

Keymer Road, Hassocks

784-B049054

Preliminary Ecological Appraisal

Planning Issues

November 2023

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EXECUTIVE SUMMARY

Contents	Summary
Site Location	The site is located at 68 and 70 Keymer Road, Hassocks, West Sussex and is centred at Ordnance Survey National Grid Reference (OSNGR) TQ 30967 15408 – refer to Figure 1.
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 JBA 23 339 SK03 Landscape Strategy Rev B (refer to Appendix D).
Scope of this Survey(s)	<p>The purpose of this Report is to:</p> <ul style="list-style-type: none"> • Undertake a desk study to obtain existing information on statutory and non-statutory sites of nature conservation interest and relevant records of protected/notable species within the site and its zone of influence. • Present the results of an extended UK Habitat Classification, involving a walkover of the site to record habitat types and dominant vegetation, including any invasive species, and evidence of protected fauna or habitats capable of supporting such species. • Evaluate potential ecological receptors on site and within the zone of influence; identifying any changes on the site since the previous ecology surveys which may require alternative and/or additional mitigation measures.
Results and Evaluation	<p>The site comprises two residential homes, gardens, and includes habitats such as hedgerow, scattered trees, amenity grassland and small areas of scrub, some of which are due to be lost to the proposed development.</p> <p>These habitats have the potential to support some protected species, notably badgers <i>Meles meles</i>, amphibians, reptiles, birds, bats and hedgehogs <i>Erinaceus europaeus</i>.</p>
Recommendations	<ul style="list-style-type: none"> • Carryout a BNG assessment for the site once the development plans are confirmed to ensure a net gain of biodiversity is achieved post development. • Preparation of a Construction and Environmental Management Plan (CEMP) to outline the following: <ul style="list-style-type: none"> - Timings for building demolition and vegetation; - Protection of retained habitats through a temporary fence line during construction; - Invasive vegetation, including stands of rhododendron and cherry laurel are safely removed and disposed, to ensure spread of these species beyond site does not occur; - A pre-commencement check and pre-cautionary method of working should be adopted during the clearance of vegetation or any construction of the proposed development to reduce the

	<p>chance of species being inadvertently injured, including species/groups such as badgers, amphibians, reptiles, birds and hedgehogs; and</p> <ul style="list-style-type: none">- Mitigation for bats includes the need for an appropriate lighting strategy, installation of bat boxes integrated into the building design and installed upon retained tree, and the avoidance of breathable roof membrane (BRM).- An additional walkover of the site 3-6 months prior to the start of construction to check for the presence of badger setts
Conclusion	The proposed recommendations and mitigation would allow compliance with national and local planning policy.

1.0 INTRODUCTION

1.1 BACKGROUND

Tetra Tech was commissioned by Planning Issues Ltd in October 2023 to undertake a Preliminary Ecological Appraisal (PEA) of Keymer Road, Hassocks, hereafter referred to as “the site”.

This report has been prepared by Consultant Ecologist Rorie Hather BSc (Hons) and the conditions pertinent to it are in Appendix A.

1.2 SITE DESCRIPTION

The site is located at 68 and 70 Keymer Road, Hassocks, West Sussex and is centred at Ordnance Survey National Grid Reference (OSNGR) TQ 30967 15408 – refer to Figure 1. It comprises two detached houses and associated land, including front and rear gardens, patios, and front driveways. 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 Site Plan (20090HK_PL002_P1 - SITE PLAN) (refer to Appendix D).

1.4 PURPOSE OF REPORT

The purpose of this report is to:

- Undertake a desk study to obtain existing information on statutory and non-statutory sites of nature conservation interest and relevant records of protected/notable species within the site and its zone of influence;
- Present the results of a UK Habitat Classification (UKHab) survey, involving a walkover of the site to record habitat types and dominant vegetation, including any invasive species, and evidence of protected fauna, or habitats capable of supporting such species; and
- Evaluate potential ecological receptors on site and within the zone of influence; and
- Identify any constraints to the sites development and make any recommendations for further surveys, mitigation or enhancement.

The details of this report will remain valid for a period of eighteen months from the date of the survey, after which the validity of this assessment should be reviewed to determine whether further updates are necessary. The recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the red line boundary or development proposals 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.

A summary of key legislation and national and local planning policies is provided in Appendix C.

2.0 METHODOLOGY

2.1 HISTORIC SURVEYS

Previous reports relevant to the site have been reviewed for this report and discussed. This includes the bat survey report: *784-B049054 Keymer Road Hassocks BRA and Bat Survey Report_V2* (Tetra Tech, 2023) and due diligence report: *784-B049054 Keymer Road, Hassocks - Due Diligence Report_Issue* (Tetra Tech ((2)), 2023

2.2 DESK STUDY

The desktop study comprised two elements:

- A data search obtained from Sussex Biodiversity Record Centre (SxBRC) on 31st October 2023.
- Online element including a search using: Multi Agency Geographic Information for the Countryside (MAGIC) (<https://magic.defra.gov.uk>) website and Ordnance Survey (OS) and Aerial Imagery (<https://www.bing.com/maps>).

