



EMMP & MLPP

Church Barton House, Horns
Lane, Pagham

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Report	Ecological Mitigation and Management Plan (EMMP) & Mitigation Landscape Phasing Plan (MLPP)
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Client	Hampshire Homes
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EXECUTIVE SUMMARY

Ecosupport Ltd were commissioned by Hampshire Homes to produce an Ecological Management and Mitigation Plan as required by condition 15 of the Outline approval (ref. P/25/17/OUT) and a Mitigation Landscape Phasing Plan as required by condition 6 of the Reserved Matters approval (ref. P/139/22/RES) for the development called 'Church Barton House, Horns Lane, Pagham'.

A series of reports / surveys were carried out for the outline application by Lizard Landscape Design and Ecology and Ecosupport Ltd between 2017 and 2025. As part of this work, the following reports were produced:

- Preliminary Ecological Appraisal and Bat Roost Assessment (Lizard Landscape Design and Ecology, 2017)
- Habitat Regulations - Appropriate Assessment (Lizard Landscape Design and Ecology, 2018)
- Updated Technical Note (Ecosupport Ltd., 2022)
- Phase II Bat Surveys & Mitigation Strategy (Ecosupport Ltd., 2022)
- Arboricultural Method Statement (Barrell Tree Consultancy, 2025)

These reports include a series of management prescriptions to enhance the site for biodiversity, which have been incorporated into this report.

This management strategy covers the prescription management of the habitats within the site post-development in perpetuity as well as the biodiversity mitigation and enhancements to be included within the site.

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1.0 INTRODUCTION

1.1 Aim

The aim of this report is to provide a prescription of the management of habitats in perpetuity within the site and to bring together all relevant sections of the previous ecological reports associated with the site called 'Church Barton House, Horns Lane, Pagham' and to use them to inform a site-wide Ecological Mitigation & Management Plan and Mitigation Landscape Phasing Plan. This will ensure the creation and management of habitats is suitable and beneficial to biodiversity within the site and all features of ecological importance are protected. This report will meet the requirements of Condition 6 of approved planning Ref P/139/22/RES and Condition 15 of the approved outline planning Ref P/25/17/OUT. These two conditions have been included together for consistency and together are expected to discharge both conditions. The conditions state:

Condition 6 (for Reserved Matters application P/139/22/RES):

Prior to the commencement of the development, a Mitigation Landscape Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable of when planting (hedging and trees) and fencing on the northern, western and southern boundaries is to be implemented in relation to the commencement of development and pre-construction activities and details showing the measures to protect and maintain the works during the construction phase. The approved details will be implemented in full.

Reason: To ensure adequate mitigation planting in order to comply with the approved Habitats Regulations Assessment (HRA) Appropriate Assessment (AA) in accordance with Policy ENV DM1 of the Arun Local Plan.

Condition 15 (for outline application P/25/17/OUT):

Prior to the commencement of construction works or any preparatory works an 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 document:

- Preliminary Ecological Appraisal - LLD1110 - Rev. 00 - 02/02/2017

All approved details shall then be implemented in full and in accordance with the agreed timings and details.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy ENV SP1 and ENV DM5 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure measures are in place to protect wildlife and habitats on site prior to any disturbance.

The management outlined within this report includes the following:

- Creation and management of species-rich meadow;
- Creation and management of native trees and shrubs across site;
- Creation and management of SUDs features on site;
- Retention and enhancement of existing line of trees and boundary vegetation;
- Provision of sensitive lighting strategy for foraging and commuting bats;
- Application for EPSL License for roosting bats within existing buildings on site;
- Provision of a Reptile relocation strategy for resident reptiles on site;
- Creation of log piles for reptiles / invertebrates;
- Installation of bat bricks / boxes, bird bricks / boxes and bee bricks; and
- Provision of gaps within garden fencing as Hedgehog highways.

The baseline ecological assessments relevant to this report were undertaken by Lizard Landscape Design and Ecology in 2017, with an update of habitats undertaken by Ecosupport Ltd. in 2022.

1.2 Objectives

The following objectives are considered for this report in order to protect and enhance the ecology on site:

1. To preserve existing habitat and create and manage new habitats to provide the greatest benefit to reptiles, birds, and bats.
2. To ensure the created and enhanced habitats within the site fulfil their ecological function and remain in good condition to provide a benefit to biodiversity.
3. To protect retained hedgerows and trees and provide suitable planting compensation.
4. To create and maintain new habitat features for reptiles, birds, and bats.
5. To detail management responsibilities and practices, including ongoing monitoring and remedial measures

1.3 Description

The site covers approximately 4.1ha which is dominated by a long sward length grassland. A residential property with accompanying vegetated garden is situated in the northwest of the site, with disused barns and stable located in the northeast. The boundary habitats consist of scrub, hedgerows, lines of trees and a ditch to the east. The site is situated west of Pagham Lane, Pagham, Chichester, PO21 4NJ (centered at SZ 885 982) (**Fig 1**). The site is bound by a track to the south, and an array of agricultural fields to the north, east and west. The wider environment consists of further multi-purpose fields as well as the Pagham Nature Reserve. Pagham is situated south of the site, with the coast further southeast of this.

Figure 1. Approximate redline boundary of the site (Google Hybrid, 2025).



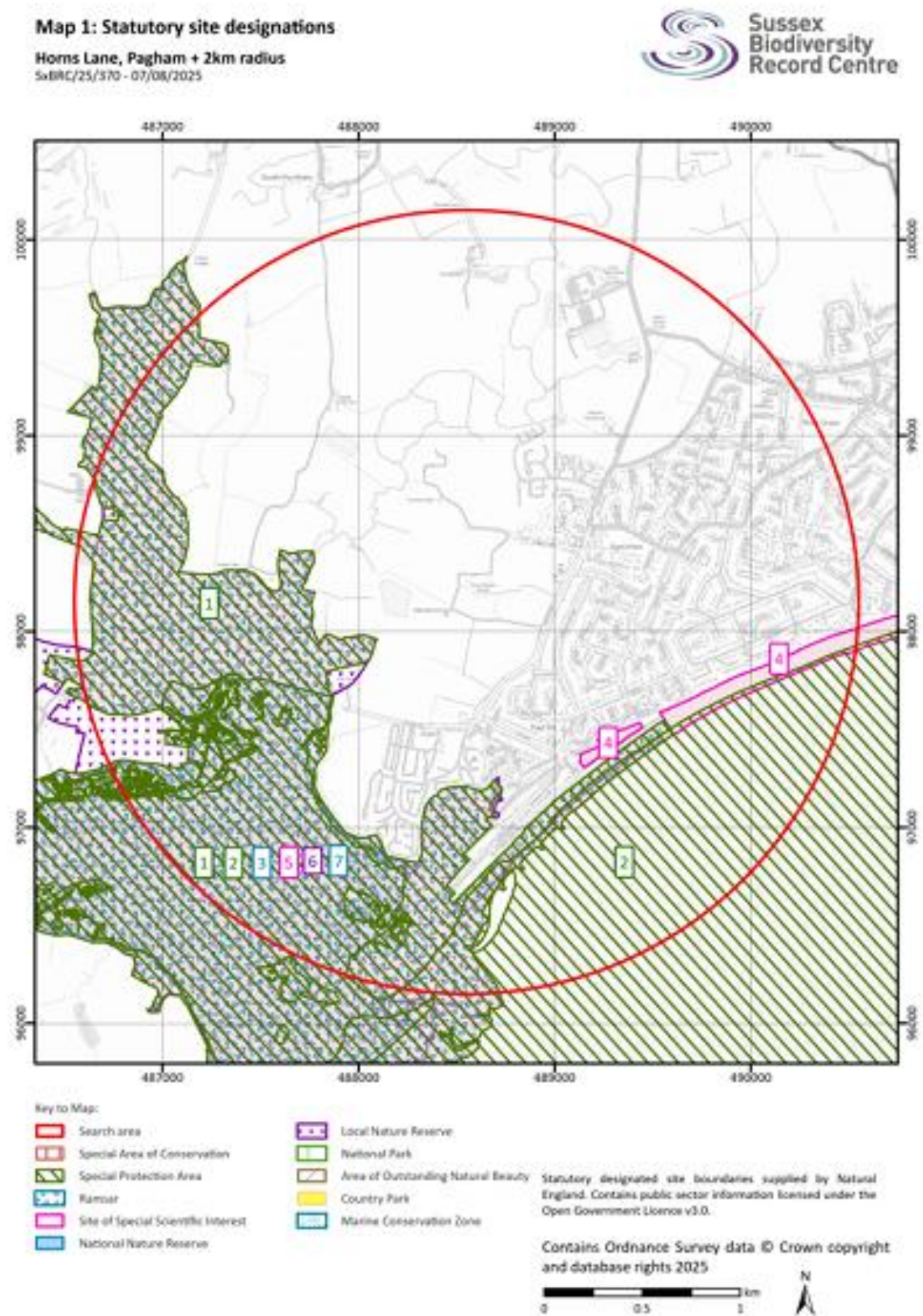
2.0 BASELINE DATA

2.1 Designated Sites

2.1.1 Statutory Designated Sites

SxBRC returned a number of records of Statutory Designated sites within 2km of the site, listed below in **Table 1** and shown in **Figure 2**.

