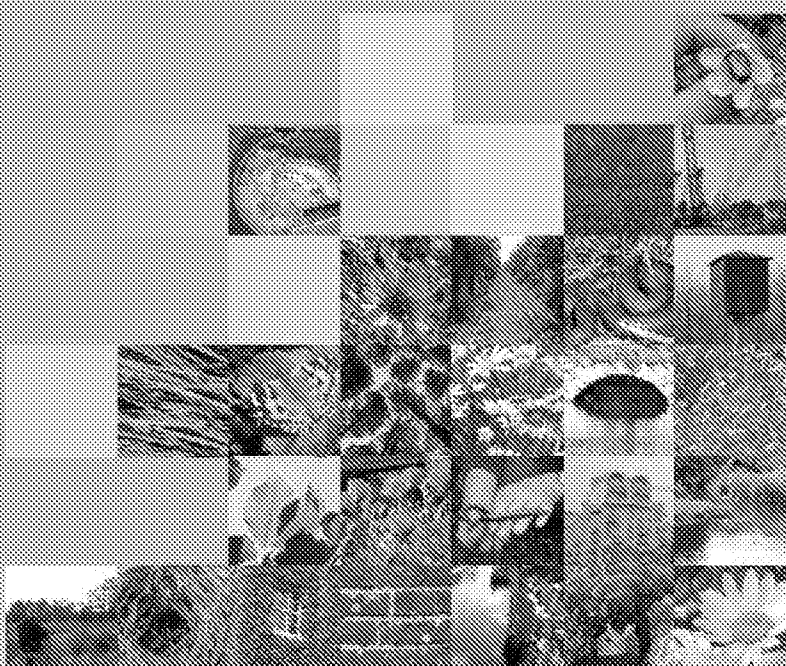




Quiet Waters, Roundstone Lane, Angmering, West Sussex, BN16 4AX

Ecological Mitigation & Management Plan

Report for Bedaro

Version	Author	Checked by	Approved by	Date	Type
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Contents

1. Introduction	1
2. Ecological Mitigation Strategy	4
3. Design and/or Working Methods	8
Appendix 1: Mitigation Map	17
Appendix 2: Compensation and Enhancements Plan	19
Appendix 3: Timetable of Ecological Works	21

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1 Introduction

BACKGROUND

- 1.1 The Ecology Consultancy was commissioned by Bedaro to prepare an Ecological Mitigation and Management Plan (EMMP) for Quiet Waters, Angmering, West Sussex.
- 1.2 Planning permission (Application No. A/132/17/OUT) was granted by Arun District Council on 19 January 2018 and was subject to a series of planning conditions. This Ecological Mitigation and Management Plan has been written to discharge the conditions relating to ecology which state:

Planning Condition 18 - "Prior to the commencement of construction works or any preparatory works detailed Ecological Management and Mitigation Plan including a Schedule of Works shall be submitted to the LPA for approval and will be based on the recommendations within the supporting Preliminary Ecological Appraisal Report. All approved details shall then be implemented in full and in accordance with the agreed timings and details. The Ecological Management and Mitigation Plan shall include but not be restricted to:

- » *timings for clearance of trees or scrub to avoid impacts on breeding birds*
- » *two phased cutting of grassland along site boundaries to deter reptiles and amphibians*
- » *details of compensatory and additional tree planting*
- » *details of compensatory boundary habitat planting*
- » *details and location of bird and bat boxes*
- » *boundary features to measure at least 5m width for the majority of the site to allow for commuting badgers*

Should the detailed layout of the site require the removal of further trees which have the potential to support bats, a climbed tree inspection survey will be required".

Planning Condition 19 – “Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1 March – 1 October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work)”.

SCOPE OF THE REPORT

- 1.3 This document provides avoidance, mitigation and enhancement details for habitats, bats, birds, reptiles, amphibians such as common toad *Bufo bufo*, badgers *Meles meles*, hedgehogs *Erinaceus europaeus* and stag beetle *Lucanus cervus*.
- 1.4 This report has been made based on the findings of the following reports:
 - » The Preliminary Ecological Appraisal (PEA) which included a desk study for records of protected and notable species on and surrounding the site (The Ecology Consultancy, 2017a);
 - » The Reptile Survey (The Ecology Consultancy, 2017b); and
 - » The Bat Survey which included a building inspection and dusk emergence surveys (The Ecology Consultancy, 2017c).
- 1.5 This report should also be read alongside the Detailed Landscape Proposals (Rosetta Landscape Design, 2018) which provides details on the location and composition of proposed hedges, trees and shrubs.
- 1.6 This strategy has been written by Rosanna Marston BSc MSc ACIEEM, an Ecologist who has over five years' consultancy experience.
- 1.7 This document has been prepared with reference to best practice guidance as detailed in British Standard 42020:2013 *Biodiversity - Code of Practice for Biodiversity and Development* (BSI, 2013).