The geographical extent of the search area was related to the significance of sites and species and potential zones of influence. For this site the following search areas were considered appropriate:

- 10km for sites of International Importance (e.g., Special Areas of Conservation (SAC), Special Protection Area (SPA), Ramsar sites);
- 2km for sites of National or Regional Importance (e.g., Sites of Special Scientific Interest (SSSI), protected or otherwise notable species and non-statutory designated sites of County Importance (e.g., Local Wildlife Sites (LWS));
- 2km for biological records, and
- 1km for ancient woodland and mapped priority habitats.

The data search did not cover Tree Preservation Orders (TPOs); or Conservation Areas designated for their special architectural and historic interest.

2.3 FIELD SURVEYS

The following methodologies have been used to identify the ecological receptors present on or near the site and which are relevant to the proposed development. Survey area did not extend beyond of the site boundary due to access constraints.

2.3.1 Habitats

A UKHab survey was undertaken on the site on 7th September 2023 by Tetra Tech Consultant Ecologist Rorie Hather BSc (Hons) and Consultant Ecologist Katie Hepburn MSc BSc (Hons). The weather conditions were 24°C, dry and clear.

The habitats present on site were mapped in accordance with the UK Habitat Classification Professional Edition – Version 2.0 (Treweek, J., 2023). The habitats have been classified to a minimum of level 4, to identify the presence of any Habitats of Principal Importance (HPIs) listed under the Natural Environment and Rural Communities (NERC) Act 2006. Where habitats occur in multiple areas of the site or are of different condition, additional polygons of the same habitat have been mapped so that their condition may be assessed independently. The minimum recording unit for habitat is 25m² or 5m length.

The sites suitability to support notable flora was assessed according to the Chartered Institute of Ecology and Environmental Management guidelines (CIEEM, 2017). Dominant plant species were recorded for each habitat present using standard nomenclature (Stace, 2019). Species lists of plants recorded on site are provided in Appendix B.

2.3.2 Protected and Notable Species

The site was inspected for evidence of, and its potential to support, protected or notable species, especially those listed under the Schedule 2 of the Habitat Regulations 2017 (as amended), Schedule 5 of the Wildlife and Countryside Act (W&CA) 1981 (as amended), the Countryside Rights of Way (CROW) Act 2000, those given extra protection under the Natural Environment and Rural Communities (NERC) Act 2006.

The presence of some species was determined using standard best practice guidance and are listed below.

Badger

The site was surveyed for evidence of badger *Meles meles* setts or other badger activity such as paths, latrines or signs of foraging. Methodologies used and any setts recorded were classified according to published criteria (Harris, Cresswell, & Jefferies, 1989).

Hazel Dormouse

The site was surveyed for its suitability to support hazel dormouse *Muscardinus avellanarius* based on best practice guidance (Bright, Morris, & Mitchell-Jones, 2006).

Otter

The site was assessed for its suitability to support otter *Lutra lutra* using standing Government advice (Chanin, 2003).

Bats

A full bat roost assessment and subsequent presence/absence surveys were carried out between August and September 2023. The results of which can be reviewed in the Bat Roost Assessment and Bat Survey Report (Tetra_Tech, 2023).

Birds

Bird Species identified at the time of survey were noted and nesting birds recorded as seen. An assessment of habitats was undertaken to determine the likely value to breeding and foraging birds.

Great Crested Newt & Common Amphibians

The site was appraised for its suitability to support great crested newt *Triturus cristatus* based on guidance outlined in the Herpetofauna Workers' Manual (Gent & Gibson, 2003) and the *Great Crested Newt Conservation Handbook* (Langton, Beckett, & Foster, 2001). A desk based search for waterbodies within 500m of the site and their potential to be used for breeding newts was carried out. Habitat suitability and evidence of other common amphibians was recorded on site where relevant.

Reptiles

The site was appraised for its suitability to support reptiles using guidance outlined in the Herpetofauna Workers' Manual (Gent & Gibson, 2003).

Invertebrates

The site habitats were appraised for suitability to support assemblages of invertebrates and commented on in the report as appropriate.

Other Species

The site was also appraised for its suitability to support other protected or notable fauna with regard to the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017) and BS42020:2013 Biodiversity – Code of Practice for Planning and Development (BSI, 2013). Evidence of any current or historical presence of such species was recorded.

Invasive Species

Evidence of species listed on Schedule 9 of the W&CA (1981) as amended, were recorded as seen.

Scoped Out

No species were scoped out of the report.

2.4 LIMITATIONS

Any absence of desk study records cannot be relied upon to infer absence of a species/habitat as the absence of records may be a result of under-recording within the given search area.

To determine presence or likely absence of protected species usually requires multiple visits at suitable times of the year. This survey focuses on assessing the potential of the site to support species of note, which are considered to be of principal importance for the conservation of biodiversity with reference to those given protection under UK or European wildlife legislation, from only a single visit. This report cannot, therefore, be considered a comprehensive assessment of the ecological interest of the site. However, it does provide an assessment of the ecological interest present on the day the site was visited and highlights areas where further survey work may be recommended.

Due to access constraints associated with the urban environment and private land ownership, the survey area did not extend beyond the site boundary.

