMMARY

Contents	Summary
Site Location	The site is located at 68 and 70 Keymer Road, Hassocks in West Sussex and is centred at Ordnance Survey National Grid Reference TQ 30967 15408 (see Figure 1).
Development Proposals	The development proposals include the demolition of existing buildings on site and the construction of a retirement living facility, car park, and amenity areas (see Appendix C: Proposed Site Plans).
Scope of this Document	This Biodiversity Enhancement Strategy (BES) provides an overarching document to detail the recommended compensation and enhancement measures for protected species and habitats within the proposed development. The BES will support a Reserved Matters planning application (application reference DM/23/3114) to the Local Planning Authority (LPA) of Mid Sussex District Council and satisfy Condition 17 Biodiversity Enhancements of the approved Outline Planning Application.
Enhancement Measures	A total of 13 enhancements are to be integrated and installed around the site (see Figure 2a, 2b, and 3) including: • A minimum of 8 bird boxes ○ Six integrated swift (x3) and starling (x3) boxes incorporated into building design and construction; and ○ Two boxes on mature retained trees; • A minimum of 4 bat boxes: ○ Two integrated bat boxes to be incorporated into building design and construction; and ○ Two external bat boxes on mature retained trees. • Provision of one hibernacula suitable for herpetofauna • Provision of deadwood log pile and one insect hotel to support invertebrate populations; and • Four hedgehog passes in residential garden areas. Additionally, the planting of native flora species will be incorporated into landscaping plans and managed to encourage use by other protected species.

1.0 INTRODUCTION

1.1 BACKGROUND

Tetra Tech was commissioned by Churchill Living Limited in August 2025 to prepare a biodiversity enhancement plan for the proposed development at Keymer Road, Hassocks (hereafter referred to as ‘the site’). The site location is shown in **Figure 1**.

This report has been prepared by Assistant Ecologist Katie Mazalova, MSc and the conditions pertinent to it are provided in **Appendix A**.

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**). The site is comprised of two detached houses with associated land, front and rear gardens, patios, and front driveways. The rear gardens contain well-maintained lawns, ornamental planting and shrubs, and mature trees.

The site is surrounded by residential development on all sides. Adastra Park is located approximately 30 metres (m) north and agricultural fields lie 500 m northeast of the site.

1.3 DEVELOPMENT PROPOSALS

The development proposals include the demolition of the existing buildings on site and the construction of a retirement living facility, car park, and amenity areas. Proposed site plans can be found in the proposed site plan 20090HK_PL_002 and JBA 23 339 SK02 Landscape Strategy (see **Appendix C**).

1.4 PLANNING BACKGROUND

A Preliminary Ecological Appraisal (PEA) and subsequent Biodiversity Net Gain (BNG) and bat survey reports were produced by Tetra Tech in September 2023 (Tetra Tech, 2023a; 2023b & 2023c) to support an outline planning application (Application reference DM/23/3114) to Mid Sussex District Council.

Outline planning approval was granted, subject to conditions, on the 8th of November 2024. The condition pertinent to biodiversity enhancement is as follows:

17) *No development shall be carried out above ground slab level unless and until there has been submitted to, and approved in writing by, the Local Planning Authority a Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist. The content of the Biodiversity Enhancement Strategy shall include the following:*

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) Detailed designs or product descriptions to achieve stated objectives;*

c) Locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);

d) Persons responsible for implementing the enhancement measures; and

e) Details of initial aftercare and long -term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.”

1.5 ECOLOGICAL BACKGROUND

The site was subject to three ecological surveys in 2023, including targeted surveys for bats. These are summarised within the following reports:

- Tetra Tech (2023a) Preliminary Ecological Appraisal which included a desk study of records from the Sussex Biodiversity Records Centre (SxBRC);
- Tetra Tech (2023b) Biodiversity Net Gain Assessment; and
- Tetra Tech (2023c) Bat Roost Assessment and Bat Survey Report.

A Construction Ecology Management Plan (CEMP) was completed by Tetra Tech in August 2025, which addressed additional planning permission conditions related to ecology (Tetra Tech, 2025).

1.6 PURPOSE OF REPORT

The purpose of this report is to:

- Provide an overarching document which details enhancement measures for protected species within the site; and
- Discharge planning Condition 17 *Biodiversity Enhancements* and ensure compliance with Mid Sussex District Plan 2014-2031 related to policies DP29: Noise, Air, and Pollution; DP37: Trees, Woodland and Hedgerows; and DP38: Biodiversity (see **Appendix B**).

The recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the red line boundary (RLB) or development proposals from which this report was based on.

Scientific names are provided at the first mention of each species and common names (where appropriate) are then used throughout the rest of the report for ease of reading.