SITE CONTEXT AND STATUS

- 1.8 The proposed development site is 0.77 hectares (ha) in size and is located at National Grid reference TQ 07467 03375. At the time of previous surveys, the site consisted predominantly of buildings (eight in total), hardstanding and amenity grassland with areas of unmanaged vegetation present along the site boundaries comprising scattered

trees, scrub and tall ruderal. Smaller areas of intact hedge, introduced shrub and standing water were also present.

- 1.9 The site is located on the south-eastern edge of the village of Angmering and to the north of East Preston. The A259, Angmering by Pass, is approximately 190m south of the site. The site is bordered to the west by Roundstone Lane, to the north and south by a residential plot and industrial units, to the east by a retail park and garden centre. Approximately 135 metres (m) north of the site is a housing development for 246 dwellings. The site is not subject to any nature conservation designations.
- 1.10 The wider landscape consists primarily of agricultural land to the east and the village of Angmering to the north and west beyond which is Ham Manor Golf Club and agricultural land. Approximately 270m north and 305m east is an area of good quality semi-improved grassland which extends north covering approximately 110ha. There are a small number of fragmented deciduous woodland patches within the wider landscape, the largest being Groom's Copse, 1.8 kilometres (km) north, an ancient woodland and Ferring Rife and meadows, a Site of Nature Conservation Importance (SNCI) is situated 1.3km south-east of the site and consists of a river habitat and several hectares of rough grassland. Highdown Hill and the Miller's Tomb, also an SNCI, is located 1.5km north-east of the site and comprises unimproved chalk grassland and scrub.

DESCRIPTION OF THE DEVELOPMENT

- 1.11 The development proposals for the site (Crowther Architects Associates, 2016) are to demolish the existing single dwelling and outbuildings. The majority of existing garden habitats will be lost including areas of amenity grassland, introduced shrub, intact hedge, pond and several scattered trees. Current proposals seek to retain a landscape buffer zone around the site boundary which will include the majority of scattered trees and areas of scrub and tall ruderal. A total of 30 new residential buildings will be built, including garden space, car parking and areas of scattered open space. Landscaping proposals are to include new tree planting and soft landscaping.

2 Ecological Mitigation Strategy

CONSERVATION OBJECTIVES

- 2.1 The aim of the EMMP is to ensure that the mitigation hierarchy of avoidance, mitigation, compensation, enhancement and restoration is implemented to ensure:
- ✧ death, injury or disturbance to protected and/or notable species of conservation concern is avoided;
 - ✧ no net loss of key habitats (where possible);
 - ✧ the quality of on-site habitats is improved (where possible); and,
 - ✧ the favourable conservation status of protected species is maintained.
- 2.2 The site-wide approach to ecological working methods to achieve the stated objectives above are provided in Section 3 for each habitat and species group.

SITE POTENTIAL

- 2.3 The potential impacts on species and habitats from development when considered at a local level, primarily within or immediately adjacent to the proposed scheme, are as follows:
- ✧ loss of habitats;
 - ✧ species mortality or injury through construction activities;
 - ✧ disturbance due to construction operations e.g. from noise, dust, vibration etc.;
 - ✧ effect on bats and birds through increased lighting; and,
 - ✧ changes to existing habitat management techniques.

CONSTRAINTS

- 2.4 The following habitats and species groups provide potential constraints during both the construction and operational phases of development:
- ✧ habitats;
 - ✧ bats;
 - ✧ birds;

- » reptiles;
- » amphibians
- » hedgehogs; and
- » stag beetle.

Habitats

- 2.5 The majority of habitats on site are common and widespread and none are Habitats of Principal Importance¹ or Sussex Biodiversity Action Plan (BAP) habitats. The site supports a large number of scattered trees and wide variety of species, some of which have intrinsic value being mature, native specimens. The majority of these are being retained under current proposals, with approximately five being removed. The on-site pond, although low in ecological value has the potential to support common frog *Rana temporaria* and common toad.