3.0 RESULTS & EVALUATION

3.1 PROTECTED SITES

European and National designated sites identified within 10km of the proposed development (Figure 3) are presented in Table 1 with the designation, qualifying features and proximity from the development site also indicated. Details of local non-designated sites within 2km and obtained from the SxBRC are also included (Figure 2).

Table 1. Statutory and non-statutory designated sites identified during the desk study

Site Name	Designation	Distance and direction from Site	Reasons for designation
South Downs	National Park	0.5km south	The South Downs is 1,627km ² in size, a national park that includes a large variety of highly valuable habitats.
Lag Wood & Butcher's Wood	LWS	0.70km south-west	Two small ancient woods with a meadow between them just north of the Downs scarp slope and just south of Hassocks.
Keymer Meadow	LWS	0.80km east	Small damp meadow with a species rich sward on the margins of the South Downs National Park.
Clayton to Offham Escarpment	SSSI	1.8km south	Large area of predominantly chalk grassland with areas of wood and scrub. Supports a rich community of breeding birds.
Castle Hill	SAC	10km south-east	An area of chalk grassland that consists of a mosaic of calcareous semi-natural dry grasslands. An orchid rich site (early spider orchid <i>Ophrys sphegodes</i> and burnt-tip orchid <i>Neotinea ustulate</i> present)

While some internationally important and locally important sites are present within 10km of the site, most are not connected to the site, and impacts to these from the proposed development are considered to be negligible.

There are two local wildlife sites as well as the South Downs National Park within 1km of the site. Due to the nature of the of the proposed development and relatively small numbers of units proposed, it is not thought that these sites will experience significant increased recreational damage. There may be some hydrological connections to these sites within 1km, as it is not known where the stream south of the site extends to.

SSSI Risk Zones

The site is within an impact risk zone for Clayton to Offham Escarpment but does not qualify within categories that would post a likely risk to the SSSI.

Ancient Woodland and Priority Habitats

Small and fragmented areas of ancient woodland are present within 2km of the site. The closest is 0.4km south of the site and is 0.5ha in size. A larger grouping (approximately three distinct parcels) of ancient woodland is present approximately 1km south-west of the site, each approximately 7ha in size .

The closest priority habitat to the site is a small traditional orchard (0.1ha) 0.2km south-west of the site.

Other nearby priority habitats include areas of deciduous woodland, lowland calcareous grassland and wood pasture and parkland. Residential development and carriageways separate the site from all priority habitats, and connectivity is poor.

3.2 HABITATS

The following habitats have been identified through our assessment, a UKHab survey map (Figure 4) is available with detailed Target Notes and Photographic Plates included in Appendix B, as appropriate.

Table 2. Habitats recorded on site

Habitat	Result	Importance assessment
g4 Modified Grassland (TN1)	Two large areas of modified grassland are present within the site, both at the rear and front of the residential buildings on site. These are regularly maintained.	Local importance
h3d Bramble Scrub (TN2)	Areas of bramble scrub are present at the rear of number 70 Keymer Road, adjacent to the river/stream.	Local importance
h3h Mixed Scrub (TN3)	Areas of mixed scrub present at rear of both properties, adjacent to the river/stream	Local importance
Developed land; u1b6 sealed surface and u1b5 buildings (TN4)	Two main residential buildings and associated annex/extension structures are present within site. They are of brick and tiled roof construction. Sealed surface/hardstanding present adjacent to both properties, serving as paths and driveways connecting to PRow.	N/A
h2a Hedgerow (TN5)	Native hedgerow comprised of species such as beech and holly present.	Local importance
h2b Other hedgerow (TN6)	Hedgerow primarily comprising of ornamental species such as laurel.	Local importance
r2b Other rivers and streams (TN7)	A river/stream is present off site, directly adjacent to the southern boundary line. Shallow water depth with much of the bankside comprising of concrete and brickwork. Likely operates as a water run off for the residential properties adjacent. There is no vegetation within the river/stream, and limited vegetation present on the immediate bankside.	Local importance
Scattered trees (TN8)	There are many scattered trees within site, primarily within the boundary features. These are a range of native and non-native species.	Local importance

3.3 PROTECTED AND NOTABLE SPECIES

Data purchased from the SxBRC confirmed the presence of a number of protected and notable species within 2km of the site. Relevant data are discussed in Table 3 below.

Protected and notable species identified as a receptor for the site are detailed in Table 3. For species with legal protection arising from persecution, such as badgers, some details are purposefully omitted, but can be provided on request to inform the masterplan.

