



PRELIMINARY ECOLOGICAL APPRAISAL REPORT

Client: Mr. Steve Homewood

Site: Hawksfold House, Fernhurst

14.08.2023

Version 002



aLyne Ecology Ltd.

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Report	This report remains valid for 12 to 18 months from date of issue. The report, conclusions and recommendations are valid for current development plans only. Should this change, the report should be reviewed and, if necessary, further survey work and desk study review undertaken.		
Survey Data	Survey data are valid for 12 to 18 months from the date the survey was undertaken.		

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

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1. Summary

Site Details
<ul style="list-style-type: none"> • Site Address: 1 Hawksfold House, Hawksfold Lane, Fernhurst, Haslemere, GU27 3JW. • OS grid reference: SU 8921 2856. • Approximate Area of Site: 3000 m² (0.3 ha).
Scope of Works
<ul style="list-style-type: none"> • aLyne Ecology Ltd was commissioned by Mr. Steve Homewood to undertake a Preliminary Ecological Appraisal (PEA), comprising an online data search and field survey to assess the baseline ecological conditions of the site and its potential to support protected species and species of conservation concern.
Development Proposals
<ul style="list-style-type: none"> • The development proposals are for the construction of a single storey dwelling with a pitched roof comprising a biodiverse green roof, and associated footpaths and car parking spaces. A hornbeam hedgerow and wildlife pond are proposed to be planted adjacent to the woodland parcel on site. • Habitats to be removed to facilitate the development include other neutral grassland and bramble scrub. • A Biodiversity Net Gain Assessment using the Biodiversity Defra Metric 4.0 is currently being completed for the development proposals by aLyne Ecology under separate cover.
Evaluation and Potential Impacts Assessment
<ul style="list-style-type: none"> • The habitats recorded on site are as follows: other neutral grassland, bramble scrub, other lowland mixed deciduous woodland, buildings, other developed land, and hedgerow (Priority Habitat) (see Figure 1). • Perry Copse Outcrops Site of Special Scientific Interest (SSSI) is located approximately 135 m from the site. SSSIs are protected through national legislation and planning policy. • There is a parcel of semi-natural ancient woodland located on site and there are a further 20 parcels of ancient woodland located in the wider landscape. Ancient woodland is strictly protected through national planning policy. • There are four types of Priority Habitats located within 1 km of the site, namely deciduous woodland, ponds, rivers/streams, and traditional orchards. Priority Habitats are listed on Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Under the NERC Act, 2006, Local Planning Authorities are required to give due regard to biodiversity. • Hollyberry cotoneaster and rhododendron were recorded on site (see target notes 1 and 2 on Figure 1, respectively), which are listed under Schedule 9 of the Wildlife and Countryside Act, 1981 (as amended) as an invasive plant species, making it an offence to cause the spread of these species.

- The log piles (see target note 3 on Figure 1) and the ancient woodland on site have potential to support stag beetles. The stag beetle is a Priority Species under the NERC Act, 2006.
- The woodland and scrub habitats and the log piles (see target note 3 on Figure 1) on site could potentially support common species of reptiles. Reptiles are protected against killing and injury under the Wildlife and Countryside Act, 1981, as amended. All reptile species are Priority Species as listed on Section 41 of the NERC Act, 2006.
- The woodland and scrub habitats could support nesting birds, including birds of conservation concern. Under the Wildlife and Countryside Act, 1981 (as amended), it is illegal to take, damage or destroy the nests of wild birds whilst being built or in use.
- The woodland habitat on site could support foraging, and commuting bats. Bats, their roosts, and their habitats are strictly protected under the Wildlife and Countryside Act (1981) as amended and the Conservation of Habitats and Species Regulations 2017 (as amended).
- The site has potential to support European hedgehogs. The European hedgehog is a Priority Species, listed on Section 41 of the NERC Act, 2006.

Recommendations for Avoidance, Mitigation, and Enhancement

- The parcel of lowland mixed deciduous woodland on site should be retained, protected, and enhanced.
- A Construction and Environmental Management Plan (CEMP) should be prepared, to ensure that retained habitats and protected species are protected during site clearance and construction works.
- Trees and scrub should be retained and protected.
- Hollyberry cotoneaster and rhododendron should be removed from site and disposed of, in accordance with best practice guidelines.
- The removal of the bramble scrub and brash piles (see target note 3 on Figure 1) should be carried out carefully by hand, to ensure that any reptiles or European hedgehogs, which may be present, can escape unharmed.
- Any removal of vegetation should be undertaken outside of the bird breeding season (March to August inclusive) to avoid destruction/disturbance of nesting birds.
- A sensitive lighting plan should be adopted, to ensure that outside lighting does not adversely affect adjacent habitats and wildlife, particularly bats when foraging and commuting.

These recommendations, including measures to protect and enhance Priority Habitats on site, should be included in a Biodiversity Management and Maintenance Scheme.

Further Survey Requirements

- None required.

2. Introduction

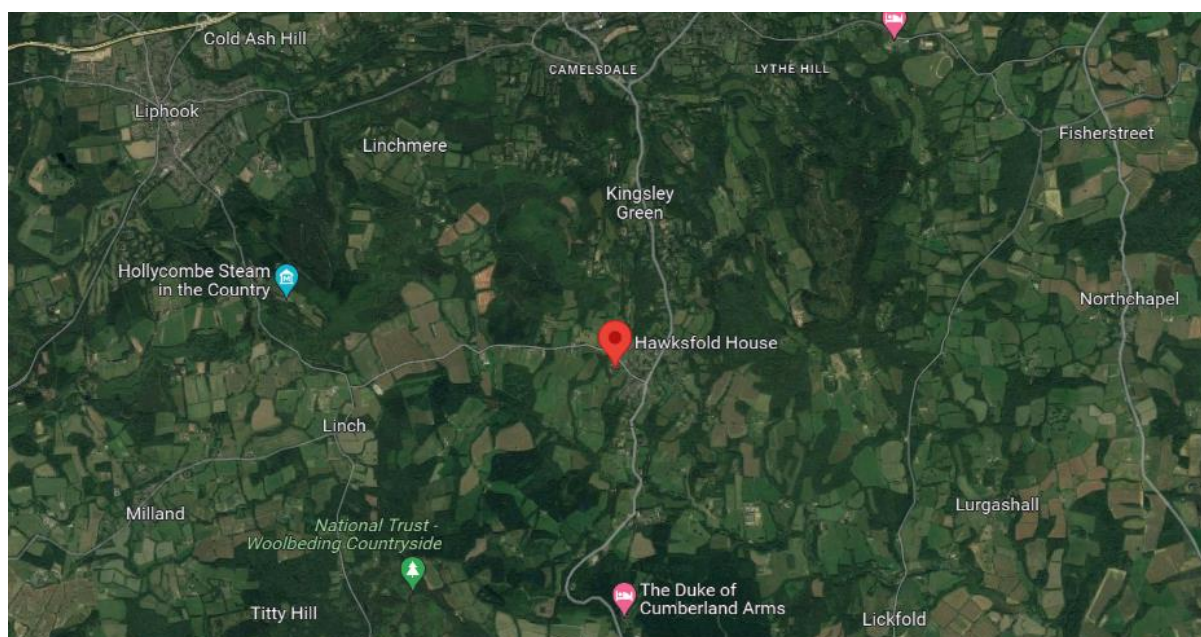
2.1 Site Details

Table 1 provides details of the site, intended as a summary of key features, derived from the online data search using www.magic.gov.uk. The habitats recorded on site during the field survey are shown on Figure 1. Photographs of the site are provided in Appendix 1. A full species list, with target notes, is provided in Appendix 2.

Table 1. Site Details

Site Name	Hawksfold House, Fernhurst
Site Address	1 Hawksfold House, Hawksfold Lane, Fernhurst, Haslemere, GU27 3JW
OS Grid Reference	SU 8921 2856
Approximate Total Area of Site	3000 m ² (0.3 ha)
Landowner and Local Authority	Mr. Steve Homewood, Chichester District Council
Geology and Soils	Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils
Hydrology	Impeded drainage
Nature Conservation Designations	Network Enhancement Zone 2
Other Designations	None on site
The Woodland Trust Ancient and Notable Tree Inventory	None on site
Biodiversity Opportunity Area	None on site
National Habitat Network	Semi-natural ancient woodland site
Primary Habitats	Semi-natural ancient woodland, buildings, lawns, ornamental shrubs, and trees
Protected Species	Reptiles, nesting birds, foraging/commuting bats, and European hedgehogs (<i>Erinaceus europaeus</i>)
Current Land Use	Garden space and former sweet chestnut plantation
Surrounding Habitats and Land Use	The site is situated within a parcel of semi-natural ancient woodland located on the edge of an urban area, with pastureland and woodland parcels to the south and west and residential buildings and associated gardens to the north and east
Urban Context / Locality	The site is located off Hawksfold Lane West on the western edge of Fernhurst. The A286 is located 400 m to the east of the site
Connectivity to Wider Landscape	There is a parcel of semi-natural ancient woodland located on site, which connects directly to Perry Copse to the north of the site, which are likely to support key foraging habitat for bats

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



Site Location (© Google Earth Pro, accessed 6th July 2023).