Bats

- 2.6 During the bat surveys, Buildings B1 (the bungalow) and B2 (the main house) were considered to have moderate potential for roosting bats. Buildings B3, B4, B5, B6, B7 and B8 were considered to have negligible potential for roosting bats. No bats emerged from B1 or B2 during the two dusk emergence surveys therefore it was considered that all of the buildings on site could be demolished without further constraint.
- 2.7 However, if the time elapsed between approved planning and demolition of the built structures exceeds two years, one further dusk emergence survey is recommended to be carried out between May – August, to ensure conditions at the site have not been subject to any change.
- 2.8 The overall level of bat activity at the site was considered to be low, with one species being recorded (common pipistrelle *Pipistrellus pipistrellus*).
- 2.9 Of the trees surveyed on site, nine (T1, T2, T3, T5, T7, T8, T10, T11 and T12) and one group (G1) of trees were considered to have low potential for roosting bats and three trees (T4, T6 and T9) were considered to have moderate potential for roosting bats. No

¹ **Habitats of Principal Importance** are those defined by Section 41 of the Natural Environment and Rural Communities Act, 2006.

bats emerged from any of the trees during the dusk emergence surveys therefore it was considered that these could be felled or trimmed back without further constraint.

- 2.10 All British species of bat are listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017. Under this legislation it is an offence to deliberately capture, kill, or disturb bats or damage, destroy or obstruct access to a bat roost.

Birds

- 2.11 Two old barn swallow *Hirundo rustica* nests were identified in Building B5 during the PEA survey. In addition to this, the trees, wooden sheds and scattered scrub have potential to support a range of common and widespread breeding birds.
- 2.12 All wild birds and their active nests are protected under the Wildlife and Countryside Act 1981 (as amended).

Reptiles and Amphibians

- 2.13 During the reptile survey no reptiles were recorded on the site and therefore it was considered that reptiles were likely absent from the site.
- 2.14 All species of reptile are protected from killing or injuring under the Wildlife and Countryside Act 1981 (as amended).
- 2.15 The on-site pond was considered to have potential to support amphibians such as common frog or common toad.
- 2.16 The common toad is listed as a Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006) and therefore should be taken into consideration in the planning process, and mitigation to prevent any adverse impacts on toads should be carried out.

Badgers

- 2.17 The boundary habitats included banks covered in scrub and trees which provided suitable sett building habitat for badger. In addition, the amenity grassland areas surrounding the residential properties provided suitable foraging habitat as these

habitats often support good earthworm populations. However, no definitive signs of badger were observed during the habitat survey and the likelihood of badgers occurring on or close to the site was considered to be negligible. Consequently, badgers are not considered any further within this EMMP.

- 2.18 Badgers are afforded legal protection under the Protection of Badger Act (1992). It is an offence to capture, kill or injure a badger, to disturb a badger while in the sett or to damage, destroy or obstruct access to a sett.

Hedgehogs

- 2.19 Habitats on the site with the potential to support hedgehogs included scrub, tall ruderal vegetation and piles of waste material.
- 2.20 Hedgehogs are a Species of Principal Importance under Section 41 of the NERC Act 2006 and, as for all wild mammals, are afforded protection through the Wild Mammals (Protection) Act 1996 which makes it an offence to cause suffering.

Stag Beetle

- 2.21 Habitats on the site with the potential to support stag beetle included trees with buried deadwood.
- 2.22 The stag beetle is listed as a Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006) and therefore should be taken into consideration in the planning process, and mitigation to prevent any adverse impacts on stag beetles should be carried out.

3 Design and/or Working Methods

OVERVIEW

- 3.1 All contractors working on-site will be given access to this mitigation strategy and given a toolbox talk by the Ecological Clerk of Works (ECoW) as part of their induction. Information will be provided that explains the importance of sensitive features at the site and the associated protection measures to be employed.
- 3.2 It will be made clear to all contractors that should any unexpected discoveries of protected species be made during construction, works must cease in this area and the ECoW contacted immediately.
- 3.3 No ground works or movement of heavy plant will take place until it is established by an ecologist that all required aspects of ecological mitigation have been carried out adequately in accordance with the measures detailed below.
- 3.4 Details of the timings of the mitigation and enhancements can be found within the timetable of works in Appendix 3.