Map Label	Site Name	Designation	Distance from Site
1,3,5,6,7	Pagham Harbour	SPA, Ramsar, SSSI, LNR, Marine Conservation Zone	0.4km (W)
2	Solent and Dorset Coast	SPA	0.72km (SW)
4	Bognor Reef	SSSI	0.81km (SE)

Figure 2. Statutory Designated Sites with a 2km radius of the site

2.1.2 Non-Statutory Designated sites

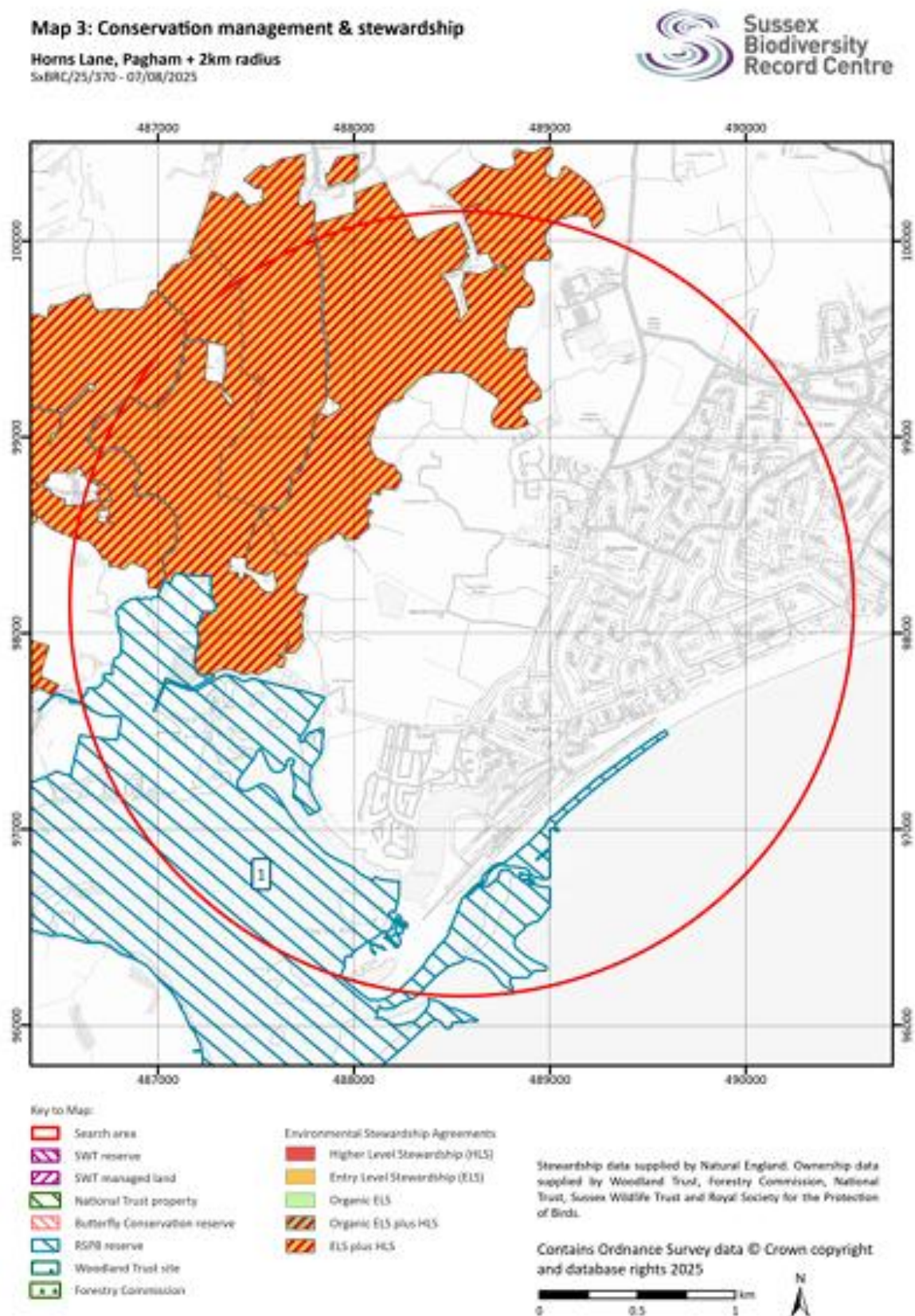
SxBRC returned 2 records of Non-Statutory Designated sites within 2km of the site, listed below in **Table 2** and shown in **Figure 3**.

Map Label	Site Name	Designation	Distance from Site
1	Bognoe Foreshore	Local Geological Site	0.97km (SE)
2	Pagham Harbour	Local Geological Site	0.4km (W)

Figure 3. Non-Statutory Designated Sites within a 2km radius of the site

2.1.3 Conservation Management and Stewardship

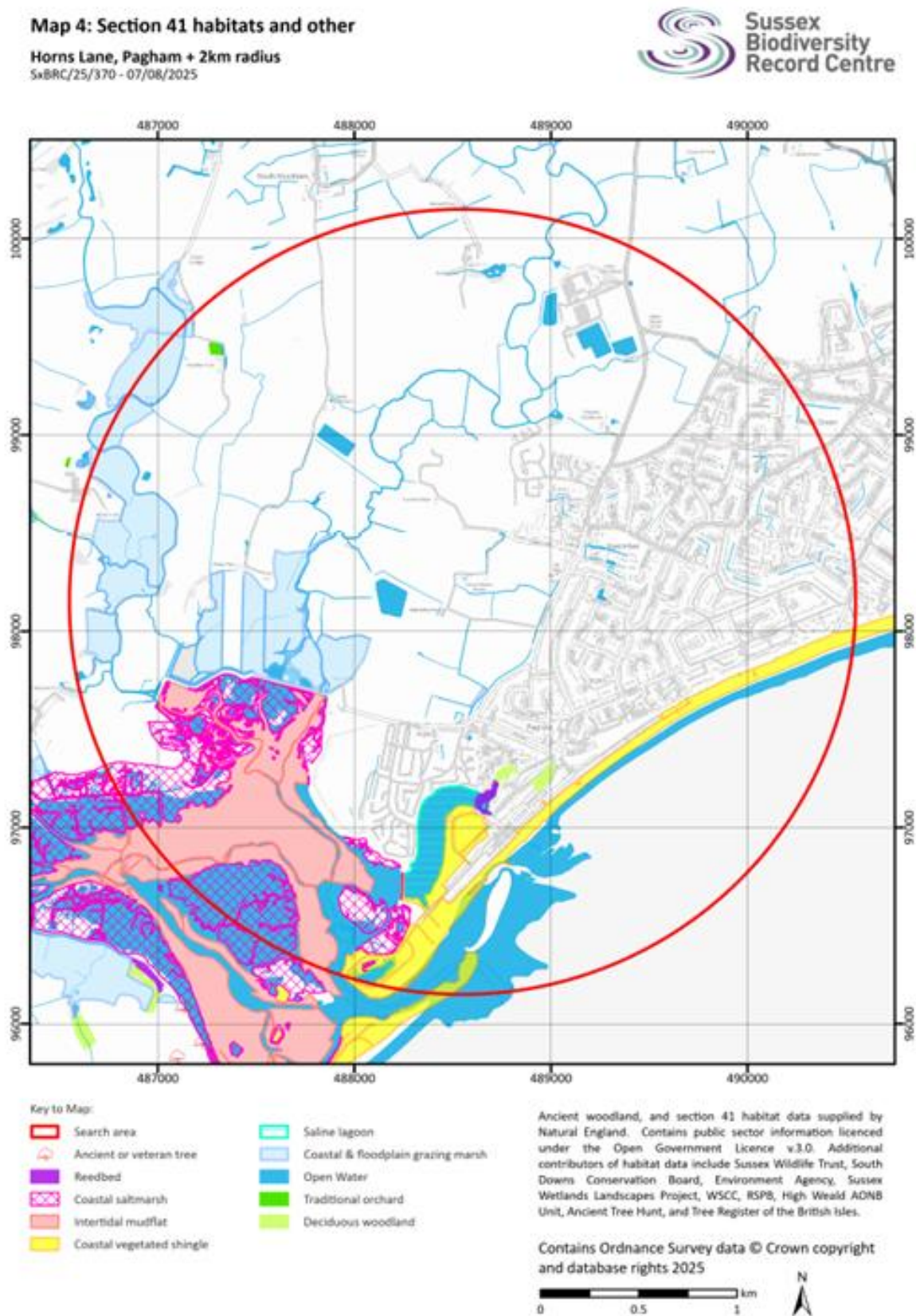
SxBRC identified a number of Entry Level Stewardship plus Higher Level Stewardship areas northwest of the site. Furthermore, Pagham Harbour has been recognised as an RSPB Reserve. These are shown in **Figure 4**.