2.0 ENHANCEMENT AND MANAGEMENT MEASURES

2.1 HABITATS

2.1.1 Baseline

During the PEA completed in September 2023, habitats on site were assessed and classified according to UK Habitat Classification (UKHab) Professional Edition V2.0 methodology (Treweek, J., 2020).

The site is primarily comprised of UK Habitat code G4 modified grassland in the form of regularly maintained gardens and U1 developed land containing two residential properties, extension/annex structures, and sealed surface/hardstanding that form paths and driveways.

Mixed scrub (h3h) comprised of nettle *Urtica dioica* and hazel *Corylus avellana* along the site's southwestern boundary. Sycamore *Acer pseudoplatanus* and buddleia *Buddleia davidii* is also present along the southwestern boundary of the site while bramble scrub (h3d) of primarily *Rubus sp.* runs along the southeastern boundary. A small river/stream with limited vegetation lies off site just south of the scrub.

Native hedgerow comprised of species such as beech *Fagus sylvatica* and holly *Ilex aquifolium* lie along the site's northern boundary, while non-native ornamental hedgerows of rhododendron *Rhododendron ponticum* and cherry laurel *Prunus laurocerasus* are present in the centre of the site between the two properties and along its southwestern boundary.

There are several native and non-native trees scattered across the site. Species include sycamore, oak *Quercus robur*, beech, horse chestnut *Aesculus hippocastanum*, willow *Salix sp.*, wild cherry *Prunus avium*, ash *Fraxinus excelsior*, birch *Betula pendula*, common hazel, common lime *Tilia x europaea*, and black locust *Robinia pseudoacacia*.

2.1.2 Enhancement

The 2023 BNG report noted that the retention of current habitats on site and the addition of new habitats would result in an overall net gain of biodiversity area units and a net gain of linear hedgerow units (Tetra Tech, 2023b). Site proposals include planting additional bramble and mixed scrub as well as species-rich native hedgerows in areas where baseline habitats are currently located (see **Appendix C**). The proposals also note that the waterbody located just south of the site will remain unchanged.

Measures that will be taken to ensure the protection and buffering of current baseline habitats on site during development works are detailed in the CEMP (Tetra Tech, 2025).

2.2 BADGERS

2.2.1 Baseline

The site is considered to provide suitable habitat for foraging badger *Meles meles*; however, no evidence of badger was noted during any previous ecological surveys.

2.2.2 Enhancement

The proposals plan to retain the on-site baseline habitats while also enhancing the northern boundary of the site with new hedgerow planting and southern boundary of the site with additional bramble and mixed scrub. This will enhance the green corridor and provide more foraging and commuting habitat for badger.

2.3 BREEDING BIRDS

2.3.1 Baseline

Individual trees, hedgerow, and bramble/mixed scrub identified on site could provide extensive nesting opportunities for the local bird assemblage. No evidence of Schedule 1 bird species was noted during previous ecological surveys; however, data from the SxBRC returned records of garden specialists such as house sparrow *Passer domesticus* and starling *Sturnus vulgaris* within 2 km of the site over the last 10 years (Tetra Tech, 2023a).

2.3.2 Enhancement

The site will be enhanced for common breeding birds by installing eight bird boxes across the site. A range of boxes will be installed to benefit different species. The following boxes (example makes and models can be found in **Appendix D**) will be installed:

- 6 bird boxes to be integrated into the building (x3 swift boxes and x3 starling boxes); and
- 2 bird boxes to be installed on existing mature trees.

It is recommended that bird boxes be positioned facing north or east and roughly three to five metres from the ground with a clear flight path for birds to enter the box (RSPB, 2021). Swift boxes (example provided in **Appendix D**) should be at least five metres high with a five-metre clearance in front of the box and should be placed in a group of three as this is preferred by swifts.

Indicative locations for the bird boxes are shown on **Figure 2a, 2b, and 3**. Exact location for each bird box will be agreed on site with the project ecologist.

The bird boxes will be installed during the construction phase to ensure that the additional nesting opportunities are available to birds during the construction period.

The nests of most birds can harbour fleas and other parasites, which remain to infest young birds that hatch the following year. Although not essential, it would be beneficial to clean out the bird boxes installed on mature trees annually during the winter months (October to February) as this will remove any parasites from the previous year. Should a box be damaged or missing during these checks then it should be fixed or replaced like-for-like. If there are eggs/young present in the box, leave the box as it is; some species will breed all year round.

To clean out the box, old nesting material and failed nests (including eggs) should be removed, and the box cleaned using boiling water to kill off parasites. Once the box is completely dry the lid can be replaced. Insecticides or flea powder will not be used (RSPB, 2021).

Maintenance checks will be carried out during winter months (October to February) and any damaged boxes will be replaced on a like for like basis.