HABITATS

Mitigation

- 3.5 No constraints were identified in relation to the intrinsic value of the habitats present; however, best environmental practice measures will be implemented to protect the tree roots of retained trees, in accordance with BS 5837:2012.
- 3.6 All retained habitat with the potential to support protected species and Species of Principal Importance, including trees will be protected during works. Fencing (Netlon/Heras or similar) will be installed around retained habitats. Information signs will be used to indicate habitat that must be protected where appropriate.
- 3.7 Equipment, machinery, tools and materials will not be stored within retained habitat, and care will be taken to ensure vehicles are not tracked on these areas. A nominated member of site staff will carry out a check of all fence lines weekly. Any damage will be reported to the site manager immediately and where appropriate they will contact the ECoW.

Compensation and Enhancements

- 3.8 Landscaping has been designed to help compensate for the loss of habitats on the site (by replacing lost habitats with those of greater value to wildlife) and enhance the site for a variety of wildlife. Proposals for the site include:
- ✧ hedge planting (including two species which are native and/or of recognised wildlife value);
 - ✧ shrub planting (including 12 species which are native and/or of recognised wildlife value); and
 - ✧ tree planting (including eight species which are native and/or of recognised wildlife value).

BATS

Mitigation

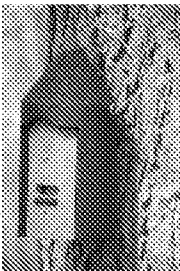
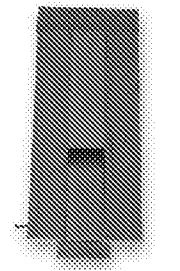
- 3.9 The built structures and trees provided suitable habitat for hibernating bats. As a precautionary measure, it is recommended that the demolition of built structures and removal of trees avoids the bat hibernation season (1 November – 15 March).
- 3.10 Research has shown that bats can be extremely sensitive to artificial lighting, though the magnitude of effects varies between species. Excessive and/or poorly directed lighting may delay bats in emerging from their roosts; shortening the time available for foraging, as well as causing bats to move away from suitable foraging grounds, movement corridors or roosting sites, to alternative dark areas (Jones, 2000).
- 3.11 To minimise indirect impacts from lighting associated with the proposed development, it is recommended that artificial lighting is only directed where necessary for health and safety reasons. Lighting should not illuminate any trees on site or suspected or confirmed bat roosting sites. Lighting should only be used for the period of time for which it is required (Jones, 2000). This can be achieved by following accepted best practice (Fure, 2006; Institute of Lighting Engineers 2009; Bat Conservation Trust 2011):
- ✧ The level of artificial lighting, including flood lighting, should be kept to an absolute minimum;
 - ✧ Where this does not conflict with health and safety and/or security requirements, the site should be kept dark during peak bat activity periods (0 to 1.5 hours after sunset and 1.5 hours before sunrise);

- ⌘ Lighting required for security or safety reasons should use a lamp of no greater than 2000 lumens (150 Watts) and should comprise sensor-activated lamps;
- ⌘ Lights utilising LED technology are the preferred option as these lights do not emit on the UV spectrum, are easily controllable in terms of direction/spill and can be turned on and off instantly;
- ⌘ Avoid the use of sodium or metal halide lamps; these gas lamps require a lengthy period in which to turn off and the diffuse nature of the light emitted makes light spillage a significant problem.
- ⌘ Lights required for night time deliveries or security patrols could be set to activate with pressure activated sensors set into the ground;
- ⌘ Lighting should be directed to where it is needed to minimise 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 shield/hood/cowl/ that directs the light below the horizontal plane and restricts the lit area;
- ⌘ Artificial lighting should not directly illuminate any confirmed or potential bat roosting features or habitats of value to commuting/foraging bats. Similarly, any newly planted linear features or compensatory bat roosting features should not be directly lit; and
- ⌘ Lighting design computer programs can be used to predict the potential impacts of light spillage.

Compensation and Enhancements

3.12 To compensate for the loss of potentially suitable roosting sites, a total of five bat boxes are recommended to be pole mounted or erected on trees to be retained. The boxes should be sited clear from any low laying branches and erected along the northern, southern and eastern site boundaries of the site and at a height of at least 3m. The specification of the boxes recommended includes the following models listed in Table 1. Bat box locations are included within the Compensation and Enhancement Plan in Appendix 2.