2.2 Proposed Development

The development proposals are for the construction of a single storey dwelling with a pitched roof comprising a biodiverse green roof, and associated footpaths and car parking spaces. A hornbeam (*Carpinus betulus*) hedgerow and wildlife pond are proposed to be planted adjacent to the woodland parcel on site.

Habitats to be removed to facilitate the development include other neutral grassland and bramble scrub.

A Biodiversity Net Gain Assessment using the Biodiversity Defra Metric 4.0 is currently being completed for the development proposals by aLyne Ecology under separate cover.

2.3 Brief and Objectives

The purpose of the Preliminary Ecological Appraisal was to:

- Map and identify the existing habitats within the survey area, using the UK Habitat Classification (UKHab) system.
- Check for evidence of protected species and assess the potential for protected species to be present on site.
- Check for evidence of invasive species.
- Identify potential ecological impacts and constraints relating to the proposed works.
- Make recommendations for further survey work, as appropriate.
- Propose mitigation measures to avoid, mitigate or compensate for ecological impacts, as appropriate.

3. Relevant Legislation and Planning Policy

This section provides a summary of legislation and planning policy for designated sites, Priority Habitats, ancient woodland, trees, and protected species, which are assessed to be present or potentially present on site, as detailed in Table 7, Section 6.

The legislation and planning policy detailed in this section is intended to be a summary only. The relevant pieces of legislation and planning policy should be referred to for full information. Legislation and planning policy pertaining to protected habitats and species can be found at the following websites:

- The Birds Directive 2009/147/EC:
http://ec.europa.eu/environment/nature/legislation/birdsdirective/index_en.htm
- The Habitats Directive 1992/43/EEC:
http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm
- Water Directive Framework: https://ec.europa.eu/environment/water/water-framework/info/intro_en.htm
- Wildlife and Countryside Act, 1981 (as amended):
<http://www.legislation.gov.uk/ukpga/1981/69>
- Conservation of Habitats and Species Regulations, 2017 (as amended):
http://www.legislation.gov.uk/uksi/2010/490/pdfs/uksi_20100490_en.pdf
- Countryside Rights of Way Act, 2000: <http://www.legislation.gov.uk/ukpga/2000/37/contents>
- Natural Environment and Rural Communities Act, 2006:
<http://www.legislation.gov.uk/ukpga/2006/16/contents>
- National Planning Policy Framework, 2021:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- OPDM Circular 06/2005 Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7692/147570.pdf
- Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf
- The West Sussex Plan 2017 – 2022:
https://www.westsussex.gov.uk/media/11856/the_west_sussex_plan.pdf.
- Chichester District Council Local Plan 2021-2039: Proposed Submission:
<https://www.chichester.gov.uk/article/35375/Chichester-Local-Plan-2021-2039>.

The valued ecological receptors, which could be impacted on by development are highlighted in blue in Table 2 and further details on relevant legislation and planning policy are provided in Appendix 3. A list of abbreviations is provided in Appendix 4.

3.1 Legislation and Planning Policy Relating to Valued Ecological Receptors

Table 2. Legislation and Planning Policy Relating to Valued Ecological Receptors

Key Ecological Receptor	Legislation and Planning Policy										
	Annex I (Habitats) Habitats Directive, EC Council Directive 92/43/EEC	Annex II (Species) Habitats Directive, EC Council Directive 92/43/EEC	Annex I of Birds Directive 2009/147/EC	Conservation of Habitats and Species Regulations 2017 (as amended)	The Wildlife and Countryside Act, 1981 (as amended), Schedules 1, 5, 9	Countryside and Rights of Way Act, 2000	The Protection of Badgers Act, 1996	NERC Act, 2006	NPPF	Relevant Regional Planning Policy	Relevant Local Planning Policy
Statutory Designated Sites – Special Area for Conservation (SACs) and Special Protection Area (SPAs)	✓	✓		✓					✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.
Statutory Designated Sites – SSSIs					✓	✓			✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.
Statutory Designated Sites – LNRs									✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.
Non-Statutory Designated Sites – SINCS								✓	✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.

Legislation and Planning Policy											
Key Ecological Receptor	Annex I (Habitats) Habitats Directive, EC Council Directive 92/43/EEC	Annex II (Species) Habitats Directive, EC Council Directive 92/43/EEC	Annex I of Birds Directive 2009/147/EC	Conservation of Habitats and Species Regulations 2017 (as amended)	The Wildlife and Countryside Act, 1981 (as amended), Schedules 1, 5, 9	Countryside and Rights of Way Act, 2000	The Protection of Badgers Act, 1996	NERC Act, 2006	NPPF	Relevant Regional Planning Policy	Relevant Local Planning Policy
Priority Habitats								✓	✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.
Ancient Woodland									✓	The West Sussex Plan 2017 – 2022	Policy NE8, Chichester District Council Local Plan 2021-2039: Proposed Submission.
Trees										The West Sussex Plan 2017 – 2022	Policy NE8, Chichester District Council Local Plan 2021-2039: Proposed Submission.
Priority Species – Plants								✓		The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.
Invasive Plant Species					✓ (Schedule 9)					The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.
Priority Species – Invertebrates								✓	✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.

Legislation and Planning Policy											
Key Ecological Receptor	Annex I (Habitats) Habitats Directive, EC Council Directive 92/43/EEC	Annex II (Species) Habitats Directive, EC Council Directive 92/43/EEC	Annex I of Birds Directive 2009/147/EC	Conservation of Habitats and Species Regulations 2017 (as amended)	The Wildlife and Countryside Act, 1981 (as amended), Schedules 1, 5, 9	Countryside and Rights of Way Act, 2000	The Protection of Badgers Act, 1996	NERC Act, 2006	NPPF	Relevant Regional Planning Policy	Relevant Local Planning Policy
Great Crested Newts (<i>Triturus cristatus</i>)		✓		✓	✓ (Schedule 5)			✓	✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.
Common Toads (<i>Bufo bufo</i>)								✓	✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.
Reptiles					✓			✓	✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.
Breeding Birds					✓				✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.
Priority Species – Birds								✓	✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.
Protected Bird Species					✓ (Schedule 1)				✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.

Legislation and Planning Policy											
Key Ecological Receptor	Annex I (Habitats) Habitats Directive, EC Council Directive 92/43/EEC	Annex II (Species) Habitats Directive, EC Council Directive 92/43/EEC	Annex I of Birds Directive 2009/147/EC	Conservation of Habitats and Species Regulations 2017 (as amended)	The Wildlife and Countryside Act, 1981 (as amended), Schedules 1, 5, 9	Countryside and Rights of Way Act, 2000	The Protection of Badgers Act, 1996	NERC Act, 2006	NPPF	Relevant Regional Planning Policy	Relevant Local Planning Policy
Roosting, Foraging and Commuting Bats		✓		✓	✓ (Schedule 5)			✓	✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.
Hazel Dormouse (<i>Muscardinus avellanarius</i>)		✓		✓	✓ (Schedule 5)			✓	✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.
Badger (<i>Meles meles</i>)					✓		✓			The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.
European Hedgehog								✓	✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.
Brown hare (<i>Lepus europaeus</i>)								✓		The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.
European Otter (<i>Lutra lutra</i>)		✓		✓	✓ (Schedule 5)			✓	✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.

Legislation and Planning Policy											
Key Ecological Receptor	Annex I (Habitats) Habitats Directive, EC Council Directive 92/43/EEC	Annex II (Species) Habitats Directive, EC Council Directive 92/43/EEC	Annex I of Birds Directive 2009/147/EC	Conservation of Habitats and Species Regulations 2017 (as amended)	The Wildlife and Countryside Act, 1981 (as amended), Schedules 1, 5, 9	Countryside and Rights of Way Act, 2000	The Protection of Badgers Act, 1996	NERC Act, 2006	NPPF	Relevant Regional Planning Policy	Relevant Local Planning Policy
Water Vole (<i>Arvicola amphibius</i>)					✓ (Schedule 5)			✓	✓	The West Sussex Plan 2017 – 2022	Policy NE5, Chichester District Council Local Plan 2021-2039: Proposed Submission.

4. Methods

This report has been produced with reference to current guidelines for Preliminary Ecological Appraisals (CIEEM, 2017) and BS42020:2013: Biodiversity – Code of Practice for Planning and Development.

4.1 Online Data Search

The following published materials were consulted:

- The Multi-Agency Geographical Information for the Countryside (www.magic.gov.uk) (accessed 6th July 2023).
- Section 41: Priority Species in England (NERC Act, 2006) (www.jncc.defra.uk, accessed 6th July 2023).
- Chichester District Council Local Plan 2021-2039: Proposed Submission (accessed 6th July 2023).