2.4 BATS

2.4.1 Baseline

Features on site from both residential properties were assessed as having moderate potential to support roosting bats (Tetra Tech, 2023a). Additionally, one tree on site was assessed as having low potential while four others were assessed as having moderate potential to support roosting bats. Following the assessments, nocturnal bat roost surveys were completed, which concluded that roosting bats are likely absent from the buildings and trees on site; however, low levels of foraging and commuting activity were recorded during surveys (Tetra Tech, 2023c). Species recorded included common pipistrelle *Pipistrellus pipistrellus*, brown long-eared *Plecotus auritus*, soprano pipistrelle *Pipistrellus pygmaeus*, serotine *Eptesicus serotinus*, and *myotis* sp. species.

At the time of writing this report, three of the trees that were surveyed in 2023 are still present and will be retained.

2.4.2 Enhancement

Bat Boxes

To enhance the site for local bat populations, a minimum of two integrated bat boxes will be installed on the buildings and minimum of two bat boxes will be installed on mature retained trees located on the north and eastern boundary of the site (see **Appendix D** for recommended makes and models). Indicative locations of the boxes are shown on **Figure 2a, 2b, and 3**. Exact location will be agreed on site with the project ecologist.

General recommendations for the positioning of bat boxes are given as follows:

- Boxes will be located close to suitable bat foraging and commuting habitat, e.g. preferably near to tree lines that can all be used as commuting and foraging routes;
- The flightpath leading from each box will be kept clear (i.e. cut away branches);
- Boxes will be installed out of the way of direct artificial lighting;
- Boxes will be sited to provide shelter from wind, rain and strong sunlight;
- Boxes will be orientated from southwest through south to southeast; and
- Boxes will be placed over 4 m from the ground to limit disturbance (some species such as noctule prefer boxes around 5m in height).

The bat boxes will be installed during the construction phase to ensure that there is no reduction in potential roost resources from potential disturbance during construction.

As bats are a European Protected Species (EPS), any interference with bat boxes post-installation, including checking (other than visual checks from the ground) and relocating will only be carried out by a licenced ecologist. Self-cleaning boxes with long lasting material such as woodcrete rather than wood are recommended (see **Appendix D** for example makes and models).

The bat boxes mounted on mature trees will be checked from ground level using binoculars on an annual basis to ensure they remain securely attached to the tree and that they are not damaged. If boxes need

further inspection or interference, a bat licenced worker will be contacted. Damaged bat boxes will be replaced on a like for like basis.

Sensitive Lighting Strategy

The Institution of Lighting Professionals (ILP) suggest that impacts from artificial lighting on bats are likely to have significant impacts on some species, potentially affecting reproductive, foraging and roosting opportunities (ILP, 2023).

Permanent artificial lighting at night in the form of external fixtures on the proposed buildings and access roads pose a risk of illuminating bats in flight and thus making them more vulnerable to predation. The same is true for additional light spill which occurs from the headlights of moving vehicles and parking areas around the development. In addition, increased lighting also affects prey distribution, which influences the relative dispersal of bats in the area. Lighting a commuting or foraging route can potentially impact a nearby bat roost, even if the roost itself is not directly affected.

Based on the above, a sensitive lighting strategy will be considered in the design of the lighting strategy for the proposed development to minimise the adverse effect of artificial lighting at night. This could include but is not limited to installing floodlights in only necessary locations and providing adequate distance between the areas that will be illuminated and the installed bat boxes on site to ensure the boxes will not be directly lit.

2.5 HERPETOFAUNA

2.5.1 Baseline

Mixed and bramble scrub, grassland margins, and hedgerow were assessed as having potential to provide foraging and refugia opportunities for herpetofauna, with similar habitats on adjacent properties providing good connectivity between gardens. However, management of the amenity grassland and relative high disturbance of the habitats on site mean reptiles will likely predominantly use the marginal habitats (Tetra Tech, 2023a).

2.5.2 Enhancement

Arisings from site clearance will be used to create brash and refugia piles in an area of retained habitat during construction.

One hibernacula (see **Appendix E** for example) will be created on site to encourage reptiles and amphibians to these areas of scrub and grassland being retained and created on site (indicative location is shown on **Figure 3**).

The hibernacula will be installed on site during the proposed landscaping works using existing scrub or hedgerow removed during the works.

Little will be required for the ongoing management of the brash/refugia piles and the hibernacula. They will be checked annually to ensure they are in place. Any arisings from future vegetation management can be used to replenish the brash/refugia piles.

2.6 INVERTEBRATES

2.6.1 Baseline

No surveys for invertebrates were undertaken during ecological surveys, however, the site was assessed as a mosaic of suitable semi-natural habitats for small assemblages of invertebrates which includes the mixed and bramble scrub towards the south of the site, as well as the hedgerows and tree stumps. On this basis and given the return of multiple records from the SxBRC of protected and notable invertebrate species within the relevant search area, the site could provide potential opportunities for small numbers of protected and notable invertebrate species.