Figure 4. Conservation Management and Stewardship areas within a 2km radius of the site

2.1.4. Section 41 Habitats

SxBRC identified a number of Section 41 Habitats around the site, including a network of Open Water Habitats composed of ditches, streams and ponds around the site. Furthermore, Pagham Harbour to the southwest comprises a mosaic of reedbeds, coastal saltmarshes, intertidal mudflats and coastal vegetated shingle - all amongst additional Open Water. The coastal vegetated shingle extends along the coastline. These habitats are shown in **Figure 5**.



Figure 5. Section 41 Habitats within a 2km radius of the site.

2.2 Habitats

An initial walkover of the site was conducted in January 2017 by Lizard Landscape Design and Ecology to identify habitats on site. Subsequent updated walkovers were undertaken by Ecosupport Ltd. in July 2022, with the most recent walkover conducted in August 2025. In summary, these walkovers had found the following habitat types (using the UK Habs Habitat Definitions Version 2.0 (UKHab Ltd., 2023)). The habitats on site have been updated from previous classifications due to the elapsed time since the previous walkovers:

- Modified grassland (g4) – Secondary Codes: ruderal or ephemeral (81) **(Fig 6)**
- Other Neutral Grassland (g3c) **(Fig 7)**
- Bramble scrub (h3d)
- Rivers and Lakes (r) - Secondary Codes: ditch (50)
- Other Broadleaved Woodland (w1g) - Secondary Codes: line of trees (33) **(Fig 8)**
- Native Hedgerow (h2a) - Secondary Codes: hedgerow with trees (11)
- Built Up Areas and Gardens (u1) - Secondary Codes: scattered trees (32), vegetated garden (828) **(Fig 9)**
- Developed Land; Sealed Surface (u1b)
- Other Developed Land (u1b6) - Secondary Codes: bare ground (510)
- Buildings (u1b5)

Figure 6. View of the modified grassland present on site (taken August 2025)



The unmanaged central parcel of grassland on site was previously identified as Modified Grassland, however as the grassland has been allowed to grow to longer sward lengths and other species to begin to colonise within the parcel, the main area of grassland is now recognised as Other Neutral Grassland (**Fig 7**). Species present within this parcel include, but are not limited to: Teasel (*Dipsacus fullonum*), Fleabane (*Pulicaria dysenterica*), Cow Parsley (*Anthriscus sylvestris*), Meadow Foxtail (*Alopecurus pratensis*), Ragwort (*Jacobaea vulgaris*), Knapweed (*Centaurea nigra*), Annual Meadow Grass (*Poa annua*), Oxeye Daisy (*Leucanthemum vulgare*), Red Clover (*Trifolium pratense*), Cocksfoot (*Dactylis glomerata*), Timothy (*Phleum pratense*), Ribwort Plantain (*Plantago lanceolata*), Wild Carrot (*Daucus carota*), Sow Thistle (*Sonchus oleraceus*), Bristly Oxtongue (*Helminthotheca echinoides*), White Clover (*Trifolium repens*), and Yarrow (*Achillea millefolium*).

Figure 7. View of the Other Neutral Grassland on site (taken August 2025)



Figure 8. View of the Line of Trees present on site (taken August 2025)



Figure 9. View of the residential vegetated garden present on site (taken August 2025)



2.3 Reptiles

2.3.1 Pre-existing Information

SxBRC provided a number of reptile records within 2km of the site, including Slow Worm (*Anguis fragilis*) (3 records), Grass Snake (*Natrix helvetica*) (2 records), Adder (*Vipera berus*) (8 records), and Common Lizard (*Zootoca vivipara*) (16 records).

2.3.2 Reptile surveys

A suite of presence / likely absence surveys for reptiles was undertaken between April-June 2017 by Lizard Landscape Design and Ecology (2018). This followed a recommendation for further survey efforts to identify presence of reptiles in the Preliminary Ecological Appraisal by Lizard Landscape Design and Ecology (2017). The survey effort identified the following:

“The results obtained from the reptile survey carried out April - June 2017 reveal a ‘low’ population of Grass Snake and ‘low’ population of Common Lizard. No other reptile species were recorded during the reptile survey. At a peak count 4 no. common lizards and 4 no. grass snakes were recorded.”

2.3.3 Updated Walkover

The main area of grassland on site has since grown to a longer sward length since the previous suite of surveys, with no further grazing or management taking place. The site would be easily accessible to reptiles commuting in, with habitats continuing to provide adequate foraging and sheltering potential for reptiles. Considering the appropriate habitats on site, local reptiles records and previous survey results, the site is considered to offer **moderate potential** for reptiles.

2.4 Great Crested Newts

2.4.1 Pre-existing Information

SxBRC found no records of Great Crested Newts (*Triturus cristatus*) within 1km of the site.

2.4.2 Previous survey efforts

Lizard Landscape Design and Ecology (2018) conducted HSI assessments on the two ditches present on site, which each scored '*below average*' suitability for GCN. These ditches were later subject to 4 no. population surveys to determine the presence/likely absence of GCN on site. A '*low population*' of smooth and palmate newts were recorded during these surveys, with no evidence of GCN found.

2.4.3 Updated Walkover

Since the previous surveys, the grassland habitats on site have grown to a longer sward length and have the heterogeneity to provide appropriate terrestrial habitat for GCN. However, the ditches on site had not improved since previous surveys, with no other waterbodies on site. Based on these habitats, and the pre-existing records, the site is still considered to be of **negligible potential** for GCN.

2.5 Bats

2.5.1 Pre-existing Information

The data request from SxBRC returned the following records within 1 km of the site (**Table 3**).

Table 3. List of Bat records within 1 km of the site provided by SxBRC (2025).

Taxon Name	Species Name	Number of Records
<i>Barbastella barbastellus</i>	Barbastelle	1
<i>Chiroptera</i> spp.	Bat Species	7
<i>Eptesicus serotinus</i>	Serotine	5
<i>Myotis</i> spp.	Myotis Bat species	3
<i>Myotis daubentonii</i>	Daubenton's Bat	1
<i>Nyctalus noctula</i>	Noctule Bat	3
<i>Pipistrellus</i> spp.	Pipistrelle Bat species	3
<i>Pipistrellus nathusii</i>	Nathusius' Pipistrelle	1
<i>Pipistrellus pipistrellus</i>	Common Pipistrelle	11
<i>Pipistrellus pygmaeus</i>	Soprano Pipistrelle	5

<i>Plectous spp.</i>	Long-eared Bat Species	2
<i>Plecotus auritus</i>	Brown Long-eared Bat	3
<i>Plecotus austriacus</i>	Grey Long-eared Bat	1

2.5.2 Previous survey efforts

Lizard Landscape Design and Ecology undertook a preliminary roost assessment of all buildings on site in 2017 and identified a low number of droppings within Building 1 on site (there is no reference as to whether these droppings have been sent off for DNA analysis).

Subsequently, Ecosupport Ltd undertook three Phase II emergences surveys in 2022, comprising two dusk emergence surveys and one dawn re-entry survey. The surveys identified one Common Pipistrelle re-entry on the 26th August 2022 and two Common Pipistrelle emergences on the 14th September 2022 in Building 1, confirming the presence of two day roost locations (**Fig 10**). Furthermore, the surveys identified one Soprano Pipistrelle emergence on the 9th August 2025 on Building 2, confirming the presence of one Soprano Pipistrelle day roost (**Fig 11**).

All other buildings on site were considered to be of negligible potential for roosting bats.

Figure 10. Approximate location and flight direction of the Common Pipistrelle emergences and re-entries during the surveys (blue 26/08/22 and red 14/09/22).