4.2 Field Survey

A field survey, using the UKHab system was undertaken of the site by Martin Roche BSc (Hons) ACIEEM and Lucie Bloomfield BA (Hons) on 5th July 2023 (aLyne Ecology Limited, Senior Ecologist and Assistant Ecologist). The weather conditions during the survey were 18°C, wind force 2, and 50% cloud and dry. The site boundary and survey area are shown in Figure 1.

The field survey technique used is detailed in the UK Habitat Classification User Manual, Version 1.1. The UK Habitat Classification Working Group, September 2020. The principle aim of the UK Habitat Classification (UKHab) system is to provide a rapid system for recording and classifying habitats, which can be used for both earth-based and field-based surveys. The system comprises a principal hierarchy (the Primary Habitats), which include ecosystems, broad habitats, Priority Habitats and Annex 1 habitats, and non-hierarchical Secondary Codes.

The UKHab 'Professional Edition' has been used, with the use of Level 5 Primary Habitats and Secondary Codes, as detailed in the UK Habitat Classification-V1.1 (September 2020) Excel workbook. Primary Habitats and Secondary Codes follow the UK Habitat Classification – Habitat Definitions – V1.1 (September 2020). The Secondary Codes selected are appropriate to the site and habitats recorded. The Minimum Mapping Unit used is 25 m² and 5 m in length.

Where possible, prior to carrying out the field survey, habitats on site were identified using www.magic.gov.uk, Google Earth Pro, 2020 and previous surveys reports, if available. Pre-survey maps were compiled using QGIS 3.22 Białowieża. Evidence of habitat management was also noted.

During the field survey, habitat types were recorded using QField on a tablet (Samsung Galaxy Tab S6). GIS symbology used is as recommended in the UK Habitat Classification symbology files for QGIS, presented as Level 4 Primary Habitat, with Level 5 labelled as a code.

4.3 Protected Species Assessment

As part of the PEA, the site was assessed for its potential to contain protected or notable species. The assessment was made based on the habitats present within the site and their suitability for protected species (information on the legislation of protected species can be found in Section 3 and Appendix 3). Protected species assessed for, but not limited to, were:

- Plants of conservation concern.
- Invertebrates of conservation concern.
- Great crested newts.
- Common toad.
- Reptiles.
- Breeding birds.
- Bats.
- Hazel dormice.
- Badgers.
- European hedgehog.
- Brown hare.
- Otters.
- Water voles.

In addition, a search was undertaken for evidence of non-native, invasive species.

4.4 Evaluation of Ecological Features

A valuation of ecological features (designated sites, species, and habitats) was undertaken in accordance with CIEEM guidance (CIEEM, 2018). Valuation is determined using the geographic framework provided in Table 3.

The value of an ecological feature is based on a professional ecologist's judgement and takes into consideration various characteristics including any site designations, species records, priority species and habitats, species rarity, the quality of the resources (e.g., habitat diversity, species population size), and location within the landscape context.

Sometimes it is not possible to provide a valuation of ecological features in the absence of data, which would have to be provided by further ecological surveys. Important ecological features, which may pose a constraint to the proposed development, are those with an ecological value which could be impacted by the development. These are the features which may require further survey work and mitigation.

Table 3. Framework for Assessing the Value of Ecological Features

Geographic Scale	Example of Ecological Feature
International	An internationally designated site, i.e., SPAs, SACs and Ramsar sites. Regularly occurring populations of internationally important species.
National	Site of national importance, i.e., SSSIs, NNRs. Regularly occurring populations of nationally important species.
Regional	Non-statutory site e.g., LWSs, Key Wildlife Site (KWS), Country Wildlife Site (CWS) supporting a regionally significant area of Priority Habitat or regionally significant population of legally protected/priority species.
County	Non-statutory site e.g., LWSs, KWSs, CWSs, ancient woodland, site supporting Priority Habitats, Priority Species, and/or legally protected species of significance for the county.
Local	Habitats which enhance the local habitat resource e.g., old species-rich hedgerow, deciduous woodland, ponds, small areas of Priority Habitat or areas supporting small populations of legally protected/Priority Species which are not rare within the region, county, or nationally.

Geographic Scale	Example of Ecological Feature
Site	Habitats of limited ecological importance e.g., scattered trees, hedgerows, woodland plantations, small areas of non-priority habitats that are of value for wildlife. Species of limited ecological importance.
Negligible	Hardstanding, bare ground, built environment, and other areas with negligible biodiversity value, including for priority and legally protected species.

4.5 Survey Limitations

The data search should not be taken as a definitive list of the protected species and species of conservation concern that occur within the search area.

The site was visited over the period of one day, as such seasonal variations cannot be observed and only a selection of all species that potentially occur within the site have been noted. Therefore, the survey provides a general assessment of potential nature conservation value.

The field survey was undertaken at the optimal time of year. There were no limitations to the survey in terms of the following:

- The site could be fully accessed.
- Weather conditions (dry and sunny).
- Personal competence (qualifications, training, skills, and experience).
- Time spent surveying.

5. Baseline Ecological Conditions

5.1 Online Data Search

5.1.1 Designated Sites

The site is not situated within a designated site. There are no European Designated Sites located within 5 km of the site. Table 4 provides details on designated sites, which are present within 1 km of the survey area.

Table 4. Designated Sites within 1 km of the Site

Site Name and Designation	Central Grid Reference	Approximate Distance from Site (m)	Area (Ha)	Description
Perry Copse Outcrops SSSI	SU 891 287	135	0.24	The site comprises deciduous woodland and a stream.

5.1.2 Ancient Woodland

The site is located within an area of semi-natural ancient woodland. There are 20 further parcels of semi-natural ancient woodland and three parcels of replanted ancient woodland located within 1 km.

5.1.3 Priority Habitats

Four types of Priority Habitats are located within 1 km of the site, as detailed in Table 5.

Table 5. Priority Habitats within 1 km of the Site

Habitat Type	Number of Land Parcels	Nearest Land Parcel to Site (m)
Deciduous woodland	20	0 (on site)
Rivers/streams	7	120
Traditional orchards	4	360
Pond	5	575

5.1.4 Granted EPSLs within 2 km of the Site

The following EPSLs, were recorded within 2 km of the site:

- Destruction of a breeding place for common pipistrelles (*Pipistrellus pipistrellus*), soprano pipistrelles (*Pipistrellus pygmaeus*), and brown long-eared bats (*Plecotus auritus*), located approximately 265 m to the north.
- Destruction of a resting place for common pipistrelles, serotines (*Eptesicus serotinus*), whiskered (*Myotis mystacinus*), and brown long-eared bats, located approximately 645 m to the east.
- Destruction of a resting place for common pipistrelles, soprano pipistrelles, serotines, and brown long-eared bats, located approximately 700 m to the east.
- Destruction of a resting place for common pipistrelles and brown long-eared bats, located approximately 2 km to the south-west.

5.1.5 Great Crested Newt Licence Returns and Pond Surveys within 2 km of the Site

A great crested newt licence return with great crested newts being present was submitted approximately 275 m to the north.

5.2 Field Survey – Habitats

The results of the field survey undertaken on 5th July 2023 are presented in map form on Figure 1 and described in Table 6. Priority Habitats are in bold. Photographs of the site are provided in Appendix 1 and a full list of species, with scientific names, is provided in Appendix 2. The following habitats (Level 5 Primary Habitat labels and codes, where applicable) were recorded on site.

- Other neutral grassland – g3c.
- Bramble scrub – h3d.
- Buildings – u1b5.
- Other developed land – u1b6.
- Other lowland mixed deciduous woodland – w1f7.
- Hedgerow (Priority Habitat) – h2a.

Table 6. Results of Field Survey – Habitats

Primary Habitat	Approximate Area (ha) / Length (km)	Location in Site	Main Common Plant Species	Rare/Scarce or Protected Plant Species	Secondary Code – Habitat Mosaic	Secondary Code – Habitat Complex	Secondary Code – Origin	Secondary Code – Management	Secondary Code – Land Use	Secondary Code – Green Infrastructure	Signs of and Potential for Protected Species
Other neutral grassland – g3c	0.05 ha	Present in the north-eastern aspect of the site	Cock's-foot, annual meadow-grass, and greater plantain	None recorded	Scattered rushes (14)	N/A	Non-native (48)	Mown (64)	N/A	Ground level planter (1140)	None recorded
Bramble scrub – h3d	0.02 ha	Present on the eastern boundary	Bramble,	None recorded	Scattered trees (11)	N/A	Non-native (48)	N/A	N/A	N/A	Hollyberry cotoneaster was recorded (see target note 1 on Figure 1). Potential for reptiles, nesting birds, European hedgehogs

Primary Habitat	Approximate Area (ha) / Length (km)	Location in Site	Main Common Plant Species	Rare/Scarce or Protected Plant Species	Secondary Code – Habitat Mosaic	Secondary Code – Habitat Complex	Secondary Code – Origin	Secondary Code – Management	Secondary Code – Land Use	Secondary Code – Green Infrastructure	Signs of and Potential for Protected Species
Buildings – u1b5	0.01 ha	Three buildings located in the centre of the site within the other lowland mixed deciduous woodland habitat	N/A	None recorded	N/A	N/A	N/A	N/A	N/A	N/A	None recorded
Other developed land – u1b6	0.01 ha	Footpath running from the northern boundary	N/A	None recorded	N/A	N/A	N/A	N/A	N/A	N/A	None recorded
Other lowland mixed deciduous woodland – w1f7	0.21 ha	Present throughout the southern and western aspects of the site	Portuguese laurel, holm oak, and beech	None recorded	Scattered scrub (10) Scattered trees (11) Scattered bracken (12) Ruderal/ ephemeral (17) Scattered grass (189)	N/A	Ancient woodland site (33) Non-native (48)	Felled (53) Young trees – self-set (57)	N/A	N/A	Hollyberry cotoneaster and rhododendron were recorded (see target notes 1 and 2 on Figure 1, respectively). Potential for reptiles, amphibians, nesting birds, roosting/foraging/ commuting bats, and European hedgehogs
Hedgerow (Priority Habitat) – h2a	0.03 km	Present on the south-western boundary	Hazel, blackthorn, and field maple	None recorded	N/A	Non-native (48)	N/A	Fence (69)	N/A	N/A	Rhododendron was recorded (see target note 2 on Figure 1) Potential for nesting birds.