Table 3. Protected, priority and notable species within 2km of the site

Species	Legal protection	Result	Importance assessment
Badger	Protection of Badgers Act 1992; Wildlife and Countryside Act 1981 (as amended) Schedule 6.	<u>Desk Study</u> No desk study information available from SxBRC. <u>Survey Results</u> No signs of badgers or badger setts were seen on site. However, habitats on site such as the mixed and bramble scrub are suitable for badgers to forage or build setts within.	Local; due to habitats present on site that may support foraging or occupying badgers
Hazel Dormouse	Conservation of Habitats and Species Regulations 2017 (as amended) Schedule 2; Wildlife and Countryside Act 1981 (as amended) Schedules 5 & 6; Natural Environment and Rural Communities 2006 Section 41.	<u>Desk Study</u> SxBRC returned 11 records of hazel dormice being present within 2km of the site.. <u>Survey Results</u> While some habitats are suitable for hazel dormice, such as hedgerow and scrub, this site is residential and therefore highly disturbed due to regular hedge cutting/maintenance. This level of disturbance is thought to make the habitats unsuitable for hazel dormice.	Negligible; no suitable habitat present
Otter	Conservation of Habitats and Species Regulations 2017 Schedule 2; Wildlife and Countryside Act 1981 (as	<u>Desk Study</u> No desk study information available from SxBRC <u>Survey Results</u>	Negligible; no suitable habitat present

Species	Legal protection	Result	Importance assessment
	amended) Schedules 5 & 6; Natural Environment and Rural Communities 2006 Section 41.	While there is a watercourse directly adjacent south of the site, it is most likely unsuitable to support otter populations. There is a lack of food supply from within the watercourse. Water levels are low and while the water depth may fluctuate depending on recent rainfall, or change upstream or downstream, it is unlikely the stretch of river near site will support significant assemblages of fish. In addition, within 50m downstream from the site, the watercourse is artificially diverted to underground culverts, habitat otters are unlikely to use to disperse through.	
Bats	Conservation of Habitats and Species Regulations 2017 (as amended) Schedule 2; Wildlife and Countryside Act 1981 (as amended) Schedules 5 & 6; Natural Environment and Rural Communities 2006 Section 41.	<p>Bat surveys have been undertaken on site and found both buildings and multiple trees on site to have low to moderate potential to support roosting bats. Following emergence/return surveys, no evidence of roosting bat was recorded in the two buildings or four moderate trees on site. Low levels of activity from commuting and foraging bats were recorded. Species included common pipistrelle <i>Pipistrellus pipistrellus</i>, brown long-eared <i>Plecotus auritus</i>, soprano pipistrelle <i>Pipistrellus pygmaeus</i>, serotine <i>Eptesicus serotinus</i> as well as other myotis species.</p> <p>For full results of the desk study, preliminary bat roost assessments and results of the presence/likely absence surveys, please see the Bat Roost Assessment and Bat Survey Report (TetraTech, 2023).</p>	Local; See Bat Roost Assessment and Bat Survey Report (TetraTech, 2023) for full details.
Water vole	Wildlife and Countryside Act 1981 (as amended) Schedule 5; Natural Environment and Rural Communities 2006 Section 41.	<p><u>Desk Study</u> The desk study returned a total of five records of water vole, with the most recent record of water vole from within 2km of the site in 2015.</p> <p><u>Survey Results</u> There is a flowing watercourse that runs directly adjacent to the south of the site. While there are areas of natural banks with some aquatic and marginal vegetation present, over 50% of this watercourse are artificially supported with concrete and brick walling, reducing the suitability of this watercourse for water vole.</p>	Negligible; no suitable habitat present

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Species	Legal protection	Result	Importance assessment
Birds	Wildlife and Countryside Act 1981 (as amended).	<p><u>Desk Study</u> A wide range of bird species were returned from the 2km desk study. These include schedule 1 species such as marsh harrier <i>Circus aeruginosus</i>, hen harrier <i>Circus cyaneus</i>, red kite <i>Milvus milvus</i> as well as garden specialisms such as house sparrow <i>Passer domesticus</i> and starling <i>Sturnus vulgaris</i>.</p> <p><u>Survey Results</u> Habitats on site that support breeding birds include individual trees, hedgerow, bramble/mixed scrub. These habitats are extensive throughout the site. While the site is unlikely to support schedule 1 species, habitats are suitable to support a wide range of garden species.</p>	Local; habitats present on site that may support a range of garden birds
GCN and Common Amphibians	GCN: Conservation of Habitats and Species Regulations 2017 Schedule 2 (as amended); Wildlife and Countryside Act 1981 (as amended) Schedules 5; Natural Environment and Rural Communities 2006 Section 41.	<p><u>Desk Study</u> A generated MAGIC report highlighted the presence of two granted European Protected Species Applications for GCN within 2km of the site, from 2019. These were both 1.5km west of the site and with poor connectivity to the site (residential developments, carriageways and rail line present in-between creating significant barriers to dispersal). SxBRC returned a total of 147 records of GCN from between 1980 and 2018.</p> <p><u>Survey Results</u> No suitable waterbodies are present on site or were identified within 500m of the site. There is a running watercourse adjacent directly south of the site, however this is deemed unsuitable for GCN. Other common amphibians may be present, such as common toad <i>Bufo bufo</i>, though unlikely due to the lack of a stationary water body.</p>	Negligible; no suitable habitat present
Reptiles	<i>Smooth snake and sand lizard</i> : Conservation of Habitats and Species Regulations 2017 Schedule 2; Wildlife and Countryside	<p><u>Desk Study</u> The SxBRC 2km desk study returned records of slow-worm <i>Anguis fragilis</i>, grass snake <i>Natrix Helvetica</i>, adder <i>Vipera berus</i> and common lizard <i>Zootoca vivipara</i>.</p>	Local; marginal habitats present that may support small numbers of reptiles, including adjacent similar habitats off site