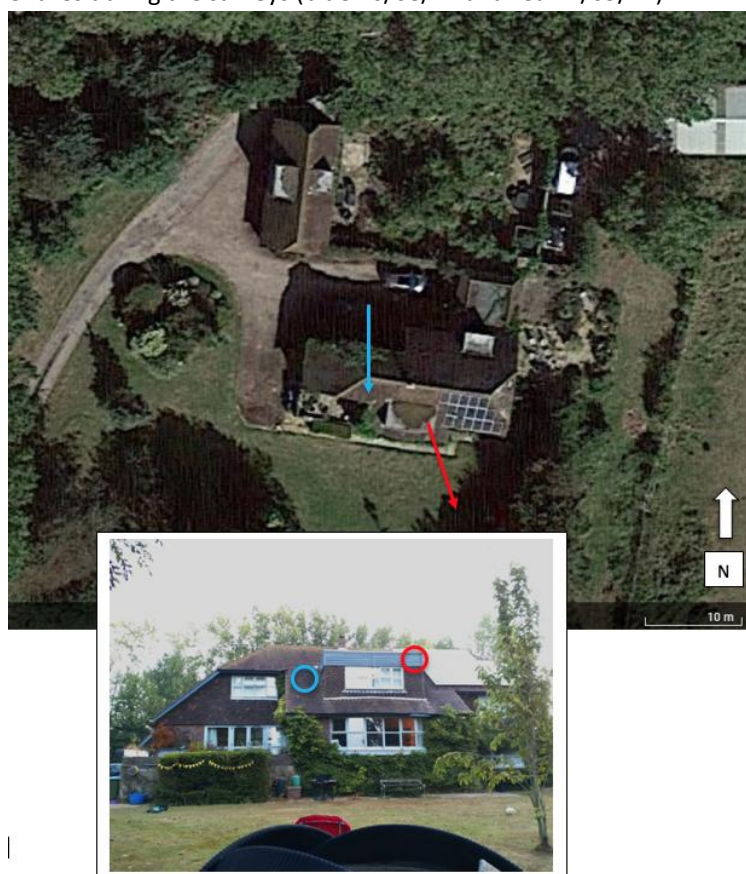


Figure 11. Approximate location and flight direction of the Soprano Pipistrelle emergence during the dusk survey (09/08/22).



2.5.3 Updated Walkover

The habitats on site continue to support foraging and commuting potential for any bats on site, with longer sward length and unmanaged grasslands increasing invertebrate biomass and diversity, which positively influence foraging behaviours.

Building 1 and Building 2 on site continue to offer **high potential** for roosting bats with a confirmed presence of Common Pipistrelle (Building 1) and Soprano Pipistrelle (Building 2) day roosts and as such, an additional emergence survey is required to update the results prior to the acquisition of a Protected Species license.

All other buildings on site were considered to be of negligible potential for roosting bats.

2.5.4 2025 Emergence Survey

An updated emergence survey of the existing buildings on site was conducted on the 6th August 2025 in order to inform an EPS License from Natural England.

An updated internal inspection is required to collate bat droppings to send off for DNA analysis.

2.5.4.1 Methodology

A single dusk emergence survey was undertaken for the existing buildings on site. This was conducted on the 6th August 2025 by Katalin-Anett Balazs, Benedict Wightman, Zoltan Balazs Michelle Tebbs and Finley Swensson, all experienced bat surveyors from Ecosupport Ltd. An Elekon Batlogger and Batscanner were utilised for identifying species calls / analysis of calls via sonogram (where required), with 2 Nightfox Whisker Night Vision Binoculars used to record each surveyor's field of view for the duration of the survey and to assist in identifying bat activity. The dusk emergence survey began approximately 15 minutes prior to sunset and continued until approximately 1.5 hours after.

Survey sheets were used to record the following information:

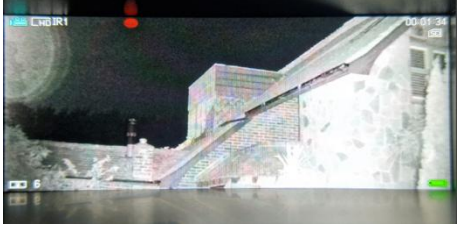
- Time of call registration
- Species (if possible to identify using heterodyne detector)
- Location / activity
- Direction of flight (if seen)

The surveyor locations and fields of view are shown in **Fig 12** and **Table 4** below.

Figure 12. Location of Surveyors during the survey (Google Satellite, 2025).



Table 4. Views of the Surveyors during the survey

NVA Number	Pre-Survey	Post-Survey
12		
13		
14		
15		
16		

2.5.4.2 Results

The results of the singular emergence survey are provided in **Tables 5 & 6** below. No bats were recorded to emerge from the building; therefore no additional changes to the EPS License will be required.

Table 5. Relevant information on survey conditions recorded.

Date	Temp (°C)	Cloud Cover (%)	Wind (Beaufort scale)	Sunset Time	Start Time	Finish Time
06/08/25	18	80	1	20:39	20:24	22:09

Table 6. Results from the emergence surveys on the 6th August.

Survey Date	Recorded Bat Roost(s)	Bat Activity on Site		
6 th August 2025	No emergences	Species	First Pass	Last Pass
		Soprano Pipistrelle	20:48	21:48 (HNS)
		Common Pipistrelle	20:50 (HNS)	21:54 (HNS)
		Nathusius' Pipistrelle	21:10 (HNS)	21:48 (HNS)
		Noctule	21:50 (HNS)	21:50 (HNS)
		Serotine	21:52 (HNS)	21:52 (HNS)
		<u>Summary:</u> Activity during this survey was considered to be moderate with individual bats noted frequently foraging and commuting. Species diversity was considered to be moderate with a total of 5 species recorded throughout the survey.		
		The first species recorded was a Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>), which was recorded foraging at 20:48. Individual Soprano Pipistrelles were then recorded frequently commuting and foraging around the site, with the last recording of this species at 21:48 as HNS.		
6 th August 2025	No emergences	The second registration was from a Common Pipistrelle (<i>Pipistrellus pipistrellus</i>), which was recorded as HNS at 20:50. Individual Common Pipistrelles were then recorded frequently foraging and commuting over the site, with the final recording of this species at 21:54 as HNS.		
		The third registration was from a Nathusius' Pipistrelle (<i>Pipistrellus nathusii</i>), which was recorded as HNS at 21:10. Nathusius' Pipistrelles were infrequently recorded commuting around the surveyed building, with their final recording at 21:48 as HNS.		
6 th August 2025	No emergences	The fourth registration was from a Noctule (<i>Nyctalus noctula</i>) which was recorded once at 21:50.		

		The fifth and final species recorded was a Serotine (<i>Eptesicus serotinus</i>), which was recorded once at 21:52 as HNS. The NVAs were reviewed on the 7th August 2025 and no emergences or additional bats were identified.
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2.5.5 Ground Level Tree Assessment (GLTA)

A Ground Level Tree Assessment was conducted on site on the 18th of September 2025 of the trees proposed to be removed or subject to remedial works to facilitate the development.

The majority of the trees were considered to be too small in diameter and not contain any PRFs, however, a total of three trees / groups were considered to contain minor PRFs. These are:

- G4 – Ivy covered line of Poplars, with minor lifted bark: **FAR / low potential**
- T8 – Ivy covered Poplar: **FAR / low potential**
- T44 – Ivy covered: **FAR / low potential**

2.6 Dormice

2.6.1 Pre-existing Information

SxBRC returned no records of Hazel Dormice within a 1km radius of the site.

2.6.2 Previous Survey Efforts

Lizard Landscape Design and Ecology (2017) identified a small area of potentially suitable habitat along the western border of the site, however, due to a lack of overall connectivity of the site to other suitable habitat, the site was considered to hold no potential for Hazel Dormice.

2.6.3 Updated Walkover

The site continues to be disconnected from any other suitable dormouse habitat, some additional areas of suitable habitat on site. Considering the lack of records in the surrounding area, and this distinct lack of connectivity, the site is considered to still offer **negligible potential** for Hazel Dormice.

2.7 Badgers

2.7.1 Pre-existing Information

Due to the confidentiality of the records, SxBRC did not include any records of Badgers (*Meles meles*) in their report.

2.7.2 Previous survey efforts

During the initial site walkover by Lizard Landscape Design and Ecology (2017), no evidence of badger setts or foraging behaviours was noted on site or adjacent to the site area.

2.7.3 Updated Walkover

During the updated walkover, no additional evidence of badgers was found on site, however the site does offer some potential for foraging and commuting badgers, with a number of

habitats on site being appropriate. Therefore, based on this and the confidentiality of records, the site is considered to be of **low potential** for Badgers.