5.3 Field Survey – Species

The following fauna was recorded during the survey:

Invertebrates:

- Fritillary butterfly.
- Gatekeeper butterfly.
- Holly blue butterfly.
- Honeybee.
- Large white butterfly.
- Marbled white butterfly.
- Meadow brown butterfly.
- Red admiral butterfly.
- Small copper butterfly.
- Small skipper butterfly
- Speckled wood butterfly.
- Tree bumblebee.
- Wasp.
- White-tailed bumblebee.

Birds:

- Blackbird.
- Blue tit.
- Buzzard.
- Crow.
- Goldcrest.
- Goldfinch.
- Greenfinch.
- Kestrel.
- Raven.
- Red kite.
- Robin.
- Stock dove.
- Woodpigeon

6. Evaluation and Potential Impacts Assessment

Table 7 sets out known and potential ecological constraints to development, and potential impacts assessment (in the absence of avoidance and mitigation measures), derived from the data search and field survey, including designated sites, ancient woodland, Priority Habitats, and protected species/species of conservation concern. Where a potential ecological constraint has been identified, further survey work and/or appropriate avoidance, mitigation, and compensation (as appropriate) is likely to be required to address the issue. **Further survey and/or mitigation measures are required for the valued ecological receptors highlighted in blue.**

Table 7. Evaluation and Potential Impacts Assessment

Ecological Receptor and Value	Potentially Present / Known to be Present on Site	Assessment and Justification for Potential/Likely Impacts of Development on Value Ecological Receptor
Statutory Designated Sites (International/Regional/County)	Perry Copse Outcrops SSSI is located approximately 135 m to the north	<p>The site is not located within a statutory designated site for nature conservation and is not located within 5 km of a SPA or SAC. Perry Copse Outcrops SSSI is located approximately 135 m to the north of the site.</p> <p>The development should not result in significant adverse impacts on statutory designated sites for nature conservation for the following reasons:</p> <ul style="list-style-type: none"> • The proposed development site is separated from the nearest statutory designated site by 135 m of existing dwellings, gardens, and woodland parcels. • The proposed development will be confined to the site, which is not located within a site designated for nature conservation. • The proposed development will comply with legislation relevant to reducing the impacts of construction, namely the Control of Pollution Act, 1974, the Environmental Protection Act, 1990, The Clean Air Act, 1993, The Environment Act, 1995 and the Pollution Prevention and Control Act, 1999. • The proposed development will conform to British Standards on noise and vibration (BS 5228-2009. Code of Practice for Noise and Vibration Control on Construction and Open Sites). <p>For the above reasons, statutory designated sites for nature conservation should not be impacted upon by the development and further survey and avoidance/mitigation measures are not required in relation to the proposed development and statutory designated sites.</p>

Ecological Receptor and Value	Potentially Present / Known to be Present on Site	Assessment and Justification for Potential/Likely Impacts of Development on Value Ecological Receptor
Priority Habitats (Regional)	Hedgerow (Priority Habitat) is located on the south-western boundary	Hedgerow (Priority Habitat) is located on the south-western site boundary and there are further parcels of Priority Habitats located within 1 km of the site. The hedgerow (Priority Habitat) is proposed to be retained and the development footprint is located approximately 50 m from the hedgerow. As the hedgerow (Priority Habitat) could be impacted on by the development proposals, recommendations for avoidance and mitigation measures relating to Priority Habitats have, therefore, been provided (see Section 7.1).
Ancient woodland (Regional)	Semi-natural ancient woodland on site	A parcel of semi-natural ancient woodland is present on site. In the absence of avoidance and mitigation measures, construction and development operation activities could result in significant adverse effects on the semi-natural ancient woodland parcel. Recommendations for avoidance and mitigation measures relating to ancient woodlands have, therefore, been provided (see Section 7.1).
Trees (Site)	Present on site	Mature native trees are located on site. In the absence of avoidance and mitigation measures, construction and development operation activities could result in significant adverse effects on trees. Recommendations for avoidance and mitigation measures relating to trees have, therefore, been provided (see Section 7.2).
Plants of conservation concern (N/A)	Negligible potential	No protected or notable rare plant species were noted during the survey. The areas of the site, which will be affected by the proposed works have negligible potential to support plants of conservation concern (closely mown other neutral grassland and bramble scrub). Therefore, plants of conservation concern are concluded to be absent from the site and further survey and avoidance/mitigation measures are not required in relation to the proposed development and plants of conservation concern.
Invasive plant species such as rhododendron, Japanese knotweed (<i>Reynoutria japonica</i>) and giant hogweed (<i>Heracleum mantegazzianum</i>) (Site)	Hollyberry cotoneaster and rhododendron were recorded on site (see target notes 1 and 2 on Figure 1, respectively)	Hollyberry cotoneaster and rhododendron were recorded on site (see target notes 1 and 2 on Figure 1, respectively), which are listed under Schedule 9 of the Wildlife and Countryside Act, 1981 (as amended). Therefore, recommendations to eradicate and dispose of hollyberry cotoneaster and rhododendron have been provided in Section 7.3.
Invertebrates of conservation concern (Site)	Potentially present	No invertebrates of conservation concern were noted during the survey. The log piles (see target note 3 on Figure 1) and the woodland on site has the potential to support stag beetles (<i>Lucanus cervus</i>). Measures to protect the woodland, as given in Section 7.1, will also ensure that any stag beetles present in the woodland, are protected from disturbance during construction activities.

Ecological Receptor and Value	Potentially Present / Known to be Present on Site	Assessment and Justification for Potential/Likely Impacts of Development on Value Ecological Receptor
		The areas of the site, which will be affected by the proposed works have negligible potential to support invertebrates of conservation concern (closely mown other neutral grassland). Therefore, invertebrates of conservation concern are concluded to be absent from the site, and further survey and avoidance/mitigation measures are not required in relation to the proposed development and invertebrates of conservation concern.
Great crested newts (N/A)	Very unlikely to be on site	There are five ponds located within 1 km of the site and great crested newts were recorded to be present on a survey 275 m to the north. However, there are no ponds located on site and the nearest site is located approximately 575 m from the site, which is separated by buildings, gardens, roads, and woodlands. There are no granted EPSLs for great crested newts recorded within 2 km of the site. The areas of the site, which will be affected by the proposed works have negligible potential to support great crested newts (closely mown other neutral grassland and bramble scrub). Therefore, it is concluded very unlikely that great crested newts are present on site during their terrestrial phase and further survey and avoidance/mitigation measures are not required in relation to the proposed development and great crested newts.
Common toads (N/A)	Very unlikely to be on site	For the same reasons given for great crested newts, common toads are very unlikely to be on site and further survey and avoidance/mitigation measures are not required in relation to the proposed development and common toads.
Reptiles (such as slow worms- <i>Anguis fragilis</i> , common lizards - <i>Zootoca vivipara</i> , and grass snakes- <i>Natrix helvetica</i>) (Site)	Potentially present	The woodland and scrub habitats and the log piles (see target note 3 on Figure 1) on site could potentially support common species of reptiles. The woodland on site is proposed to be retained under the current proposals; however, reptiles could be disturbed during the construction phase of the development. As reptiles are protected against killing and injury, and could be impacted on by the development proposals, avoidance measures for reptiles have been recommended (see Section 7.4).
Nesting birds (Site)	Potentially present	The site comprises woodland and scrub, which could support common species of nesting birds. The parcel of woodland on site is proposed to be retained; however, nesting birds could be disturbed during the construction phase of the development. As nesting birds are protected, recommendations to avoid disturbing nesting birds are provided in Section 7.5.
Birds of conservation concern (such as barn owl – <i>Tyto alba</i> , peregrine falcon – <i>Falco peregrinus</i> and black redstart – <i>Phoenicurus ochruros</i>) (Site)	Potentially present	Birds of conservation concern recorded on site during the field survey (greenfinch) could potentially breed on site. Avoidance measures for breeding birds are provided in Section 7.5, which also relate to birds of conservation concern. Measures to retain and protect the ancient woodland trees, as detailed in Sections 7.1 and 7.2, respectively, will also ensure that nesting bird habitats are avoided and protected.
Bats (To Be Determined)	Semi-natural ancient woodland on site could potentially support	Providing the recommendations relating to the retention and protection of ancient woodland and trees detailed in Sections 7.1 and 7.2 are adhered to, surveys for foraging/commuting bats should be avoided. As foraging/commuting bat habitats are protected, and could be impacted on by the development proposals, a sensitive lighting plan has been recommended in Section 7.6.