2.6.2 Enhancement

The proposed landscaping will provide a range of habitats beneficial to invertebrates including areas of hedgerows and scrub. To further enhance the site for invertebrates, a minimum of one log pile will be created on site using any felled trees during site preparation (indicative location shown on **Figure 3**). The log pile will consist of logs of varying sizes which are partially buried in the ground to provide deadwood habitat which are a habitat requirement for the larvae of certain species such as stag beetle (see **Appendix F** for example log pile).

An insect hotel will also be installed on site to provide a range of nesting opportunities for a variety of invertebrate species. An insect hotel can be constructed from site material such as layered wooden pallets filled with material such as hollow logs and sticks, air bricks, leaves, or straw. An indicative location for the insect hotel is shown on **Figure 3**.

Logs will be saved during site prep to provide materials for the invertebrate log pile. The log pile and insect hotel will be installed on site during the proposed landscaping works and will be checked annually to ensure they remain in place and identify any maintenance required. Where required, the materials within the insect hotel will be replaced and additional logs added to the log pile.

2.7 HEDGEHOG AND OTHER MAMMALS

2.7.1 Baseline

The SxBRC returned 63 records of the European hedgehog *Erinaceus europaeus* (a notable and species of principal importance) within 2 km of the site from the last 10 years. Additionally, surveyors during the 2023 PEA recorded suitable habitat for hedgehog, such as the areas of native hedgerows, present on site. Hedgehogs in Britain have suffered from drastic declines in the 20th and 21st centuries, with rural populations declining by as much as 75% nationally. Urban populations of hedgehog seem to be stable and may be showing signs of recovery (Wembridge *et al.*, 2022), highlighting the importance of green spaces and gardens at a neighbourhood scale.

Surveyors also noted a disused and dilapidated wooden shed present within the scrub area of number 70 Keymer Road, with neighbour sharing anecdotal evidence that a fox was using the structure to form a den and that they had seen fox cubs in the past.

2.7.2 Enhancement

Hedgehog passes will be installed in all garden fencing, to provide access into gardens and provide connectivity throughout. This will comprise a hole 13 x 13cm to allow hedgehogs to pass through, which

will also be suitable for other small mammals and is too small for most domestic pets. Consultation with adjacent landowners will likely be needed prior to installation. The hedgehog passes should be labelled on both sides so they are not accidentally filled in.

Should installed fencing comprise of a solid concrete base with wooden slat fencing above, then a ramp must be installed from ground level up to the hedgehog pass (see **Appendix G** for example). Additional landscaping on site should tailor to the use of UK native species, and in particular favour features that can provide additional habitat and food resources for hedgehogs and other mammals. This can be achieved by adding a hedgehog/mammal house (see **Appendix G** for example) or by planting vegetation around the site that can provide food resources and additional habitat for mammals (see **Appendix H** for suggestions, following guidance from the Bat Conservation Trust (2015)). around the site.

3.0 SUMMARY

A summary of recommended enhancements to be integrated into the site are detailed in **Table 1** below. An indicative location for each enhancement is provided in **Figure 3**.

Table 1. Summary of recommended enhancements for protected species

Ecological Receptor	Summary of enhancement(s)	Programme	Maintenance
Bats	Installation of integrated bat boxes on building walls (x2) and external bat boxes on mature retained trees (x2).	Installation during construction or retrofitted within 3 months post-construction.	Suggested bat boxes (Appendix D) do not require maintenance. An annual check to ensure bat boxes are in good repair should be conducted. This does not require a licenced ecologist; however, any re-siting, maintenance, or internal inspections must be completed by a licensed bat worker.
	Adoption of a sensitive lighting scheme.		
Birds	Installation of integrated bird boxes on buildings (x3 swift boxes and x3 starling boxes).	Installation during construction or retrofitted within 3 months post-construction.	No maintenance required.
	Installation of bird boxes upon retained trees (x2).	Installation within 3 months post-construction, ideally prior to the start of the next nesting bird season.	Can be cleaned out annually during winter months (October to February).
Common herpetofauna	Cut vegetation such as a log (if applicable) and brash can be used to create a hibernacula (x1).	During vegetation clearance pre-construction.	No maintenance required. Arisings from ongoing management of vegetation can be added to these brash piles.
Invertebrates	Retention and further provision of deadwood into a log pile for invertebrates.	Retention throughout development. Deadwood provision during vegetation clearance pre-construction.	Annual inspection with logs to be added or replaced as needed.
	Placement of a purchased or constructed insect hotel for populations of invertebrates on site.	Installation during construction or within 3 months post-construction.	Annual inspection with replacement as needed.

Ecological Receptor	Summary of enhancement(s)	Programme	Maintenance
Hedgehog and other mammals	Four hedgehog passes within garden fencing. Addition of a hedgehog / mammal house or native species planting.	Installation during construction or within 3 months post-construction.	Annual inspection to ensure functionality.