2.8 Birds

2.8.1 Pre-existing Information

SxBRC provided a number of records of protected bird species from within 1 km of the site including (but not limited to) the following species: Avocet (*Recurvirostra avosetta*), Barn Owl (*Tyto alba*), Bittern (*Botaurus stellaris*), Cetti's Warbler (*Cettia cetti*), Gadwall (*Spatula querquedula*), Hawfinch (*Coccothraustes coccothraustes*), House Martin (*Delichon urbicum*), Linnet (*Linaria cannabina*), Marsh Tit (*Turdus viscivorus*), Nightjar (*Caprimulgus europaeus*), Oyster Catcher (*Haematopus ostralegus*), Redstart (*Phoenicurus phoenicurus*), Sand Martin (*Riparia riparia*), Swift (*Apus apus*), Woodcock (*Phylloscopus sibilatrix*), and Yellowhammer (*Emberiza citrinella*).

2.8.2 Previous survey efforts

Wintering Bird Surveys were undertaken by Lizard Landscape Design and Ecology between November 2017 and March 2018. An individual Dark-bellied Brent Goose was observed approximately 100m southeast of the construction zone during a survey, which was the only Annex I species noted during the survey efforts. A total of 40 bird species were recorded on site during these surveys, with 8 Red Listed Species and 8 Amber Listed Species of Conservation Concern.

2.8.3 Updated Walkover

The habitats on site continue to offer potential for a range of bird species, with adequate foraging and nesting potential. It was additionally noted that the overgrown vegetated gardens in the northwest of the site, along with the buildings/barns all in the north, offer potential for nesting birds. Therefore, the site is considered to offer **moderate potential** for breeding and nesting birds.

2.9 Riparian Mammals

2.9.1 Pre-existing Information

SxBRC returned 127 records of Water Vole (*Arvicola amphibius*) within a 1km radius of the site. Due to the confidentiality of records, SxBRC did not disclose any records of Eurasian Otter (*Lutra lutra*) in their report.

2.9.2 Previous Survey Efforts

Lizard Landscape Design and Ecology found the ditch on site to be dominated by ephemeral vegetation, which would make it inappropriate for native Riparian Mammals - despite the high volume of records of Water Vole around the site. No further survey work was conducted based on this.

2.9.3 Updated Walkover

The ephemeral vegetation around the ditch continued to obscure the banks and body of the watercourse, making it an unsuitable habitat for Otters and Water Voles. Based on this, the site is considered to still offer ***negligible potential*** for Riparian Mammals.

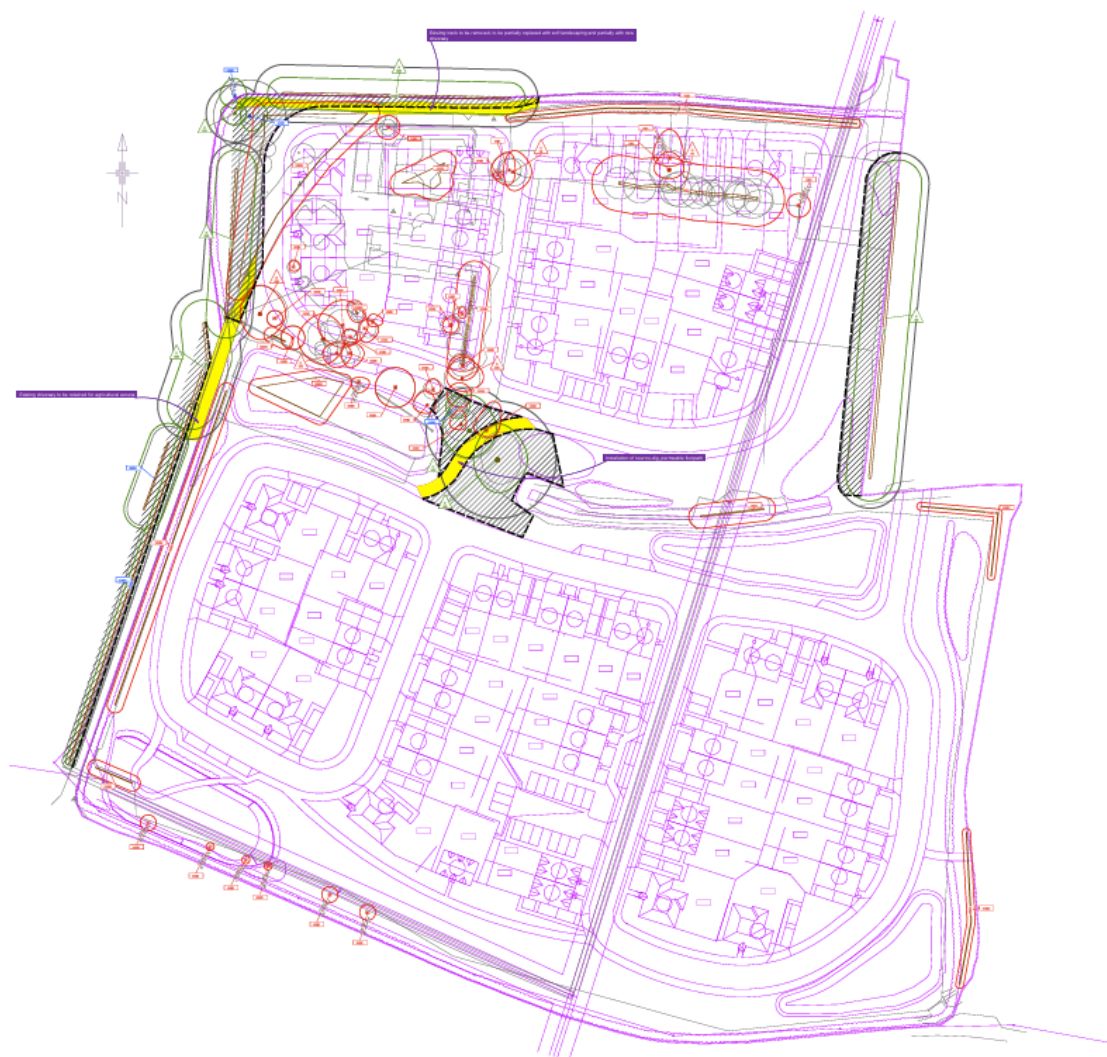
3.0 MITIGATION, COMPENSATION AND ENHANCEMENTS

The chapter addresses the relevant mitigation, compensation and enhancement required to provide appropriate protection to species found within the site. Mitigation refers to measures that can be undertaken to avoid or reduce ecological impacts. Compensation refers to measures taken in order to offset potential significant impacts and finally enhancements result in a net gain for ecology. Measures relating to habitat creation and management are addressed in **Section 4.0**.

3.1 Protection of Trees and Hedgerows

The boundary vegetation in the northwest and west borders of the site, as well as a section of trees on the east boundary, will be retained through development and protected from damage during the works. They will be protected using the methods outlined within the “Arboricultural Method Statement” provided by Barrell Tree Consultancy (2025). A tree protection plan has been provided and is shown below in **Fig 13** - “Tree protection – 25114-TPP-01, Barrell Tree Consultancy (2025)”.

Figure 13. Tree protection plan as provided by Barrell Tree Consultancy (2025).



As detailed within the report, Tree Protection Orders have been provided for the groups of mature Poplar along the North, East and West boundaries of the site, with additional fencing and protection to be put in place for retained individual trees, with the aim of protecting retained habitats from damage during construction.

Such fencing will also provide protection for wildlife species that may be using the woodland and retained hedgerows, as well as the margins of the site including bats, birds, invertebrates, and other mammals. No vehicles will enter the protective ring fencing and no materials will be stored within their circumference; access will only be granted with authorisation from the relevant LPA. All protective fencing must be in place prior to any construction machinery arriving on site, before any works on site get underway, and will remain in place until all work is completed. This will minimise the level of disturbance within the woodland, boundary habitat / buffer areas during the works and ensure the habitats and any wildlife species that may be using them are protected.

3.2 Bats

3.2.1 Mitigation

3.2.1.1 Updated Internal Inspection and DNA Analysis

As a sample of the bat droppings identified in the loft space of Building 1 have not yet been sent off for DNA analysis, prior to the EPS Licence being prepared, an updated internal inspection will be undertaken to collect a sample for analysis.

Should the bat droppings belong to another species not previously identified as roosting within the building, the mitigation strategy will be updated as part of the method statement for the licence application.

3.2.1.2 EPS Licence

All works that affect the bat roosts identified in Building 1 or Building 2 (as per **Figures 10 & 11 in Section 2.5.2**) at Church Barton House, Horns Lane must take place under an EPSL obtained from Natural England and the destruction of the roosts and capture of bats (if required) will need to be carried out under the supervision of a licenced Ecologist. All works would be detailed within the EPSL Method Statement required as part of the licence application.