Ecological Receptor and Value	Potentially Present / Known to be Present on Site	Assessment and Justification for Potential/Likely Impacts of Development on Value Ecological Receptor
	foraging/commuting bats	
Badger (N/A)	Unlikely to be present on site	A parcel of semi-natural ancient woodland is located on site; however, this parcel of woodland has been assessed as having negligible potential to support badgers owing to the southern area of the woodland being felled and the remaining woodland lacking an established understorey. No signs of badgers or setts were recorded during the survey. The areas of the site, which will be directly affected by the proposed works have negligible potential to support badgers (other neutral grassland and bramble scrub). Therefore, badgers are concluded to be absent from the site and further survey and avoidance/mitigation measures are not required in relation to the proposed development and badgers.
Hazel dormouse (N/A)	Negligible potential	A parcel of semi-natural ancient woodland is located on site; however, this parcel of woodland has been assessed as having negligible potential to support hazel dormice owing to the southern area of the woodland being felled and the remaining woodland lacking an established understorey. There were no granted EPSLs for hazel dormice recorded within 2 km of the site. The areas of the site, which will be directly affected by the proposed works have negligible potential to support hazel dormice (other neutral grassland and bramble scrub). Therefore, it is concluded that hazel dormice are absent from the site, and further survey and avoidance/mitigation measures are not required in relation to the development and hazel dormice.
Brown hare (N/A)	Negligible potential	The site does not contain any habitats, which could support the brown hare, i.e., agricultural fields and open pasture. Therefore, the brown hare is concluded to be absent from the site, and further survey and avoidance/mitigation measures are not required in relation to the proposed development and brown hares.
Water vole and European otter (N/A)	Negligible potential	The site does not contain any habitats, which could support the water vole and European otter, i.e., rivers and streams. Therefore, the water vole and European otter are concluded to be absent from the site, and further survey and avoidance/mitigation measures are not required in relation to the proposed development and water voles and European otters.
European hedgehog (Site)	Potentially present	The habitats on site and within adjacent properties could support the European hedgehog, which is a Priority Species. As the European hedgehog could be present in areas of the site, which would be impacted on by the proposals, avoidance measures for European hedgehogs have been recommended in Section 7.4, in accordance with the duty placed on Local Planning Authorities to have due regard for biodiversity.

7. Recommendations for Avoidance and Mitigation

7.1 Priority Habitats and Ancient Woodland

A parcel of semi-natural ancient woodland is located on site, which is an irreplaceable habitat, and a hedgerow (Priority Habitat) is located on site. The following avoidance and mitigation measures relating to ancient woodlands and hedgerow (Priority Habitat) are recommended:

- Ancient woodland parcel on site should be retained, protected, and enhanced.
- Felling of trees and understorey within the semi-natural ancient woodland should cease.
- An area of the semi-natural ancient woodland has been felled prior to the field survey, which should be replanted with native species already growing on site, such as beech, English oak, hazel, hawthorn, holly, sweet chestnut, and yew, in order to enhance connectivity for foraging/commuting bats and other wildlife.
- Buffer zones should be created between the development and the ancient woodland on site, comprising areas of grassland, managed to increase its floristic diversity. The buffer zones will provide protection to the woodland and the wildlife it could support.
- There should be no direct access from the development into the buffer. The buffer should only be accessed for maintenance.
- Materials should not be stored in or near the buffer.
- A CEMP should be prepared, to ensure that the ancient woodland and hedgerow (Priority Habitat) are protected during site clearance and construction works.
- A sensitive lighting plan should be adopted, to ensure that outside lighting does not adversely affect adjacent habitats and wildlife, particularly bats when foraging and commuting (see Section 7.6).
- A Mitigation Strategy should be prepared to ensure the ancient woodland and the hedgerow (Priority Habitat) are protected during the operational phases of the development once.

Providing the recommendations given above are adhered to, the ancient woodland and Priority Habitat hedgerow should not be negatively impacted upon by the development proposals.

7.2 Trees

Native trees are proposed to be retained under the current proposals, where possible and any trees lost as a result of the proposed development, should be replaced with equivalent numbers of native species.

To prevent damage to retained trees during development, a buffer zone should be put in place to protect the rooting area (Root Protection Area, which is calculated in accordance with British Standard 5837, 'Trees in Relation to Construction'), in which no construction activities should be permitted.

7.3 Invasive Plants

Hollyberry cotoneaster and rhododendron were recorded on site (see target notes 1 and 2 on Figure 1, respectively). When this species escapes into the wild, it is detrimental to native habitats as it out-competes native plants that are beneficial for wildlife. Eradication of this species, prior to site clearance

is required in order to avoid committing an offence. Further information on how to prevent hollyberry cotoneaster and rhododendron from spreading and how to dispose of hollyberry cotoneaster and rhododendron can be found at <https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants#types-of-invasive-non-native-plants>.

7.4 Stag Beetles, Reptiles, and European Hedgehogs

The removal of the bramble scrub and log piles (see target note 1 on Figure 1) should be carried out carefully by hand, to ensure that any stag beetles, reptiles, or European hedgehogs, which may be present, can escape unharmed or moved to an appropriate location within the ancient woodland away from the development.

7.5 Nesting Birds

Nesting bird habitat within the woodland and tree habitats on site should be retained, as detailed in Sections 7.1 and 7.2. However, if works which are likely to damage bird nests need to be carried out during the nesting period, there is potential that nesting birds could be harmed and disturbed. To ensure legal compliance, a check should be undertaken by an ecologist within 48 hours of works commencing, to confirm the presence/absence of nest sites. If nest sites are identified, works to that feature should be delayed until the nest site becomes inactive (species specific, but approximately 4-6 weeks maximum).

7.6 Bats

Recommendations to minimise the potential impacts of artificial external lighting on bat activity, are provided below (Institute of Ecology and Environmental Management, 2006; Institute of Lighting Engineers, 2007 and Bat Conservation Trust, 2018):

- Avoid prolonged use of outside lighting during the period dusk to dawn, particularly during the bat active season (April to September).
- Security lighting should be avoided on the southern and western boundaries of the site and be on a motion sensor and short duration timer (1 minute).
- Lighting that is required for security or safety reasons, should use a lamp of no greater than 2000 lumens (150 Watts) and should comprise sensor activated lamps.
- LED luminaires with a warm white spectrum (<2700 Kelvin) are the preferred option and should be used where possible. Luminaires should feature peak wavelengths higher than 550 nm to minimise disturbance to bats. All luminaires should lack UV elements, metal halide and fluorescent sources should not be used.
- Lighting should be directed to where it is needed with minimal light spillage. This can be achieved by limiting the height of the lighting columns and by using as steep a downward angle as possible and/or a specialist bollard that directs the light below the horizontal plane.
- Artificial lighting should not directly illuminate any potential bat roosting features or habitats of value to foraging bats, i.e., woodland.

8. Recommendations for Further Ecological Surveys

None required.

9. Biodiversity Enhancements

Below are a set of biodiversity enhancement measures, which should be implemented on site. These measures are in addition to avoidance measures for habitats, as detailed in Section 7.

- The proposed hedge should be species-rich with at least five native woody species including, but not limited to, beech, blackthorn, field maple, hawthorn, and hazel.
- The hedgerow should not be annually flailed. This will give the hedgerow on site chance to reach at least 2 m in height and depth and they should be managed to form an 'A' profile. This will provide benefits to a range of wildlife and act as natural screening to the adjacent development. Reducing the intensity and frequency of hedgerow management will also provide a winter food source for bird species.
- The pond should have varying depths and scalloped edges. The pond should not be stocked with fish. Barley straw should be used when algae growth forms. Just Add Water (Froglife 2021) provides further details on how to build and manage wildlife ponds. The Great Crested Newt Conservation Handbook (Langton et al 2001) should be consulted when managing the pond and surrounding habitats.
- Open spaces should include a wildflower mix suitable for the geology of the site, is available from www.wildseed.co.uk.
- The installation of log piles along site boundaries, to provide habitat for invertebrates and reptiles.
- The installation of Schwegler 2F Boxes (or similar) on trees and buildings, would be beneficial to common and widespread bat species that are likely to be present on site (www.arkwildlife.co.uk).
- The installation of RSPB Robin and Wren Diamond Nest boxes and Apex Open-Front Nest boxes on buildings and trees would be beneficial to garden bird species. These nest boxes can be purchased from www.rspb.co.uk.
- The installation of 2GR Schwegler nest boxes on trees in adjacent hedgerows, would be beneficial to garden bird species. These nest boxes can be purchased from www.nhbs.com.
- The installation of swift bricks or house martin nests which can be purchased from www.arkwildlife.co.uk.
- The installation of bee bricks which can be purchased from <https://www.nhbs.com/>.
- The installation of a Royal Hedgehog House, which can be purchased from www.arkwildlife.co.uk.
- The installation of a hibernacula for invertebrates, such as the Bug Box 2000, which can be purchased from www.arkwildlife.co.uk.