Table 1: Bat Box Details

Example	Number	Type	Dimension H x D (cm)	Target species	Location
 © Wildcare	3	Schwegler bat box 45-2FDFP with double front panel	33 x 16	Pipistrelle bats and others	On tree between 3-6 m high and facing west through to north
 © Wildcare	2	Timber hibernation box	35 x 15.5	Pipistrelle bats and others	On tree between 3-6 m high and facing west through to north

BIRDS

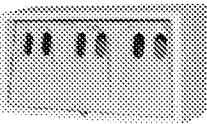
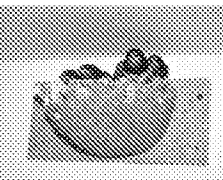
Mitigation

- 3.13 Any habitats with potential to support breeding birds (including buildings, introduced shrub, hedgerows, scattered scrub and scattered trees) should be removed outside of main bird breeding season i.e. September to February inclusive. However, this should be undertaken in line with the recommendations for clearance of vegetation for amphibians and hedgehogs as detailed below.
- 3.14 Where clearance work cannot be carried out outside of the main bird nesting season, a search for any nesting birds up to 48 hours prior to clearance must be undertaken by a suitably experienced ecologist. If any nests are found, they are to be protected until such time as the ecologist confirms that the young have fledged (left the nest). This would involve setting up an exclusion zone/cordon of an appropriate size for the species concerned. Works may then proceed up to, but not within, this exclusion zone. If any nesting birds are found at any time during clearance works when the ecologist is not present, work must stop immediately and an ecologist consulted immediately for advice on how to proceed.

Compensation and Enhancements

- 3.15 Bird nest boxes will be provided on the new buildings and retained trees for common and widespread species such as swallow, house sparrow *Passer domesticus*, blue tit *Cyanistes caeruleus*, great tit *Parus major*, wren *Troglodytes troglodytes* and robin *Erithacus rubecula*.
- 3.16 Details of the boxes are provided within Table 2 below. Bird box locations are included within the Compensation and Enhancement Plan in Appendix 2.

Table 2: Bird Box Details

Example	Number	Type	Dimension LxWxH (cm)	Target species	Location
 © Schwegler	2	Nest Box No.1B Hole- fronted	18 x 15.5 x 25.5	Multi- purpose, including; great and blue tit and house sparrows amongst others.	On trees over 1.5m high and facing between north and east
 © Schwegler	2	Schwegler Sparrow Terrace 1 SP	20 x 43 x 24.5	House and tree sparrows, and sometimes tits, redstarts and spotted flycatchers.	East elevation of new buildings at least 2m high
 © Schwegler	2	Schwegler Swallow Nest No. 10	25 x 14 x 11	Swallows and others	Under eaves of buildings (east elevation) at least 6cm from the ceiling

REPTILES AND AMPHIBIANS

Mitigation

- 3.17 It is recommended that prior to destruction, the on-site pond is drained using a submersible pump with fine wire mesh attached to avoid killing or injuring amphibians which may be present. This should be undertaken outside of the main amphibian breeding period (February to June). If any individual animals are found these can be carefully relocated to an area of retained vegetation away from the works, such as scrub or ruderal vegetation which will provide cover from predators.
- 3.18 Habitat manipulation is considered appropriate mitigation to encourage reptiles and amphibians (if present) to move from the site to adjacent habitats outside of the footprint of the proposed works. This would be achieved through cutting the vegetation back in two stages as follows:
- 3.19 All vegetation on the site due for removal (including grassland, introduced shrub, scattered scrub and hedgerows) should initially be cut to approximately 20 centimetres (cm) in height using hand tools such as chain saws, brush cutters and strimmers. This should be undertaken in a directional manner as shown on the mitigation plan in Appendix 1. This should be followed by the clearance of all vegetation to ground level using the methods as described above approximately one week later. Compost and refuse piles should be dismantled by hand.
- 3.20 Should any toads or other animals be found during clearance, these should be moved by hand as carefully as possible to an area of habitat that affords cover and that will not be affected by the works, such as a hedgerow. This should be as close to where they were discovered as possible.
- 3.21 All areas of cleared habitat that fall within the main construction zone should be regularly maintained to keep vegetation at ground level throughout the construction phase to render these areas unsuitable for amphibians. This approach will be the default to mitigating impacts on reptiles and amphibians and regular checks by the ECoW will ensure this is being complied with.