3.2.1.3 Timing

It is recommended that works avoid the hibernation period (November – February), when bats are in a torpid state and therefore more vulnerable, but also within the optimum period for carrying out works (as per Bat Mitigation Guidelines). Given that the roosts present are day roosts, no further timing restrictions will be required. It is therefore recommended that works are carried out between March and October. Works will take place in suitable weather conditions (i.e when overnight temperatures do not drop below 8 degrees immediately prior to or after works to the roosts take place) as defined by best practice guidance.

3.2.1.4 Supervision

Prior to any works getting underway the licensed bat worker will give a Tool Box talk which will detail best practice methods of sensitive stripping/removal of roofing tiles/materials, sensitive demolition of the building once the areas surrounding the roosts have been stripped and identifying signs of bats. Personnel will be educated on signs of bats and that, in the unlikely event a bat is found whilst the licensed ecologist is not on site, that all works should stop immediately until the licensee returns to site.

The licensed bat worker will then assist contractors with the removal of construction materials surrounding the roosts and any other areas which are considered to be high risk for roosting bats.

3.2.1.5 Capture (if required)

If during the sensitive removal of construction materials bats are discovered, the supervising ecologist will place the individuals into a holding bag (a soft cloth bag with closure-strings and

with seams on the outside (Reason & Wray, 2023)) to ensure the bat keeps calm and will not take flight during daylight hours. They will then immediately transport the bat to one of the mitigating bat boxes where the bat will be released and left undisturbed. During this time, the licensed bat worker will be wearing appropriate bat handling gloves to ensure the bat does not come to any harm. The licensed bat worker will have ample experience in handling a variety of bats and is confident in doing so.

3.2.1.6 Bat boxes

The Bat Mitigation Guidelines (Reason & Wray, 2023) state that *'Where small roosts of low conservation status are present (e.g. day roosts of common species) in properties where living space is limited, bat boxes are often the most appropriate and reasonable solution.'*

Two Large Multi-chamber Woodstone bat boxes (**Fig 14**) will be erected on the retained trees within the site prior to works commencing, ideally one on the northern boundary and one on the western boundary. This is to ensure that during the supervised soft strip of part of the roof, should any bats be found and captured, they are not left without anywhere suitable to roost within. The front panel has a second inner wooden panel fitted to it to create a cavity wall. This provides ideal quarters for bats that inhabit crevices, such as Common Pipistrelle and Soprano Pipistrelle. These boxes have been designed as a summer roosting space for bats, such as the roost identified on site. The bat box maintains a stable temperature inside the box and is dark in colour to absorb warmth.

The bat boxes are manufactured from long-lasting Woodstone which will not rot, leak, crack or warp, and will last for at least 20 - 25 years, making it suitable for long-term mitigation projects. It also provides a rough surface for bats to cling on to and climb. This is a proportionate approach to mitigating for the loss of low-level roosts.

Figure 14. Large Multi chamber Bat Box (NHBS, 2022).



3.2.1.7 Roost Compensation

To compensate for the loss of the Common Pipistrelle day roosts within Building 1 and the loss of the Soprano Pipistrelle day roost within Building 2, the mitigation bat boxes will be left

in situ for perpetuity to provide long term alternative roosting opportunities for the bats on site. The bat boxes are considered to be proportionate to the roost type and scale of proposal.

3.2.1.8 Monitoring and Maintenance

The Bat Mitigation Guidelines (Reason & Wray, 2023) do not recommend further conditions in relation to the post development monitoring of bat roosts of low conservation significance. However, a compliance check will be carried out to ensure all agreed mitigation and compensation techniques have been implemented.

3.2.1.9 Sensitive Lighting

A document (*Guidance Note 08/18 Bats and Artificial Lighting in the UK*) produced via a collaboration between the Institute of Lighting Professionals (ILP) and the Bat Conservation Trust (BCT), which outlines the latest recommendations to minimise the impacts of increased artificial lighting on bats. The key recommendations within this document have been outlined below and will be implemented as far as is practicable.

‘Luminaires come in a myriad of different styles, applications and specifications which a lighting professional can help to select. The following should be considered when choosing luminaires:

- *All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used. LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.*
- *A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light component.*
- *Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).*
- *Internal luminaires can be recessed where installed in proximity to windows to reduce glare and light spill.*
- *The use of specialist bollard or low-level downward directional luminaires to retain darkness above can be considered. However, this often comes at a cost of unacceptable glare, poor illumination efficiency, a high upward light component and poor facial recognition, and their use should only be as directed by the lighting professional.*
- *Column heights should be carefully considered to minimise light spill.*
- *Only luminaires with an upward light ratio of 0% and with good optical control should be used – See ILP Guidance for the Reduction of Obtrusive Light.*
- *Luminaires should always be mounted on the horizontal, ie no upward tilt.*
- *Any external security lighting should be set on motion-sensors and short (1min) timers.*

As a last resort, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed’ (Fig 15).

Figure 15. (a) Shield ‘barn doors’ (b) cowl hood; (c) shield and; (d) external louvre Images from ILP (2018).



3.2.2 Trees

All trees considered to have low potential / FAR if requiring removal or remedial works, with stem diameters in excess of 50mm should be soft-felled, with any ivy carefully pulled back and checked for bats prior to felling. The existing cavities/crevices/voids that may support roosting bats, as well as any additional ones which are uncovered during works, will require further assessment through endoscopy of potential features and felling under the supervision of a suitability qualified ecologist.

NB If any bats are encountered, work on the trees in question must cease and an ecologist must be contacted immediately. Additionally, any other trees identified as requiring removal or remedial works must be subject to a detailed ground-level assessment (and potential climbed inspections) prior to works to assess suitability for roosting bats.

3.2.3 Site Design

Key suitable foraging habitats for foraging and commuting bats include the boundary habitats of the site and long grassland which provides good invertebrate biodiversity. The boundary habitats will be retained where possible on site, with new longer sward length vegetation across wildflower meadows and SUDs features, which will both positively influence invertebrate biomass. Further details of these habitats are described in **Section 4.0**.

3.2.4 Enhancement Bat Bricks / Boxes

At least 50% of new dwellings on site will incorporate at least 1 No Istock bat bricks (**Fig 16**) integrated within the external brick work. These features are entirely self-contained and

available in a variety of different colours to match different construction materials. They should ideally be placed on an elevation which will benefit from some degree of sunlight exposure and be located away from windows.

Figure 16. Ibstock bat brick 'B' which will be integrated into the gable walls of each new dwelling on site (at least 33 No).



3.3 Reptiles

3.3.1 Mitigation

Given the '**low**' populations of both grass snakes and common lizards previously recorded on site, and the change in habitats on site to become more suitable for reptiles, it is considered that reptile relocation is necessary. Therefore, the mitigation strategy below has been produced in accordance with best practice guidelines relating to reptiles and development, published by English Nature (2004) and the HGBI (1998).

3.3.1.1 On-Site Receptor

An area of retained grassland along the east boundary of the site provides an ideal receptor area for reptiles on site to be relocated to (**Fig 17**). An area of scrub and ephemeral vegetation is also located within this receptor site, providing additional sheltering habitat and opportunities for foraging. Reptiles relocated into this area will have the opportunity to disperse east and out of the site to other nearby habitat (see additional details in **appended**).

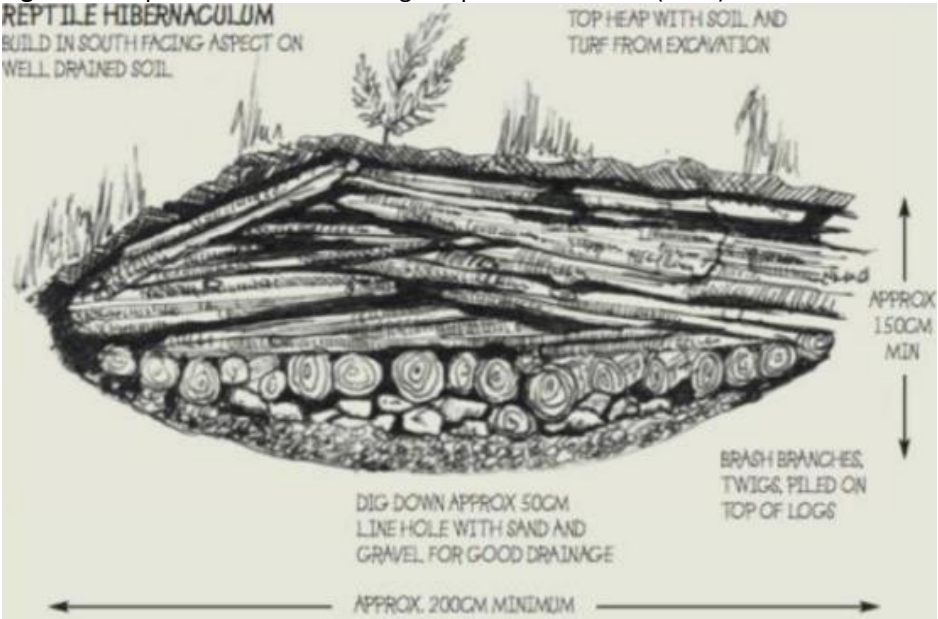
Figure 17. The reptile receptor and fencing location (Google Satellite, 2025).