4.0 CONCLUSIONS

It is considered that the enhancement measures detailed within this report are proportionate and relevant to the proposed development and in accordance with national and local planning policy. With the adoption of these measures by the client, the recommended enhancements should be sufficient to discharge Condition 17 of the Outline Planning Application and ensure compliance with Mid Sussex District Council Plan 2014-2031 with respect to policies DP29: Noise, Air, and Pollution; DP37: Trees, Woodland and Hedgerows; and DP38: Biodiversity.

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FIGURES

Figure 1 – Site Location Plan

Figure 2a – Biodiversity Enhancement Elevations North and West Aspects

Figure 2b – Biodiversity Enhancement Elevations East Aspect

Figure 3 – Indicative Biodiversity Enhancement Plan



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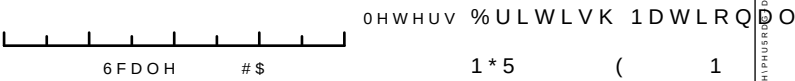
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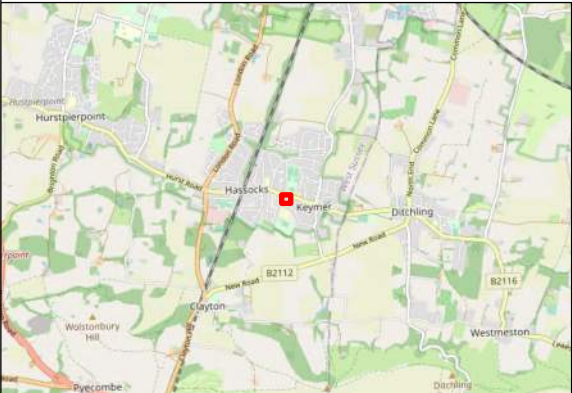
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ELEVATION C1 (SOUTH)

ELEVATION C2 (SOUTH)

ELEVATION D1 (EAST)

ELEVATIONS SHEET 2

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CONSTRUCTION ISSUE				
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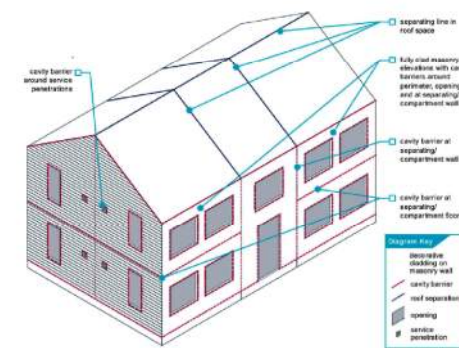
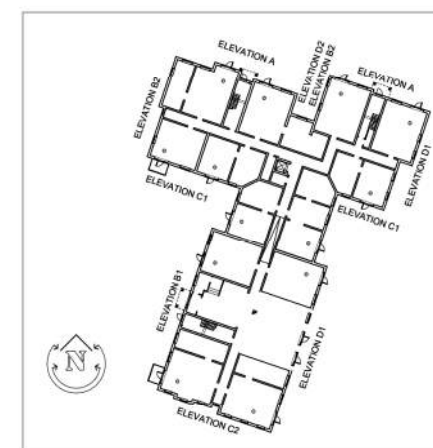


Figure 3 - external cavity barrier locations (fully clad) block of flats



ELEVATION LOCATIONS (1:500)

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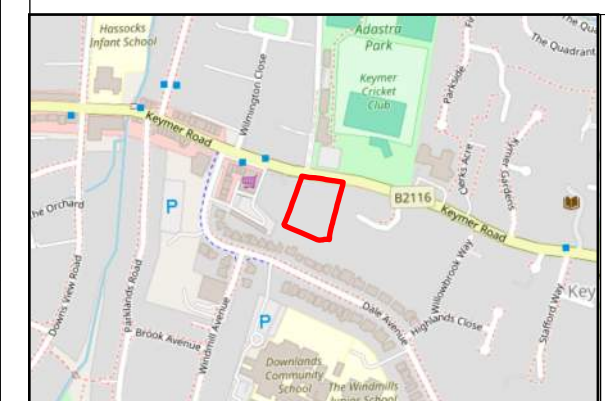
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APPENDIX A: REPORT CONDITIONS

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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 (LREC), 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 accepts no liability for issues with performance arising from such factors.

APPENDIX B: KEY LEGISLATION

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/ukxi/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.

Stag beetle are listed on Annex II of the Regulations.

Wildlife & Countryside Act 1981 (as amended)

This is the principal mechanism for the legislative protection of wildlife 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 sell any wild animal listed on Schedule 5 (this includes common reptiles);
- 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.

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.

Seven species of bat are listed under Section 41 of the NERC Act 2006; soprano pipistrelle, brown long-eared bat, greater horseshoe bat, lesser horseshoe bat, barbastelle, Bechstein's bat and noctule. Stag beetle, slow worm, common lizard and grass snake are listed as a priority species under Section 41 of the NERC Act.