Compensation and Enhancements

- 3.22 Log piles will be created in two discreet locations at the edges of the site which will provide refuge habitat for reptiles and amphibians and replace those opportunities lost. Log pile locations are included within the Compensation and Enhancement Plan in Appendix 2.

HEDGEHOGS

Mitigation

- 3.23 The majority of habitat suitable for hedgehog will be retained within the landscape buffer zone surrounding the development. However, small areas of scrub, tall ruderal and piles of waste material will be removed for the development. These habitats should be removed carefully using hand-held tools to avoid killing or injuring hedgehogs which may be present. If a hedgehog is found, it should be carefully relocated to an area of retained vegetation away from the works as outlined above.
- 3.24 Where the proposed development will include the use of fencing to divide the residential properties and gardens, this will fragment an area of foraging and nesting habitat of value to generalist wildlife such as hedgehogs and other small mammals. It is therefore recommended that connectivity is maintained between the gardens by installing wildlife-friendly fencing, with gaps or tunnels in the bottom panels/gravel boards to allow easy passage for small mammals to continue foraging in this area. This can be achieved for example by cutting a hole (approximately 10cm x 10cm) in certain gravel boards, which is large enough for small mammals to pass through, but small enough to contain pets.
- 3.25 To ensure any hedgehogs and any other mammals, utilising the site are adequately protected throughout works, the following mitigation measures should be followed as a precaution:
- ✧ Any security lighting should not illuminate retained vegetation where practical;
 - ✧ Chemicals (including paint) should be stored in sealed containers, and will preferably not be left out over night;
 - ✧ Any trenches should be covered overnight, or include a means of escape for any animals falling in in the form of a ladder such as a scaffold plank; and

- Any open or exposed pipe work should be capped to prevent animals from gaining access.

Compensation and Enhancements

- 3.26 The grassland areas within the grounds of the new buildings will provide foraging habitat and replace some of that lost.

STAG BEETLE

Mitigation

- 3.27 Trees with buried deadwood should be left in situ where possible. Where stumps/roots are scheduled for removal, works should proceed with care, checking for stag beetle grubs that may be disturbed. If any suspected grubs are found during works, activity should stop immediately and a suitably qualified ecologist consulted. Any grubs should be moved to similar deadwood habitat or a purpose built loggery located outside of the clearance area on site and carefully buried.

Compensation and Enhancements

- 3.28 Any large woody material (e.g. cord wood) arising from works should be used to create log piles on-site with the lower sections buried in the ground. A guide to the identification of stag beetle grubs and information on the creation of a stag beetle loggery is available on the PTES website <https://ptes.org/get-involved/wildlife-action/help-stag-beetles/>. Log pile locations are included within the Compensation and Enhancement Plan in Appendix 2.