These recommendations, including measures set out in Section 7, should be included in a Biodiversity Management and Maintenance Scheme.

A Biodiversity Net Gain Assessment using the Biodiversity Defra Metric 4.0 is currently being completed for the development proposals by aLyne Ecology under separate cover.

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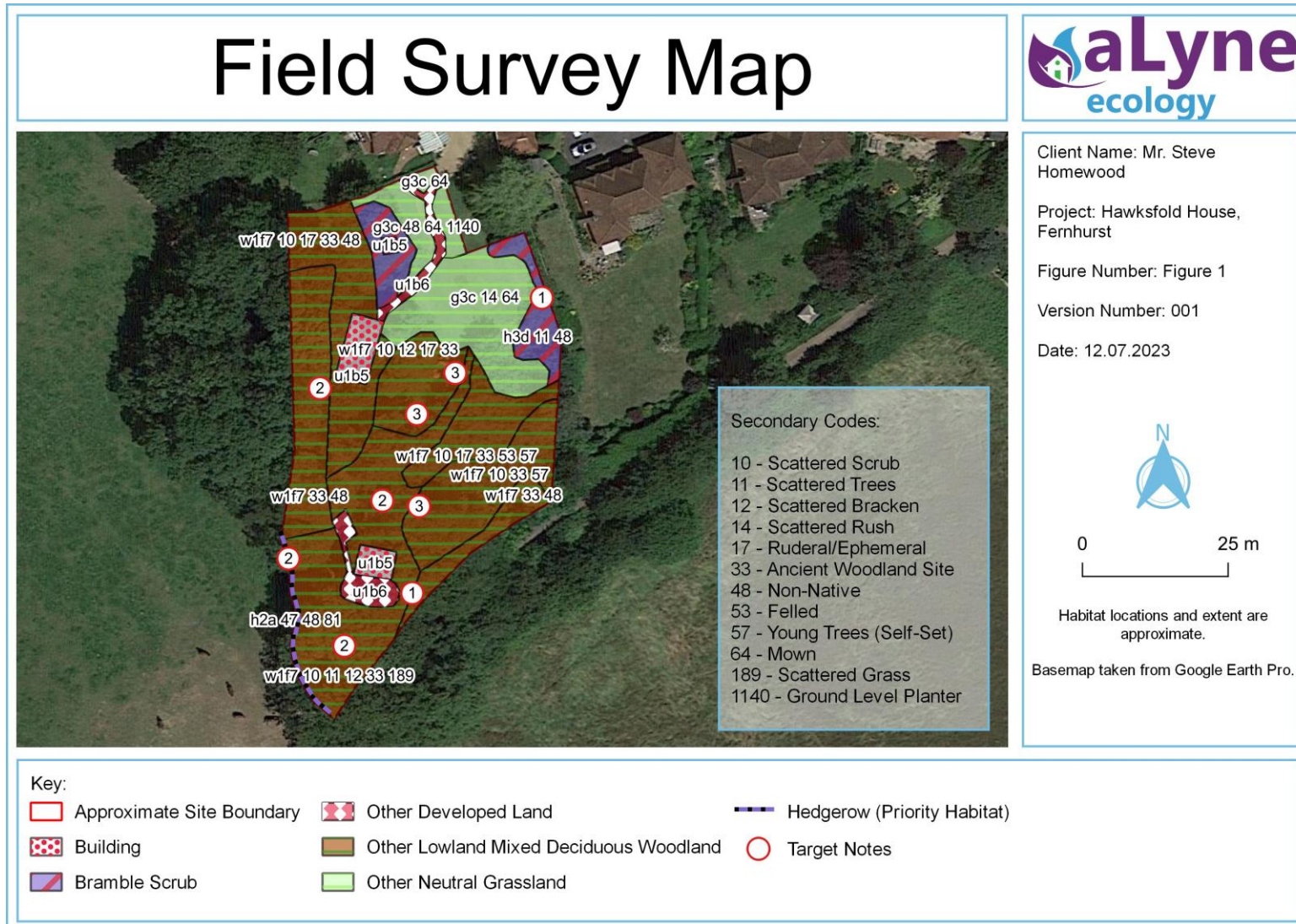
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11. Figures – Results of Field Survey



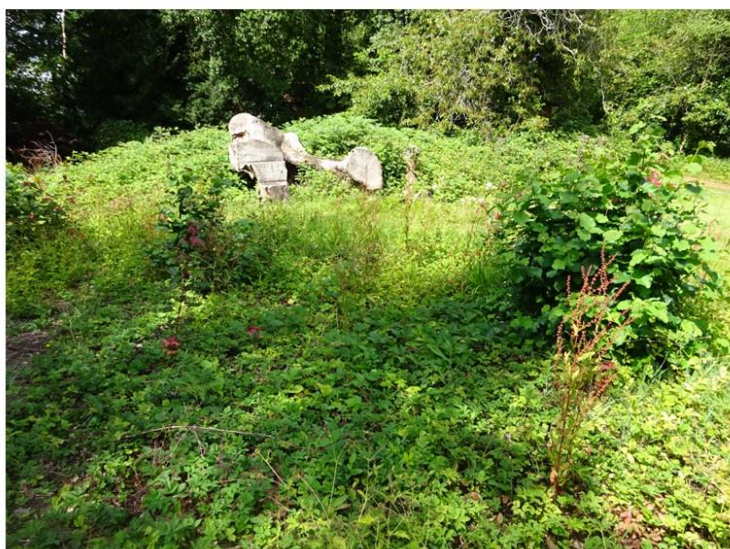
12. Appendix 1 – Site Photographs



Photograph 1 — Parcel of other neutral grassland with bramble scrub adjacent. The location of the proposed dwelling will be situated on this grassland parcel.



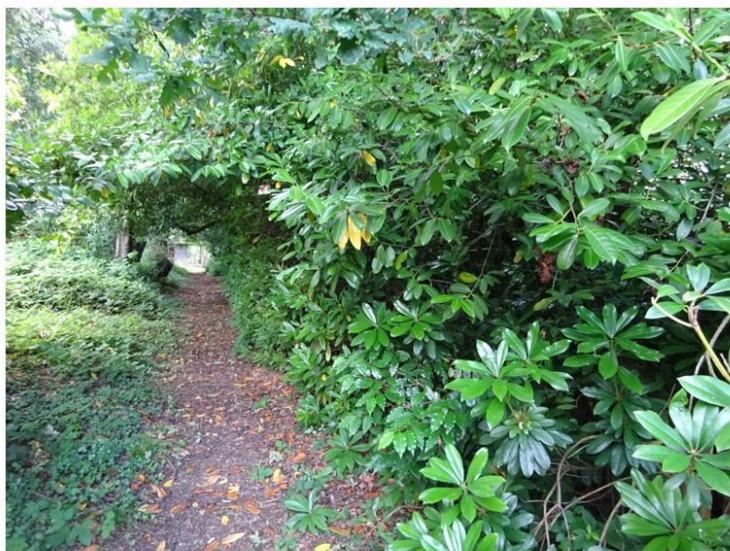
Photograph 2 — A parcel of grassland located within the boundary of the semi-natural ancient woodland.



Photograph 3 — Semi-natural ancient woodland parcel located on site. Areas of the woodland have been felled prior to the field survey and used as a sweet chestnut plantation.



Photograph 5 — Hollyberry cotoneaster was recorded on site (see target note 1 on Figure 1).



Photograph 5 — Rhododendron was recorded on site (see target note 2 on Figure 1).



Photograph 6 — Log pile recorded on site (see target note 3 on Figure 1).