National Planning Policy Framework

A revised NPPF was issued on 20th July 2021 (Ministry of Housing Communities and Local Government, 2021) and currently supplements government Circular 06/2005, Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System (Office of the Deputy Prime Minister, 2005).

Circular 06/2005 states that the presence of protected species is a material consideration in the planning process. Paragraph 180 then goes on to confirm that: When determining planning applications, local planning authorities should apply the following principles:

- 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;

development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

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.

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”.

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

The following policies should be noted from within this plan:

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

DP37: Trees, Woodland and Hedgerows

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
- 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.

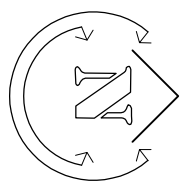
DP38: Biodiversity

Biodiversity will be protected and enhanced by ensuring development:

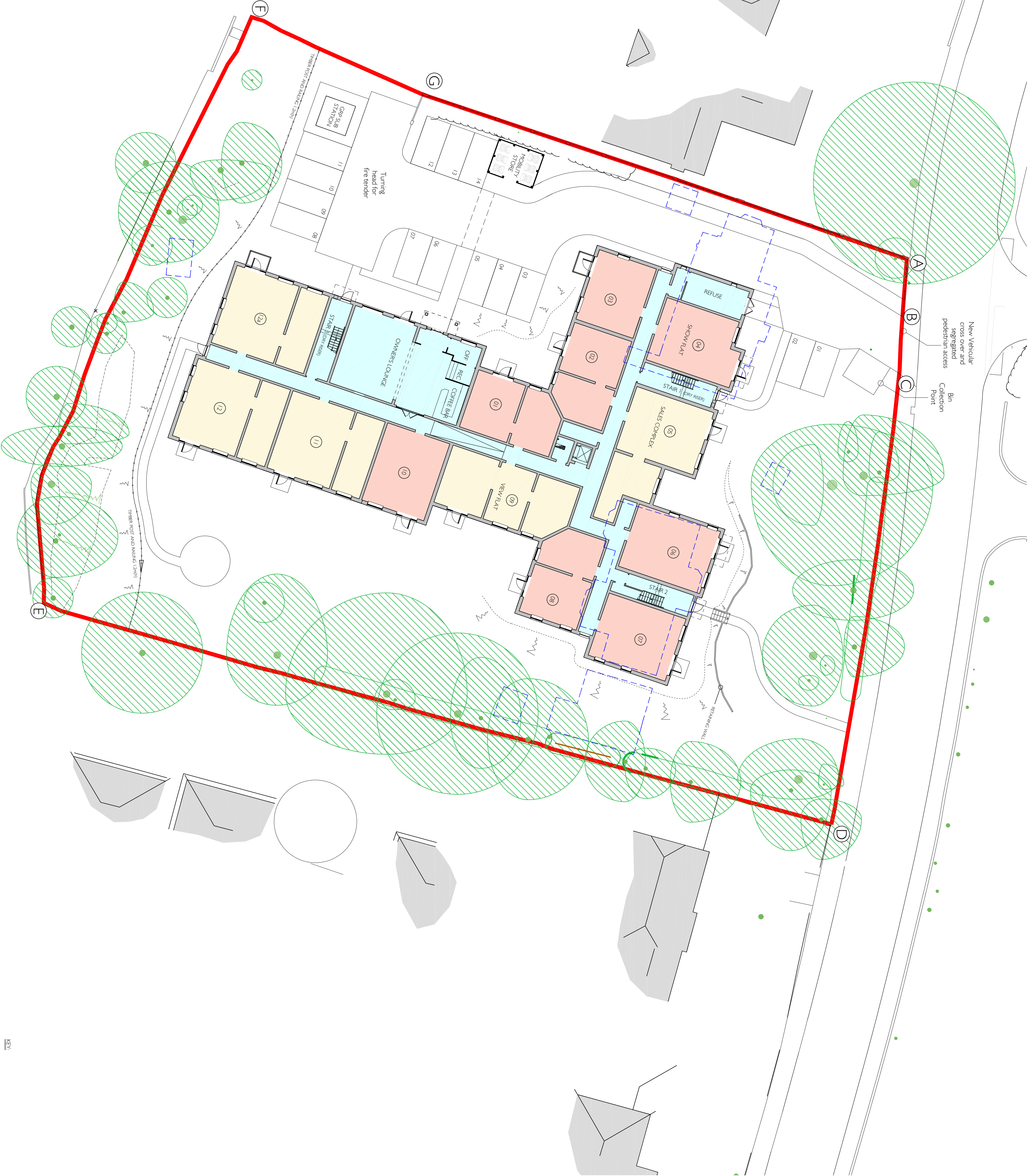
- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; 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 PLANS

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



0 2m 20m



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

PROPOSED FLAT MIX			
	1BED	2BED	
GRD	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 with 1.5m aggregated
 - 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
- Existing boundary wall made good

Churchill Retirement Living

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planningissues

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

Drawing Title
SITE PLAN
PLANNING

Scale: 1:1,200 @ A1 Date: DEC'23
Drawn: AS Checked: BS Rev:
Drawing No: 20090HK_PL_002 PI

APPENDIX D: EXAMPLE BAT AND BIRD BOXES

Introduction

The information in this appendix relates to bat and bird boxes that can be easily incorporated into building and landscape plans. The information provided is not exhaustive and provides examples of some of the types of boxes available.