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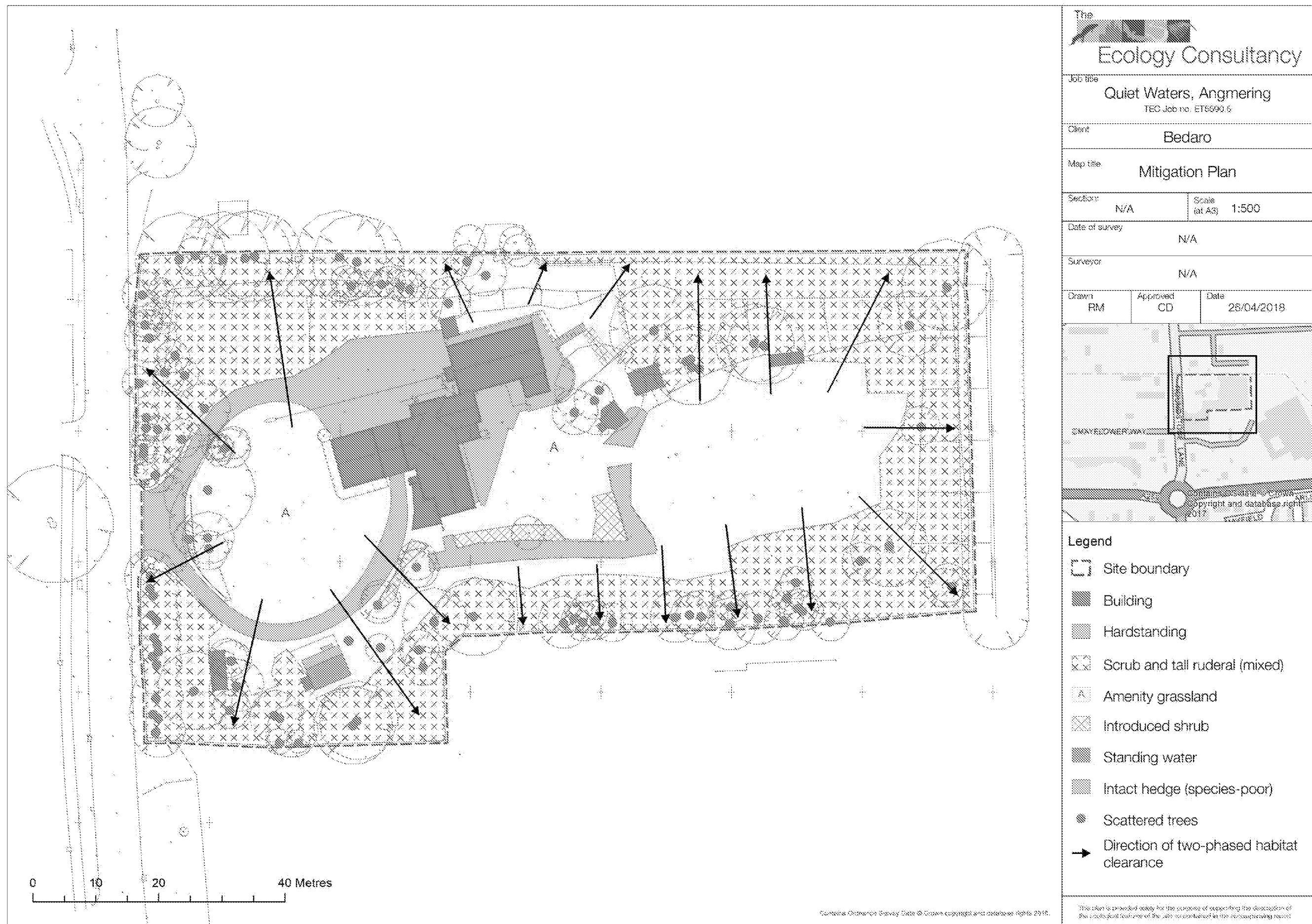
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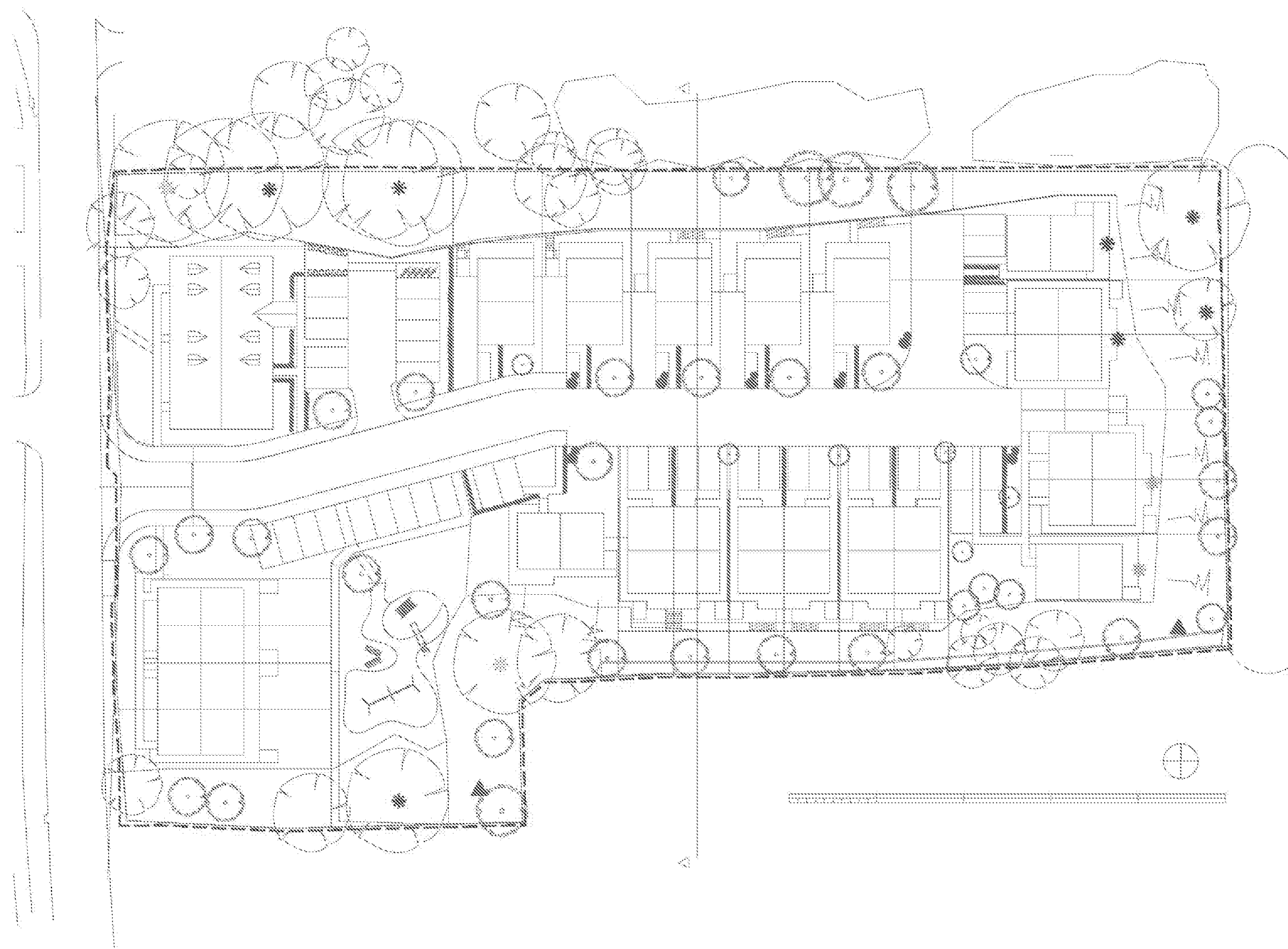
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Appendix 1: Mitigation Map