13. Appendix 2 – Full Species List and Target Notes

Habitats	Common Name	Species Name
Other Neutral Grassland – g3c	Annual meadow-grass	<i>Poa annua</i>
	Bird's-foot-trefoil	<i>Lotus corniculatus</i>
	Bramble	<i>Rubus fruticosus</i> agg.
	Broad-leaved willowherb	<i>Epilobium montanum</i>
	Common bent	<i>Argostis capillaris</i>
	Common knapweed	<i>Centaurea nigra</i>
	Common mouse-ear	<i>Cerastium fontanum</i>
	Common sorrel	<i>Rumex acetosa</i>
	Creeping buttercup	<i>Ranunculus repens</i>
	Creeping cinquefoil	<i>Potentilla reptans</i>
	Creeping thistle	<i>Cirsium arvense</i>
	Dandelion	<i>Taraxacum officinale</i> agg.
	False oat-grass	<i>Arrhenatherum elatius</i>
	Greater plantain	<i>Plantago major</i>
	Hard rush	<i>Juncus inflexus</i>
	Hedge woundwort	<i>Stachys sylvatica</i>
	Ivy	<i>Hedera helix</i>
	Lupin	<i>Lupinus</i> sp.
	Oxeye daisy	<i>Leucanthemum vulgare</i>
	Perennial rye-grass	<i>Lolium perenne</i>
	Red clover	<i>Trifolium pratense</i>
	Remote sedge	<i>Carex remota</i>
	Ribwort plantain	<i>Plantago lanceolata</i>
	Selfheal	<i>Prunella vulgaris</i>
	Sweet vernal-grass	<i>Anthoxanthum odoratum</i>
	White clover	<i>Trifolium repens</i>
Wild strawberry	<i>Fragaria vesca</i>	
Yorkshire-fog	<i>Holcus lanatus</i>	
Bramble Scrub – h3d	Bramble	<i>Rubus fruticosus</i> agg.
	Cherry	<i>Prunus</i> sp.
	Common knapweed	<i>Centaurea nigra</i>
	Common ragwort	<i>Senecio jacobaea</i>
	Common thistle	<i>Cirsium arvense</i>
	Hawthorn	<i>Crataegus monogyna</i>
	Hollyberry cotoneaster	<i>Quercus ilex</i>
	Holm oak	<i>Cotoneaster bullatus</i>
Oxeye daisy	<i>Leucanthemum vulgare</i>	
Other Lowland Mixed Deciduous Woodland – w1f7	Annual meadow-grass	<i>Poa annua</i>
	Ash	<i>Fraxinus excelsior</i>
	Beech	<i>Fagus sylvestris</i>
	Blackthorn	<i>Prunus spinosa</i>
	Bracken	<i>Pteridium aquilinum</i>
	Bramble	<i>Rubus fruticosus</i> agg.
	Broad-leaved dock	<i>Rumex obtusifolius</i>
	Bush vetch	<i>Vicia sepium</i>
	Cherry laurel	<i>Prunus laurocerasus</i>
	Cleavers	<i>Galium aparine</i>
	Common bent	<i>Argostis capillaris</i>

Habitats	Common Name	Species Name
	Common knapweed	<i>Centaurea nigra</i>
	Common mouse-ear	<i>Cerastium fontanum</i>
	Common nettle	<i>Urtica dioica</i>
	Common ragwort	<i>Senecio jacobaea</i>
	Common sorrel	<i>Rumex acetosa</i>
	Common spotted orchid	<i>Dactylorhiza fuchsia</i>
	Common thistle	<i>Cirsium arvense</i>
	Cotoneaster	<i>Cotoneaster integerrimus</i>
	Dog-rose	<i>Rosa canina</i>
	English oak	<i>Quercus robur</i>
	False oat-grass	<i>Arrhenatherum elatius</i>
	Germander speedwell	<i>Veronica chamaedrys</i>
	Hawthorn	<i>Crataegus monogyna</i>
	Hazel	<i>Corylus avellana</i>
	Herb-Robert	<i>Geranium robertianum</i>
	Holly	<i>Ilex aquifolium</i>
	Holm oak	<i>Quercus ilex</i>
	Ivy	<i>Hedera helix</i>
	Japanese maple	<i>Acer palmatum</i>
	Meadow buttercup	<i>Ranunculus acris</i>
	Nipplewort	<i>Lapsana communis</i>
	Oxeye daisy	<i>Leucanthemum vulgare</i>
	Perforate St. John's wort	<i>Hypericum perforatum</i>
	Portuguese laurel	<i>Prunus lusitanica</i>
	Prickly lettuce	<i>Lactuca serriola</i>
	Purple toadflax	<i>Linaria purpurea</i>
	Remote sedge	<i>Carex remota</i>
	Rhododendron	<i>Rhododendron ponticum</i>
	Rose	<i>Rosa</i> sp.
	Rosebay willowherb	<i>Chamaenerion angustifolium</i>
	Silver birch	<i>Betula pendula</i>
	Sow thistle	<i>Sonchus oleraceus</i>
	Spanish bluebell	<i>Hyacinthoides hispanica</i>
	Sweet chestnut	<i>Castanea sativa</i>
	Sycamore (saplings)	<i>Acer pseudoplatanus</i>
	Timothy	<i>Phleum pratense</i>
	Tutsan	<i>Hypericum androsaemum</i>
	Violet	<i>Viola</i> sp.
	Wild carrot	<i>Daucus carota</i>
	Wild strawberry	<i>Fragaria vesca</i>
	Wood avens	<i>Geum urbanum</i>
	Yew	<i>Taxus baccata</i>
	Yorkshire-fog	<i>Holcus lanatus</i>
Hedgerow (Priority Habitat) – h2a	Blackthorn	<i>Prunus spinosa</i>
	Bramble	<i>Rubus fruticosus</i> agg.
	Field maple	<i>Acer campestre</i>
	Hazel	<i>Corylus avellana</i>
	Rhododendron	<i>Rhododendron ponticum</i>
	Yew	<i>Taxus baccata</i>
Invertebrates	Bumblebee	<i>Bombus</i> sp.
	Fritillary butterfly	<i>Argynnis</i> sp.

Habitats	Common Name	Species Name
	Gatekeeper butterfly	<i>Pyronia tithonus</i>
	Holly blue butterfly	<i>Celastrina argiolus</i>
	Honeybee	<i>Apis mellifera</i>
	Large white butterfly	<i>Pieris brassicae</i>
	Marbled white butterfly	<i>Melanargia galathea</i>
	Meadow brown butterfly	<i>Maniola jurtina</i>
	Red admiral butterfly	<i>Vanessa atalanta</i>
	Small copper butterfly	<i>Lycaena phlaeas</i>
	Small skipper butterfly	<i>Thymelicus sylvestris</i>
	Speckled wood butterfly	<i>Pararge aegeria</i>
	Tree bumblebee	<i>Bombus hypnorum</i>
	Wasp	<i>Vespula vulgaris</i>
	White-tailed bumblebee	<i>Bombus lucorum</i>
Birds	Blackbird	<i>Turdus merula</i>
	Blue tit	<i>Cyanistes caeruleus</i>
	Buzzard	<i>Buteo buteo</i>
	Crow	<i>Corvus corone</i>
	Goldcrest	<i>Regulus regulus</i>
	Goldfinch	<i>Carduelis carduelis</i>
	Greenfinch	<i>Chloris chloris</i>
	Kestrel	<i>Falco tinnunculus</i>
	Raven	<i>Corvus corax</i>
	Red kite	<i>Milvus milvus</i>
	Robin	<i>Erithacus rubecula</i>
	Stock dove	<i>Columba oenas</i>
	Woodpigeon	<i>Columba palumbus</i>

Target Note	Notes
1	Hollyberry cotoneaster
2	Rhododendron
3	Log pile

14. Appendix 3 – Legislation and Planning Policy

14.1 Habitats Directive, EC Council Directive 92/43/EEC

The following information has been taken from ec.europa.eu.

Natura 2000 is a network of sites selected to ensure the long-term survival of Europe's most valuable and threatened species and habitats. How a site is chosen depends on what it aims to protect.

Under the Habitats Directive (Art. 3 and 4), Member States designate Special Areas of Conservation (SACs) to ensure the favourable conservation status of each habitat type and species throughout their range in the EU. Under the Birds Directive (Art. 4), the network must include Special Protection Areas (SPAs) designated for 194 particularly threatened species and all migratory bird species.

Member States designate Special Protection Areas (SPAs) according to scientific criteria such as '1% of the population of listed vulnerable species' or 'wetlands of international importance for migratory waterfowl'.

The choice of sites is based on scientific criteria specified in the directive, to ensure that the natural habitat types listed in the directive's Annex I and the habitats of the species listed in its Annex II are maintained or, where appropriate, restored to a favourable conservation status in their natural range.

14.2 The Birds Directive 2009/147/EC

The following information has been taken from ec.europa.eu.

The Birds Directive aims to protect all of the 500 wild bird species naturally occurring in the European Union. The 500 wild bird species naturally occurring in the European Union are protected in various ways:

- **Annex 1:** 194 species and sub-species are particularly threatened. Member States must designate Special Protection Areas (SPAs) for their survival and all migratory bird species.
- **Annex 2:** 82 bird species can be hunted. However, the hunting periods are limited, and hunting is forbidden when birds are at their most vulnerable: during their return migration to nesting areas, reproduction, and the raising of their chicks.
- **Annex 3:** overall, activities that directly threaten birds, such as their deliberate killing, capture or trade, or the destruction of their nests, are banned. With certain restrictions, Member States can allow some of these activities for 26 species listed here.
- **Annex 4:** the directive provides for the sustainable management of hunting, but Member States must outlaw all forms of non-selective and large scale killing of birds, especially the methods listed in this annex.
- **Annex 5:** the directive promotes research to underpin the protection, management and use of all species of birds covered by the Directive, which are listed in this annex.