Integrated Bat Boxes for Buildings (x2 boxes recommended)

The inclusion of a variety of bat bricks, tubes and boxes for buildings is recommended to encourage a diversity of bat species. Bat bricks and tubes require no maintenance.

Habibat Bat Box 001

Suitable for species commonly found roosting in buildings such as Pipistrelle and Myotis species. Designed to provide suitable conditions for bats and their offspring (maternity roosts). Designed with new build homes in mind, it is supplied unpainted so it can be matched to the buildings. Does not require maintenance as droppings fall out of the entrance ramp.



2FR Schwegler Bat Tube

Designed for incorporation into external masonry. Contains transverse holes which can connect between units to allow for provision of a large colony roost space. Recommended that at least three units are installed and connected together. Does not require maintenance as droppings fall out of the entrance ramp.



External Bat Boxes For Tree Mounting (x2 boxes recommended)

3FN Schwegler Bat Box

Designed to mount on trees.
Front panel is removable for inspection and cleaning.
Requires maintenance if used by a large number of bats, but droppings should fall out of the bottom.



Low Profile Woodstone Bat Box

Can be fixed to trees.
Can accommodate up to 15 pipistrelle bats.
Front panel is removable for inspection and cleaning.



Integrated Bird Boxes For Buildings (x6 boxes recommended)

Swift 'S' Brick from Action for Swifts (x3 recommended)

Can be custom made to different sizes, or to standard brick size. Left and right-hand versions available. Easily incorporated and laid by any bricklayer or retrofitted.

Built-in nest form.

Proven success with swifts, sparrows, and other species. The nest hole entrance too small for starling.



Habibat Starling Nest Box (x3 recommended)

Designed to be integrated into buildings, can be faced with brick, stone, wood or rendered finish. Nest hole entrance designed to accommodate starlings, and can also be used by other species such as house sparrows.



External Bird Boxes Trees (x2 boxes recommended)

Vivara Pro Barcelona Woodstone Open Nest Box

Open-fronted nest box suitable for robin. Constructed from concrete and wood fibres (Woodstone), guaranteed for 10 years.