Appendix 2: Compensation and Enhancements Plan



The Ecology Consultancy

Job title
Quiet Waters, Angmering
TEC Job no. ET6590.5

Client
Bedaro

Map title
Compensation and Enhancements Plan

Section: N/A	Scale (at A3) 1:500
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Date of survey
N/A

Surveyor
N/A

Drawn RM	Approved CD	Date 26/04/2018
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Legend

- Site boundary
- Bat box 45-2FDFFP
- Bat (timber hibernation) box
- Bird box 1SP
- Bird box 1B
- Bird nest No. 10
- Log pile

This plan is provided solely for the purpose of supporting the description of the ecological features of the site as contained in the accompanying report.

0 10 20 40 Metres

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Appendix 3: Timetable of Ecological Works

Timetable of Ecological Works

■ OPTIMAL PERIOD FOR TASK □ ALTERNATIVE PERIOD FOR TASK

Tasks	J	F	M	A	M	J	J	A	S	O	N	D
Mitigation												
<i>Pre-construction Tasks</i>												
Nesting bird check			■	■	■	■	■	■				
Hand search, two phased habitat removal and destructive search (reptiles, amphibians, hedgehogs and stag beetle)			■	■	■	■	■	■	■	□		
Draining of pond	■						□	□	□	□	■	■
Installation of protective fencing around retained habitats	■	■	■	■	■	■	■	■	■	■	■	■
<i>Construction phase</i>												
Tool box talk to all personnel	■	■	■	■	■	■	■	■	■	■	■	■
Weekly checks of fencing	■	■	■	■	■	■	■	■	■	■	■	■
Regular site visits by project ecologist	■	■	■	■	■	■	■	■	■	■	■	■
Compensation and Enhancement Tasks												
Installation of log piles	■	■	■	■	■	■	■	■	■	■	■	■
Bird and bat box installation	■	■	■	■	■	■	■	■	■	■	■	■
Post construction Maintenance Tasks												
Cleaning of bird boxes (as required)	■	■							■	■	■	■



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