3.3.1.2 Pre-Relocation Enhancement

To provide the relocated reptiles with suitable areas to hibernate, 2 wood-based hibernacula will be created within the receptor site. This will be created following the specification outlined within Reptile Habitat Management: Guidelines for Landowners (HART, 2009) and Reptile Habitat Management Handbook (Edgar et al, 2010) (**Fig 18**) and each will be a minimum size of 5m².

Figure 18. Reptile hibernaculum design as provided in HART (2009)



3.3.1.3 Capture and Relocation

Reptile relocation entails the capture of reptiles from the construction area (donor site) and release into the on-site site receptor area. The relocation would be carried out in accordance with guidance published by the HGBI (1998). The methodology used for the capture of reptiles is the same as that used during survey. Artificial refugia made from materials such as roofing felt or corrugated metal allow reptiles to be detected and captured relatively easily. These artificial refugia warm up faster and retain heat for longer than the ground or surrounding vegetation, reptiles, being exothermic will shelter under the refuges in order for their bodies to reach the temperature required for activity. The reptiles can then be captured by experienced field ecologists who regularly visit each refuge during suitable weather conditions.

Temporary reptile / amphibian exclusion fencing (TAF) will be installed around the suitable reptile habitats of the construction zone to prevent movement of reptiles into this area. The reptile exclusion fencing would be 750 mm in height, and constructed using 1000-gauge UV-treated polythene fixed to 50 x 50 mm stakes and buried 250 mm underground. This is shown in **Figure 17**, above. A trench would be excavated to a depth of approximately 250 mm; the fence sheet laid around the edge and the trench back filled. Approximately 850m of reptile fencing is proposed to be required around the site and around the receptor site along the eastern boundary, to separate the reptile receptor area from the construction zone. In accordance with the HGBI guidelines (1998), artificial refugia should be distributed across the site at a minimum density of 50/ha. Both captured Common Lizards & Grass Snakes would be transported the receptor area in appropriate containers such as buckets.

3.3.1.4 Effort and Timing

The guidelines for carrying out reptile captures based on population class sizes are outlined within **Table 7** below adopted from HGBI (1998) where a '**Low**' population of Grass Snakes and '**Low**' population would require 60 days of suitable capturing.

Table 7. The minimum capture effort for Common Lizards and Grass Snakes based on HGBI (1998).

Species	Population Size (Adult Density)	Refugia Density / ha	Minimum No of Trapping Days in Good Weather
Common Lizard	High (>80 / ha)	100	All suitable days between March and September (min 90 suitable days)
	Medium (>40 / ha)	100	All suitable days between march and September (min 70 suitable days)
	Low (<20 / ha)	50	60 Suitable days

Grass Snake	High (>4 / ha)	100	All suitable days between March and September (min 90 suitable days)
	Medium (2-4 / ha)	100	All suitable days between march and September (min 70 suitable days)
	Low (<2 / ha)	50	60 Suitable days

Despite the recommendation for 60 capture days, it is considered a lower figure than this would be appropriate given the limited extent of the suitable habitat on site (i.e. 30 days although this can be reviewed during the capture works and should capture numbers exceed those anticipated, the full 60 days will likely be required). Capture visits will continue until 5 consecutive visits have been carried out in ideal weather conditions¹ where no reptiles are captured (or seen), it is considered that the relocation can come to an end. This approach is based on survey guidance (Highways Agency, 2005), which suggests that a minimum of five visits are required to establish whether reptiles are present or likely to be absent from a site, during a standard survey. Therefore, if no reptiles are recorded after five visits (in optimal survey conditions), it can be concluded that reptiles are likely to be absent from the site (or the capture works complete).

3.3.1.5 Destructive Search

Following the conclusion of the relocation, a destructive search of the site may be necessary. The decision as to whether this would need to be more than a targeted destructive search of localised areas, such as brash piles, would depend on the number of reptiles captured during the relocation exercise in the wider site. Destructive search would entail the removal of any remaining natural reptile refugia within areas of the site where particularly high densities of reptiles were captured.

3.3.2 Enhancements

2 No log piles are recommended to be provided within the ecological buffer to the south of site to further enhance the site for reptiles as well as mammals, invertebrates and amphibians. The indicative location of these habitat features is shown in the Plan **appended**. Furthermore, new SuDS features and pockets of native scrub will be implemented within the site, which offer additional sheltering habitat whilst also increasing invertebrate biomass, which positively influences foraging behaviours. This is described further in **Section 4.0**.

Log piles

Two log / brash piles will be created from vegetation removal and/or habitat management on site. This may use a combination of logs, branches, brash and grass cuttings from the sensitive clearance above and any tree surgery. This can roughly follow the specifications from **Fig 17**, although may be smaller than the above hibernacula. These should be located within areas receiving partial sun / partial shade.

3.4 Badgers

The site was assessed to hold potential for foraging and commuting Badgers. One month prior to commencement on site, an updated walkover of the site will be conducted to ensure no new evidence of badgers or potential badger setts are found within the site boundaries.

Additionally, the following mitigation will be followed during the construction period to minimise impacts upon badger movement and foraging behaviour across the site:

- Avoid blocking badger runs which are not directly affected by the scheme.
- Avoid leaving open trenches into which animals could fall. If this is not possible a means of escape should be provided, such as a plank. It should be ensured dangerous areas such as deep excavations are fenced to prevent badger access or covered overnight.
- Across the Scheme, ensure at least one safe crossing point of the construction footprint is available every 100m.
- Avoid storage of plant or materials on areas of potential foraging habitat (such as retained grassland).
- Avoid night works where possible, to avoid disturbance through the use of artificial lighting, and ensure the Site is left unlit at night during the construction period. If lighting of some areas is unavoidable, then hoods, cowls or shields should be used to avoid light spill onto sets or known badger paths.

3.5 Breeding and nesting birds

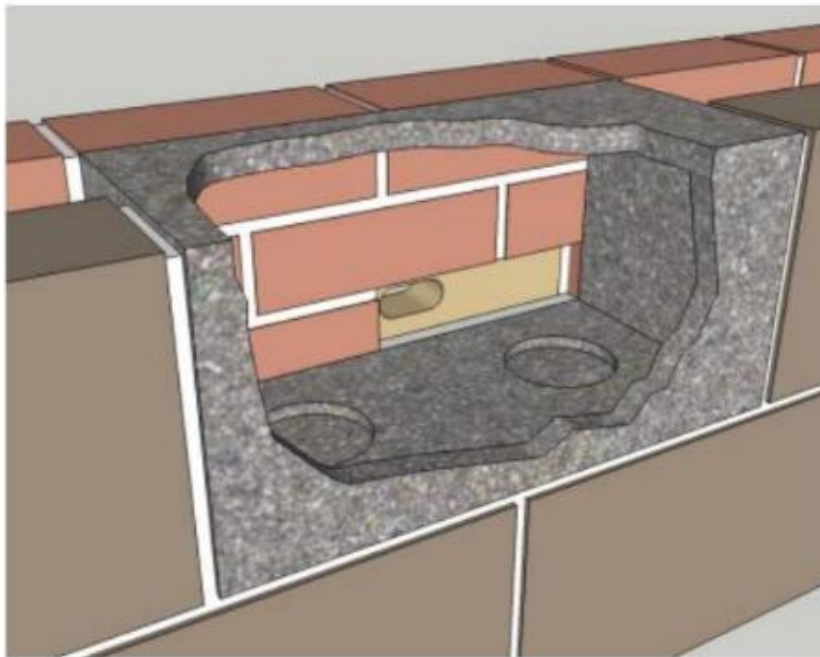
3.5.1 Avoidance of Impacts to Nesting Birds

In order to avoid disturbance of nesting birds or damage to their nests, clearance of any vegetation or demolition of the existing buildings will be undertaken outside of the bird nesting season (typically March – August dependent on weather). If this is not possible, sections to be cleared will be thoroughly checked by a suitability qualified ecologist immediately prior to clearance. If any active nests are found they will be left undisturbed with a suitable buffer of vegetation (5m) until the nestlings have fledged.