14.3 Conservation of Habitats and Species Regulations 2017 (as amended)

Under these Regulations, the UK Government and Devolved Administrations are required to establish a network of important high-quality conservation sites that will make a significant contribution to conserving the habitats and species identified in Annexes I and II, respectively, of European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, known as the Habitats Directive. The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds). Of the Annex I habitat types, 78 are believed to occur in the UK. Of the Annex II species, 43 are native to, and normally resident in, the UK

(www.JNCC.gov.uk). Special Areas of Conservation (SACs), together with Special Protection Areas (SPAs), are the UK's contribution to the Bern Convention's Emerald Network of protected areas, known as Areas of Special Conservation Interest (ASCIs).

14.4 The 1949 National Parks and Access to the Countryside Act

Section 21 of the National Parks and Access to the Countryside Act, 1949 provides discretionary powers to enable local authorities to establish and manage Local Nature Reserves (LNRs). Under the Conservation of Habitats and Species (Amendment) (EU Exit) 2019 Regulations, these powers have been extended from preserving flora and fauna to include enabling or facilitating its recovery or increase.

14.5 The Wildlife and Countryside Act, 1981 (As Amended)

The following information was taken from www.jncc.gov.uk and www.ukwildlife.com.

The Wildlife and Countryside Act, 1981 (as amended) is the primary national legislation, which protected animals, plants, and habitats in the UK. The act contains four parts and 17 schedules, which cover:

- Part 1: Wildlife (includes protection of birds, animals, and plants; and measures to prevent the establishment of non-native species which may be detrimental to native wildlife).
- Part 2: Nature conservation, the countryside, and National Parks (including the designation of protected areas).
- Part 3: Public rights of way.
- Part 4: Miscellaneous provisions of the act.

All naturally occurring wild birds in Great Britain are protected from persecution. It is illegal to kill, injure or 'take' any wild bird, take, or damage the nest of any wild bird whilst in use or being built. The eggs of all wild birds are also protected. If you have in your possession any live wild birds, egg(s) or any part of a wild bird you are committing an offence. The birds listed in Schedule 1 of the Wildlife and Countryside Act 1981 are further protected by Special Penalties all year round for those in Part 1 and during a specified closed season for those listed in Part 2.

Schedule 5 lists Animals Species that are protected under Section 9. Section 9 prohibits the intentional killing, injuring, or taking of the species listed in Schedule 5 and also prohibits their possession and the trade in the wild animals listed. The species listed are also further protected from disturbance by prohibiting actions that affect places they use for shelter.

Animals listed in Schedule 6 are protected from being killed or taken by certain methods under Section 11(1) of the Wildlife and Countryside Act 1981. The methods listed are: self-locking snares, bows, crossbows, explosives (other than ammunition for a firearm), or live decoys. The species listed are also protected from the following activities: trap, snare or net, electrical device for killing or stunning, poisonous, poisoned, or stupefying substances or any other gas or smoke, automatic or semi-automatic weapon, device for illuminating a target or sighting device for night shooting, artificial light, mirror or other dazzling device, sound recording, and mechanically propelled vehicle in immediate pursuit.

Under the Wildlife and Countryside Act 1981 (as amended), the country nature conservation bodies have a duty to notify any area of land which in their opinion is 'of special interest by reason of any of its flora, fauna, or geological or physiographical features' – these areas are known as Sites of Special Scientific Interest (SSSIs).

14.6 Countryside & Rights of Way Act, 2000

The CRoW Act gives a public right of access to land mapped as 'open country' (mountain, moor, heath and down) or registered common land. The protection of Sites of Special Scientific Interest (SSSIs) is strengthened in this legislation. The CRoW Act also allows for the prosecution of third parties that damage or destroy a SSSI.

14.7 Hedgerow Regulations 1997

These regulations fall under the local authority and are intended to protect important hedgerows from removal. Owners and managers must request permission from their local authority before removing a hedgerow, and permission may not be granted if it supports a diverse range or protected species.

14.8 The Protection of Badgers Act, 1992

Badgers are fully protected in the UK by the Protection of Badgers Act, 1992 and by Schedule 6 of the Wildlife and Countryside Act, 1981 (as amended). This makes it an offence (amongst other things) to:

- Wilfully kill, injure, take, possess, or cruelly treat a badger.
- Intentionally or recklessly damage, destroy or obstruct access to a badger sett.
- Disturb a badger while it is occupying a sett.

14.9 Natural Environment and Rural Communities (NERC) Act, 2006

The site comprises deciduous woodland, which is a Priority Habitat. Priority Habitats are listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Section 40 (1) of the NERC Act, 2006 imposes a duty to conserve biodiversity:

- *“Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.”*

Section 40(3) of the Act explains that:

- *“Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat”.*

The duty applies to all local authorities and extends beyond just conserving what is already there to carrying out, supporting, and requiring actions that may also restore or enhance biodiversity.

14.10 National Planning Policy Framework (NPPF) 2021

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Section 15 of the NPPF (paragraphs 174 to 182) considers the conservation and enhancement of the natural environment including habitats and biodiversity (paragraphs 179-182) Paragraph 174 states that planning and decisions should contribute to and enhance the natural and local environment by:

- “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);

- 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; and
- Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”.

Paragraph 175 states that plans should distinguish between the hierarchy of international, national, and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Paragraph 179 states that in order to protect and enhance biodiversity and geodiversity, plans should:

- “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 steppingstones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- 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.”

When determining planning applications, Paragraph 1780 states that local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- 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 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;
- 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
- 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.”

As stated in paragraph 181 the following should be given the same protection as habitats sites:

- Potential Special Protection Areas and possible Special Areas of Conservation;
- Listed or proposed Ramsar sites; and

- Sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”

Paragraph 182 states that the presumption in favour of sustainable development does not apply where the planned project is likely to have a significant effect on a habitat site (alone or in combination with other plans or projects) unless an appropriate assessment has concluded the plan or project will not adversely affect the integrity of the habitats site.

14.11 Office of the Deputy Prime Minister (ODPM) Circular 06/2005

ODPM Circular 06/05 provides guidance on applying legislation in relation to nature conservation and planning in England. Part I considers the legal protection and conservation of internationally designated sites (namely candidate Special Areas of Conservation (cSACs), SACs, potential Special Protection Areas (pSPAs), SPAs and Ramsar sites) and Part II considers the legal protection and conservation of nationally designated sites, namely Sites of Special Scientific Interest (SSSIs).

Part III considers the protection of habitats and species outside of designated areas (particularly UK Biodiversity Action Plan species and habitats, which it states are capable of being a material consideration in the preparation of local development documents and the making of planning decisions.

Part IV considers species protected by law and states that the presence of a protected species is a material consideration in the consideration of a development proposal that, if carried out, would be likely to result in harm to the species or its habitat and that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.

14.12 Water Framework Directive

The Water Framework Directive (Directive 2000/60/EC) became law in England and Wales in 2003 via the Water Environment (WFD) (England and Wales) Regulations. The Water Framework Directive has four main goals: (1) to prevent deterioration in water status, (2) all water bodies achieve good ecological status, good chemical status, and good groundwater status (or potential), (3) reduce and eliminate sources of pollution and (4) contribute to achieving objectives of sites protected by other EU legislation.

14.13 Bern Convention

The Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) was ratified by the UK Government in 1982. The principal aims of the Convention are to ensure conservation and protection of wild plant and animal species and their natural habitats (listed in Appendices I and II of the Convention), to increase cooperation between contracting parties, and to regulate the exploitation of those species (including migratory species) listed in Appendix III. To this end, the Convention imposes legal obligations on contracting parties, protecting over 500 wild plant species and more than 1,000 wild animal species.

14.14 Wild Mammals (Protection) Act, 1996

The Wild Mammals (Protection) Act 1996 makes provision for the protection of wild mammals from certain cruel acts by stating that any person who mutilates, kicks, beats, nails or otherwise impales, stabs, burns, stones, crushes, drowns, drags, or asphyxiates any wild mammal with intent to inflict unnecessary suffering shall be guilty of an offence.

15. Appendix 4 – List of Abbreviations

BAP	Biodiversity Action Plan
CSZ	Core Sustenance Zone
CWS	County Wildlife Site
EclA	Ecological Impact Assessment
EPSL	European Protected Species Licence
GCN	Great Crested Newt
NERC	Natural Environment and Rural Communities Act
NPPF	National Planning Policy Framework
PEA	Preliminary Ecological Appraisal
SSSI	Site of Special Scientific Interest
SAC	Special Area of Conservation
SINC	Site of Importance for Nature Conservation
SNCI	Site of Nature Conservation Importance
SPA	Special Protection Area
UKHab	UK Habitat Classification System