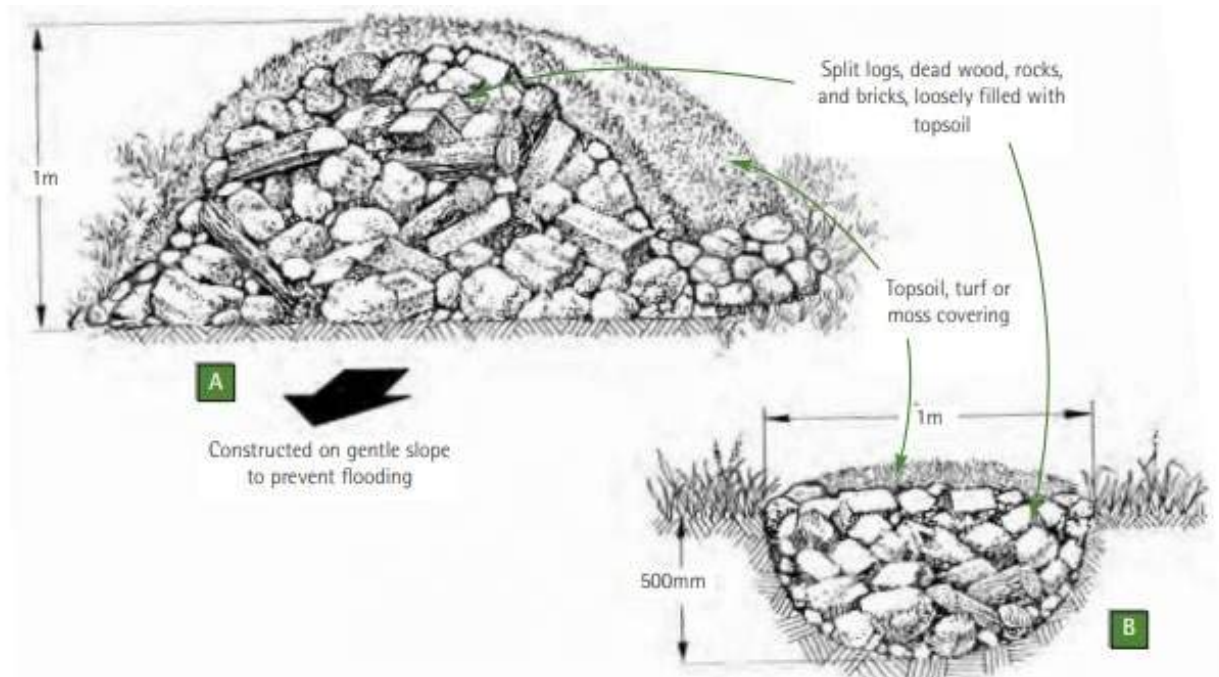
Woodstone House Sparrow Nest Box

Open-fronted nest box with two internal chambers suitable for house sparrows, which will often nest side by side. Woodstone is guaranteed for ten years.



APPENDIX E: HIBERNACULA CREATION DESIGN

Photograph 1: Hibernacula diagram. Source: (Froglife, 2001)



Photographic examples of hibernacula



APPENDIX F: INVERTEBRATE LOG PILE DESIGN



Photograph 2: Invertebrate log pile example. Source: (RSPB, N.D)

APPENDIX G: HEDGEHOG PASS AND HEDGEHOG / MAMMAL HOUSE

Hedgehog Pass with Ramp (x4 recommended)



Hedgehog / Mammal House



APPENDIX H: WILDLIFE FRIENDLY PLANTING

Table 2: Trees, shrubs and climbers

Common name	Scientific name
Bramble	<i>Rubus fruticosus</i>
Common alder	<i>Alnus glutinosa</i>
Dog rose	<i>Rosa canina</i>
Elder	<i>Sambucus sp.</i>
English oak	<i>Quercus robur</i>
Gorse	<i>Ulex sp.</i>
Guelder rose	<i>Viburnum opulus</i>
Hawthorn	<i>Crataegus sp.</i>
Hazel	<i>Corylus sp.</i>
Honeysuckle	<i>Lonicera periclymenum</i>
Hornbeam	<i>Carpinus sp.</i>
Rowan	<i>Sorbus sp.</i>
Silver birch	<i>Betula pendula</i>

Table 3: Flowers for borders

Common name	Scientific name
Corncockle	<i>Agrostemma githago</i>
Cornflower	<i>Centaurea cyanus</i>
Corn marigold	<i>Glebionis segetum</i>
Common poppy	<i>Papaver rhoeas</i>
English Bluebell	<i>Hyacinthoides non-scripta</i>
Field poppies	<i>Papaver rhoeas</i>
Knapweed	<i>Centaurea sp.</i>
Mallow	<i>Malva sp.</i>
Ox-eye daisy	<i>Leucanthemum vulgare</i>
Primrose	<i>Primula vulgaris</i>
Red campion	<i>Silene dioica</i>
Scabious	<i>Scabiosa sp.</i>
St John's wort	<i>Hypericum perforatum</i>
Sweet William	<i>Dianthus barbatus</i>
Verbena	<i>Verbena sp.</i>
Wood forget-me-not	<i>Myosotis sylvatica</i>
Yarrow	<i>Achillea millefolium</i>

Table 4: Herbs

Common name	Scientific name
Angelica	<i>Angelica sp.</i>
Bergamot	<i>Monarda sp.</i>
Borage	<i>Borago officinalis</i>
English marigolds	<i>Calendula officinalis</i>
Feverfew	<i>Tanacetum parthenium</i>
Hyssop	<i>Hyssopus officinalis</i>
Lavenders	<i>Lavandula</i>
Lemon balm	<i>Melissa officinalis</i>
Marjoram	<i>Origanum majorana</i>
Rosemary	<i>Rosmarinus officinalis</i>
Sweet cicely	<i>Myrrhis odorata</i>
Thyme	<i>Thymus vulgaris</i>

Table 5: Wildflowers for pond edges and marshy areas

Common name	Scientific name
Bog bean	<i>Menyanthes sp.</i>
Bugle	<i>Ajuga sp.</i>
Creeping Jenny	<i>Lysimachia nummularia</i>
Flag iris	<i>Iris pseudacorus</i>
Hemp agrimony	<i>Eupatorium cannabinum</i>
Lady's smock	<i>Cardamine pratensis</i>
Marsh mallow	<i>Althaea officinalis</i>
Marsh marigold	<i>Caltha palustris</i>
Marsh woundwort	<i>Stachys palustris</i>
Meadowsweet	<i>Filipendula ulmaria</i>
Purple loosestrife	<i>Lythrum salicaria</i>
Water avens	<i>Geum rivale</i>
Water forget-me-not	<i>Myosotis scorpioides</i>
Water mint	<i>Mentha aquatica</i>

(Source: 'Encouraging bats – Gardening for bats', Bat Conservation Trust, 2015)