Species	Legal protection	Result	Importance assessment
Invertebrates	<p>Act 1981 (as amended) Schedules 5; Natural Environment and Rural Communities 2006 Section 41.</p> <p><i>Adder, grass snake, slow worm and common lizard</i>: Wildlife and Countryside Act 1981 (as amended) Schedules 5; Natural Environment and Rural Communities 2006 Section 41.</p>	<p><u>Survey Results</u> Habitats on site, such as the mixed/bramble scrub, grassland margins and hedgerow offer good foraging and refugia opportunity for reptiles. Adjacent properties with similar habitats are present and there is good connectivity between the networks of gardens. However, management of the amenity grassland and relative high disturbance of the habitats on site will mean reptiles would predominantly using the marginal habitats.</p>	
Invasive species	<p>Some invertebrates are protected under Conservation of Habitats and Species Regulations 2017 and Wildlife and Countryside Act 1981 (as amended).</p> <p>Many invertebrates are also listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006).</p>	<p><u>Desk study</u> The SxBRc returned a range of invertebrates within 2km of the site.</p> <p><u>Survey Results</u> Habitats such as the mixed and bramble scrub towards the south of the site, as well as hedgerows and tree stumps offer some habitat for invertebrates on site. These could support low numbers of invertebrates, however, are not extensive enough on their own to support significant populations of invertebrates.</p>	Negligible; no suitable habitat present
Invasive species	<p>Wildlife and Countryside Act 1981 (as amended) Schedule 9; Environmental Protection Act 1990.</p>	<p><u>Desk Study</u> A range of species both flora and fauna were returned from the desk study as being present within 2km of the site, including Japanese knotweed <i>Fallopia japonica</i>, ring-necked parakeet <i>Psittacula kramera</i> as well as American mink <i>Neovison vison</i>.</p>	Local; Rhododendron present on site

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Species	Legal protection	Result	Importance assessment
Other species	<p>Wildlife and Countryside Act 1981 (as amended) Schedule 6</p> <p>The Wild Mammals (Protection) Act 1996</p> <p>Natural Environment and Rural Communities 2006 Section 41</p>	<p><u>Survey Results</u> Rhododendron <i>Rhododendron ponticum</i> was observed on site, primarily within the other hedgerow (TN6). This species is listed on schedule 9 of the W&CA (1981). No other schedule 9 species were observed on site.</p> <p><u>Desk Study</u> Records of the European hedgehog <i>Erinaceus europaeus</i> (a notable and species of principal importance) were returned in the SxBRC desk study with 63 records identified.</p> <p><u>Survey Results</u> A disused and dilapidated wooden shed is present within the scrub area of number 70 Keymer Road. During the survey on the 7th September, a neighbour shared anecdotal evidence that a fox was using this structure to form a den within or under and had seen fox cubs. It's possible this fox or others are still present. The site forms good habitat for hedgehogs.</p>	Local; habitats on site that may support hedgehogs and foxes

4.0 RECOMMENDATIONS

4.1 MITIGATION AND FURTHER SURVEY

All of the works outlined below in Table 4 should be assumed as likely requirements for the pre-planning stage to inform a planning application, unless otherwise stated. As there is no suitable habitats on site and no impacts anticipated to hazel dormouse, otter and water vole, no further survey or mitigation is required for these species. Therefore, they are not discussed further.

Table 4. Mitigation and Further Survey / Assessment

Ecological Receptor	Further survey / Assessment	Mitigation required	Opportunity for enhancement
Designated sites	No further survey/assessment required.	The stream present to the south of the site may hydrologically connect with nearby designated sites, but the extent is unknown. Controls to ensure no pollution or run-off as a result of construction enters the stream adjacent south of the site boundary should be outlined within a CEMP.	No enhancements required.
Habitats	No further survey/assessment required.	Lost valuable habitat, including scattered trees and native hedgerow should be replaced on a like-for like basis at the minimum. Retained habitats should be fenced off during the construction process to avoid potential negative impacts.	To be detailed in a landscaping and BNG report. This is likely to include retention of habitats of value where possible and a diverse planting scheme.
Badger	Prior to development a pre-commencement badger walkover within and 30m from site (where possible) to check for signs of badger activity. This is recommended 3-6 months prior to the start of construction to allow for	All excavations should be left with suitable access and egress points, to avoid animals becoming trapped.	Retention of mixed scrub would provide habitats with the potential to support badger setts.

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Ecological Receptor	Further survey / Assessment	Mitigation required	Opportunity for enhancement
Bats	<p>any licencing requirements if a sett is found. An additional check is recommended before/within 48 hours of works commencing.</p> <p>No further surveys required.</p>	<p>As outlined in the bat survey report (Tetra Tech, 2023), mitigation includes the need for an appropriate lighting strategy, installation of bat boxes integrated into the building design and installed upon retained tree, and the avoidance of breathable roof membrane (BRM).</p>	<p>Installation of bat boxes integrated into the building design and installed upon retained tree, and the avoidance of BRM. A nectar rich and seed/fruit producing plant species are recommended to be incorporated into the post-development landscaping.</p>
Birds	<p>No further surveys required.</p>	<p>Habitats and vegetation that are not due to be cleared should be fenced off to ensure any habitats birds may nest in are protected. Any buildings on site or areas of vegetation due to be cleared (mixed scrub along chain link fence) should be cleared outside of the breeding bird season (March-August) or following a nesting bird Check by a suitably qualified ecologist 48 hours prior to demolition.</p>	<p>Bird boxes should be installed on trees within the woodland. Swift bricks could also be implemented within the constructed buildings.</p>
GCN and Common Amphibians	<p>No further surveys required.</p>	<p>Sensitive habitat and vegetation clearance should be carried out, such as a two-stage cut using hand tools to avoid potential harm to common amphibians. This should be outlined in a CEMP.</p>	<p>None.</p>

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Preliminary Ecological Appraisal

Ecological Receptor	Further survey / Assessment	Mitigation required	Opportunity for enhancement
Reptiles	No further surveys required.	The site has capacity to support foraging or sheltering reptiles. A pre-cautionary clearance method of working should be adopted (as set out within a CEMP) before construction or clearance commences, to reduce the chance of these species being inadvertently injured or harmed.	Log refugia could be placed around site to provide sheltering and feeding habitats for reptiles.
Invertebrates	No further surveys required.	No mitigation required.	Log refugia could be placed around site to provide sheltering and feeding habitats.
Invasive species	No further surveys required.	Recommendations for safe removal of rhododendron and cherry laurel, to reduce the possibility of the spread beyond site are suggested. It is recommended these are outlined in a Construction Ecological Management Plan (CEMP). If any other potential invasive species are identified on site an ecologist should be contacted for further advice	None It is recommended any landscaping and planting only include native flowering species.
Other species	No further surveys required.	The site has capacity to support foraging and commuting hedgehogs. A pre-cautionary clearance method of working is recommended to be adopted (as set out in a CEMP) before construction or clearance commences, to reduce the chance of species being inadvertently injured or harmed. Habitats that are not being removed should be fenced off prior to works starting.	Any landscaping created on site is recommended to incorporate native plants/shrubs, and should provide additional habitat and connectivity for hedgehogs and other small mammals.

5.0 CONCLUSIONS

While some internationally important and locally important sites are present within 10km of the site, most are not connected to the site, and impacts to these from the proposed development are considered to be negligible. There are two local wildlife sites as well as the South Downs National Park within 1km of the site. Due to the nature of the of the proposed development and relatively small numbers of units proposed, it is not thought that these sites will experience significant increased recreational damage.

Some priority habitats such as native hedgerow and trees are due to be lost. This loss should be accounted for and replaced in a like-for-like basis.

The site has the potential to support a number of protected species including birds, reptiles, badger and other mammals such as hedgehog and fox.

Key recommendations of the report are:

- Carryout a BNG assessment for the site once the development plans are confirmed to ensure a net gain of biodiversity is achieved post development
- Preparation of a Construction and Environmental Management Plan (CEMP) to outline the following:
 - Buildings should be demolished and vegetation should be removed outside of the nesting bird season (March to September) or a nesting bird check should be undertaken by an ecologist 48 hours prior to demolition;
 - Protection of retained habitats (hedgerow, scrub, scattered trees) through a temporary fence line during construction;
 - Invasive vegetation, including stands of rhododendron and cherry laurel are safely removed and disposed, to ensure spread of these species beyond site does not occur;
 - A pre-commencement check (within 48 hours of works commencing) and pre-cautionary method of working should be adopted during the clearance of vegetation or any construction of the proposed development to reduce the chance of species being inadvertently injured, including species/groups such as badgers, amphibians, reptiles, birds and hedgehogs; and
 - Mitigation for bats includes the need for an appropriate lighting strategy, installation of bat boxes integrated into the building design and installed upon retained tree, and the avoidance of BRM.
 - A walkover of the site to check for any potential new badger setts should take place within 3-6 months prior to the start of construction

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FIGURES

Figure 1 – Site Location Plan

Figure 2 – Designated Sites 2km

Figure 3 – Designated Sites 10km

Figure 4– UK Habitat Survey

Site Location Plan
Keymer Road, Hassocks
Planning Issues Ltd



Legend

 Site Boundary

Notes:

Drawn by: DYLAN GUSSMAN
Checked by: HG
Office: Southampton

Figure No. 1
Revision No. A
20 October 2023

0 4.5 9 13.5 18 Meters
Scale 1:400 @A3
British National Grid
NGR: 530966E 115386N

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Southampton
Hampshire, SO30 2AF











Designated Sites: 2km

Keymer Road, Hassocks
Planning Issues Ltd

Legend

-  Site Boundary
-  Buffer 1km
-  Buffer 2km
-  Sites of Special Scientific Interest (SSSI)
-  Local Wildlife Sites (LWS)
-  South Downs National Park

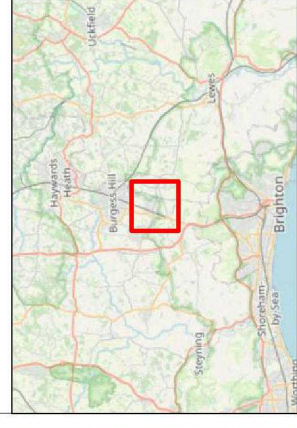
Notes:

Drawn by: EMILY GARDNER
 Checked by: RH
 Office: Southampton

Figure No. 2
 Revision No. A
 20 November 2023

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 Scale 1:15,000 @A3
 British National Grid
 NGR: 530990E 116378N

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Designated Sites: 2-10km

Keymer Road, Hassocks

Planning Issues Ltd

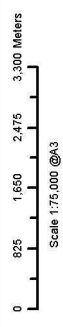
Legend

-  Site Boundary
-  Buffer 1km
-  Buffer 2km
-  Buffer 10km
-  Sites of Special Scientific Interest (SSSI)
-  Special Areas of Conservation (SAC)
-  Local Wildlife Sites (LWS)
-  South Downs National Park

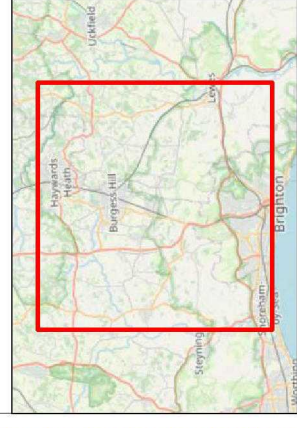
Notes:

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Figure No. 3
 Revision No. A
 20 November 2023



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UK Habitat Survey
Keymer Road, Hassocks
Planning Issues



Legend

-  Site Boundary
-  g4 - modified grassland
-  h3d - bramble scrub
-  h3h - mixed scrub
-  u1b5 - buildings
-  u1b6 - other developed land
-  h2a - hedgerow (priority habitat)
-  h2b - other hedgerow
-  r2b - other river/stream
-  Scattered Tree

Notes:

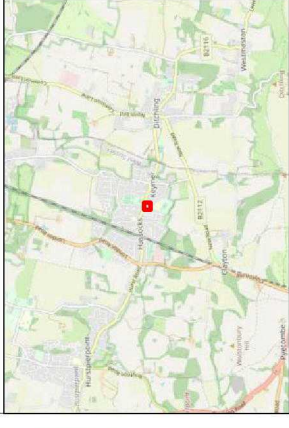
Drawn by: EMILY GARDNER
Checked by: RH
Office: Southampton

Figure No. 4
Revision No. A
20 November 2023

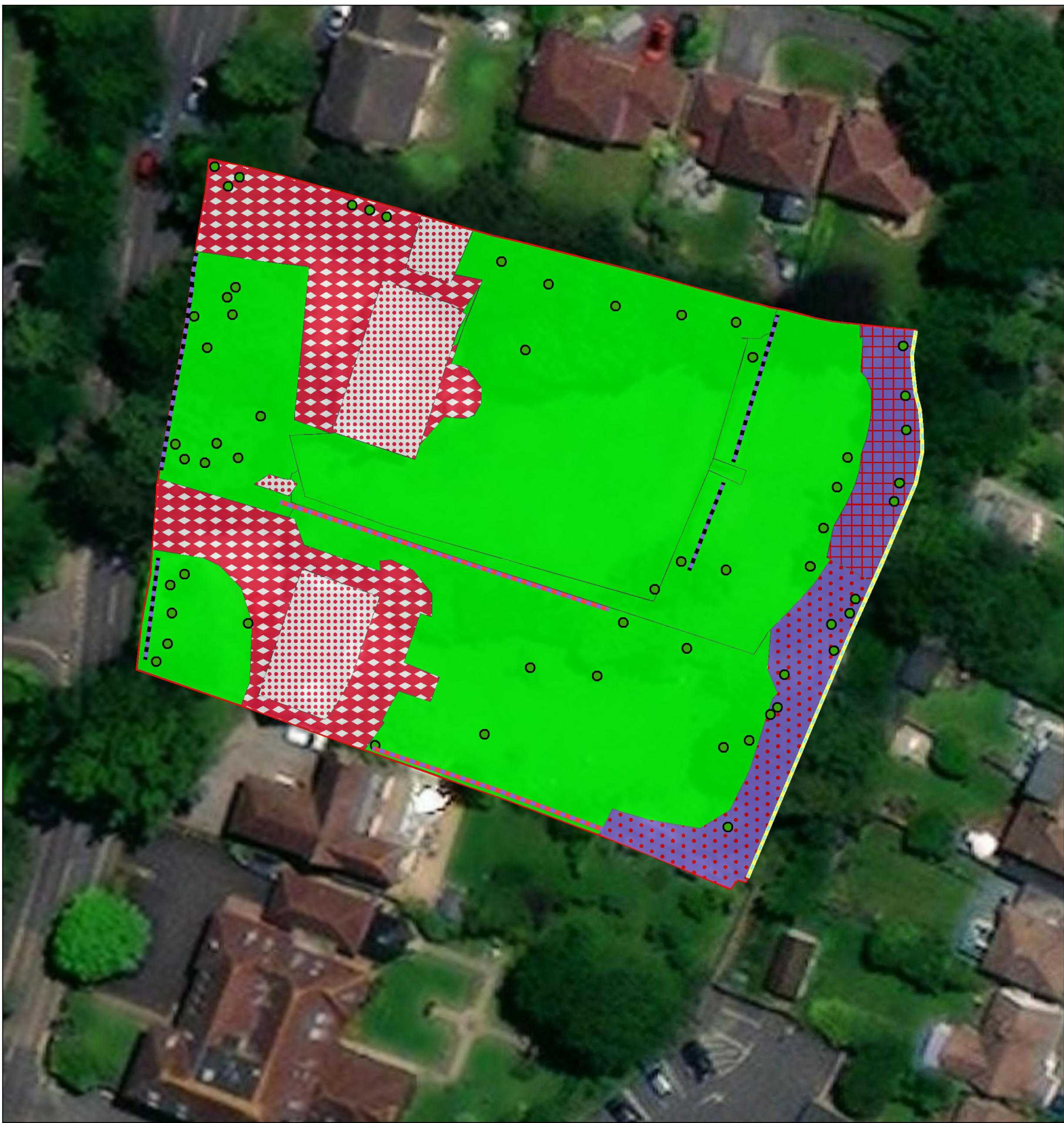
British National Grid
NGR: 530957E 116391N

Scale 1:400 @A3
0 4 8 12 16 Meters

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APPENDICES

Appendix A: Report Conditions

Appendix B: Target Notes & Survey Data

Appendix C: Key Legislation

Appendix D: Site Plan

APPENDIX A: REPORT CONDITIONS

This Report has been prepared using reasonable skill and care for the sole benefit of Planning Issues Ltd (“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 (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 accept no liability for issues with performance arising from such factors.


APPENDIX B: TARGET NOTES & SURVEY DATA

Target Notes

Target Note	Description	Photographic Plates
TN1	Modified grassland present as residential garden areas for two properties. Species include perennial ryegrass <i>lolium perenne</i> (D), Yorkshire fog <i>Holcus lanatus</i> (A), white clover <i>Trifolium repens</i> (O) and dandelion <i>Taraxacum officinale</i> (O).	
TN2	h3d Bramble. Species dominated by bramble <i>Rubus sp.</i> (D).	No photo available.
TN3	h3h mixed scrub. Species include nettle <i>Urtica dioica</i> (F), hazel <i>Corylus avellana</i> (O), sycamore <i>Acer pseudoplatanus</i> (O), buddleia <i>Buddleia davidii</i> (O).	

Target Note	Description	Photographic Plates
TN4	Developed land; u1b6 sealed surface and u1b5 buildings. Brick residential buildings and associated sealed surface driveways and paths.	 
TN5	h2a Hedgerows such as beech <i>Fagus sylvatica</i> (D) and holly <i>Ilex aquifolium</i> (D) hedgerow present.	

Target Note	Description	Photographic Plates
TN6	h2b other hedgerow also present, with species such as common rhododendron <i>Rhododendron ponticum</i> (F), cherry laurel <i>Prunus laurocerasus</i> (F) and conifer species	
TN7	r2b other river/stream present, adjacent south of the site boundary. No vegetation within waterbody, though some bankside vegetation such as Hart's-tongue fern <i>Asplenium scolopendrium</i> (R) is present.	

Target Note	Description	Photographic Plates
TN8	<p>Scattered trees. A variety of scattered trees are present within site, primarily featuring along border features. Most are small with some moderate sized trees. Species include Sycamore, oak <i>Quercus robur</i>, beech, horse chestnut <i>Aesculus hippocastanum</i>, willow <i>Salix sp.</i>, wild cherry <i>Prunus avium</i>, ash <i>Fraxinus excelsior</i>, birch <i>Betula pendula</i>, common hazel, common lime <i>Tilia x europaea</i>, black locust <i>Robinia pseudoacacia</i>.</p>	

APPENDIX C: 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.

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.

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

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'.

Relevant policies in relation to planning application include Paragraphs:

"174. 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; 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.

179. 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; wildlife corridors and stepping stones that connect them; and areas identified by national and

local partnerships for habitat management, enhancement, restoration or creation; 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.

180. 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; 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 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." – 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

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:

	<ul style="list-style-type: none"> • 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. <p>Proposals for works to trees will be considered taking into account:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>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.</p>
<p>DP38: Biodiversity</p>	<p>Biodiversity will be protected and enhanced by ensuring development:</p> <ul style="list-style-type: none"> • 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 <p>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.</p>

APPENDIX D: SITE PLAN

LANDSCAPE STRATEGY MASTERPLAN



KEY

Red line boundary

HARD LANDSCAPE

Parking court. Tarmac.

Pedestrian route in car park

Pedestrian access from Keymer Road

Pavies: 450mm x 450mm flag or similar and approved or similar & approved.

Secondary Seating Area and Timber Patio furniture

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 - *Ylex aetnata*/ *Eucrymyus '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
B	AJW	28.11.23	To suit comments received 28.11.23
A	AJW	28.11.23	To suit layout received 28.11.23

JBA 23 - 339 - SK02 Landscape Strategy

Churchill Retirement Living  Site Keymer Road, Hassock

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