3.5.2 Enhancement Bird Bricks / Boxes

Habitat creation and management on site as mentioned above (also see **Section 4.0**) will compensate and increase opportunities for birds within the site. As a general enhancement, each of the new dwellings on site will have at least 1 No swift brick incorporated into the building. The 'CJ Wildlife Swift maxi nesting box' (**Fig 19**) with entrance via a CJ Wildlife 'Cambridge Swift full-face brick' (The Cambridge System is a concept comprising an entrance piece and a nest box embedded in the cavity and inner leaf. It is particularly suited to gable ends at roof-space level). If this model is not suitable for the building specifications, an alternative swift box with internal floor space exceeding 400cm squared must be used.

Figure 19. A schematic of how the Cambridge full face Swift brick leads into a cavity created by the prior installation of the Swift maxi nesting box.



Furthermore, it is proposed that there is the erection of a minimum of 5 nest boxes in trees that will provide compensation for the loss of trees, scrub and sections of hedgerow on site. Using nest boxes of varying designs would maximise the species complement attracted to the site. This will comprise of:

- 3 No Schwegler 3S Starling Nest Boxes
- 2 No Open Fronted Nest Boxes

(NB is there are issues obtaining these boxes, alternatives can be used if first agreed with the ecologist). The indicative location of these habitat features are shown in the Plan attached in **Appendix A**.

3.6 Hedgehogs

The garden fences within the site will also ensure at least 2 gaps are present within the gravel boards / bases of each fence line to allow for movement of Hedgehogs between gardens and into the wider area. The gaps should be at least 15 cm high by 15 cm wide with permeability for small mammals. The indicative location of these habitat features are shown in the Plan attached in **Appendix A**.

Small signage could be installed at these points to ensure they remain open upon completion of the development. The People's Trust for Endangered Species provide such signage, the purchase of which also supports conservation efforts (**Fig 20**).

Figure 20. Example of Hedgehog Highway signage to be placed above fence gaps provided to allow movements between gardens (PTES, 2019).



3.7 Invertebrate Enhancement

To increase opportunities for invertebrates within the site, each of the dwellings will incorporate 1 No insect brick (at least 65 No) (**Fig 21**). These will be located adjacent to retained / planted vegetation wherever possible to increase the likelihood of them being used. The brick can be used in place of a standard brick and provides cavities for solitary bee species such as Red Mason bees (*Osmia bicornis*) or Leafcutter bees (*Megachile* sp.), both non-aggressive native species. The bricks should be placed in a sunny location at a minimum height of 1m. It is highly recommended the brick is placed in a location where landscaping will include nearby pollinator-friendly plants.

In addition, further enhancements for invertebrates will be included within the scheme through habitat creation and management, as described further in **Section 4.0**.

Figure 21. Bee Bricks (NHBS)



3.8 Designated Sites

3.8.1 Pagham Harbour SPA/RAMSAR/SSSI/LNR/MCZ

Lizard Landscape Design and Ecology (2018) identified the potential pressures that development could place on the nearby Pagham Harbour Designated Site with their HRA report. The following measurements should be put in place to reduce the impact on this site - these provisions will have similarly beneficial impacts on the nearby Solent and Dorset Coast SPA and Bognor Reef SSSI.

3.8.1.1 Open Space Provision

The immediate surrounding area of the site, as well as new open areas and paths created on site, provide an informal Open Space, which will reduce the impact of recreational pressure on the local SPA site. The existing network of paths and public right of way around the site would be connected to the new paths proposed within the development, adding further connections to the wider network. Additionally, dog-walkers will be 'encouraged' to make use of the habitats and paths on-site, rather than the existing public footpaths surrounding the site, aiming to maximise the retention of recreational activity within the site. Stock fencing will be installed around site boundaries to alleviate the pressures of dogs accessing surrounding habitats when off-lead.

3.8.1.2 Visitor Access Management and Monitoring

In order to contribute to the management of visitor access and recreational pressure on the SPA, as per Section 6.15 of "Habitat Regulations - Appropriate Assessment (Lizard Landscape Ecology, 2018):

"The applicant is fully committed to the payment of a developer contribution towards a strategic level mitigation / avoidance strategy as directed by Arun District Council. The final calculated sum payable would be secured by way of a Section 106 planning agreement. In this way the local authority can be assured that appropriate mitigation / avoidance measures shall be delivered ahead of any potential significant effect arising in relation to the development scheme."

3.8.1.3 Supporting Habitat for Brent Geese

A singular Brent Goose was identified during the Wintering Bird Surveys for the site within the surrounding fields to the site. Whilst this is not a significant amount of activity from the species, the site will aim to enhance habitats for Brent Geese. New planting on site will deliver additional foraging opportunities, with maintenance of boundary habitats aiming to reduce the influence of noise pollution or other disturbance on the species.

4.0 HABITAT CREATION, ENHANCEMENT & MANAGEMENT

4.1 Introduction

As part of the proposed development, extensive habitat creation, enhancement and management will be undertaken within the site. This section includes details on how habitat creation works will be carried out, managed, and monitored for long-term biodiversity improvement. The following habitat creation and management works will be undertaken:

- Creation and management of species-rich wildflower meadow;
- Creation and management of native and ornamental trees, hedgerows and shrubs;
- Creation and management of SuDS feature and water meadow mix; and
- Retention of existing lines of trees.

The habitats to be created, managed and retained on site are reflected in the 'Detailed Planting Plans Sheets 1-5' – Drawing References 'DD585L03-07' (Deacon Design, 2022). The following measures included within this section are consistent with details provided within the Detailed Planting Plans.

4.2 Other Neutral Grassland - Wildflower Meadow

4.2.1 Proposed Planting

Areas of species-rich grassland planting across the site - predominantly in the central and southern areas - are to be established through the sowing of a wildflower mixture along with rough grassland, as detailed in the 'Detailed Planting Plan Sheet 5 of 5' (Drawing Number DD585L07M, 2022). The following methods will be followed.

This seed mixture includes but is not limited to European Speedwell (*Veronica beccabunga*), Lesser Spearwort (*Ranunculus fammula*), Pheasant's Tail Grass (*Anemanthele lessoniana*), Blue Fescue (*Festuca glauca*), Snowy Woodrush (*Luzula nivea*), Heart-Leaf Bergenia (*Bergenia cordifolia*), Mexican Feather Grass (*Stipa tenuissima*), Big-root Cranesbill (*Geranium macrorrhizum*) and Tufted Hair Grass (*Deschampsia cespitosa*).

The sowing of these seeds will be completed either during autumn or spring when the temperatures are warm, and the ground is dry. The seed must be surface sown at an even distribution throughout the entire landscaped area.

4.2.2 Management

Wildflower areas do not require any additional watering or fertilizer. Cutting a meadow and removing the clippings retains low nutrient levels in the soil and suppresses coarse grasses which would otherwise outcompete the wildflowers. It is recommended the wildflower grassland undergoes two annual cuts. The growth should be cut back to a height of 50-75mm. The cut grass should be dried on site. Cuttings should be left in situ for approximately one week, after this the arisings are to be removed from site.

First year management: Perennial species take at least a full year to establish. For newly sown areas the first summer will be dominated by annual weeds arising from the soil seed bank and by grass growth. This should be controlled by mowing throughout the first year to minimise competition and weed seed production.

Management Once Established: During the second year it is recommended that the grassland is left to flower and will be cut in mid to late summer. However, if a retained buffer area is established, this should not be cut in May or early June due to nesting birds. Mowing in mid-June brings a premature end to the flowers and can compromise nesting birds, which do not fledge until late July, insects and other wildlife. If some mowing has to take place at this time, sections should be cut at different dates to prolong the overall flowering season and give wildlife a chance to move. The second annual cut should be undertaken during late Autumn or early Spring.

Grassland which is consistently cut late in the season, in August and September, year on year reduces species diversity as late cutting gives more time for coarse grasses and other dominant plants to grow unchecked. To maintain maximum diversity and flowering interest the buffer should be managed in sections at different times from late June to the end of August. Varying the mowing times from year to year is the best way to maintain a diverse balanced sward.

4.3 Trees and Shrubs / Scrub

4.3.1 Proposed Shrub Planting

The proposed native and ornamental shrub planting will help to provide a matrix of habitats and additional opportunities for a variety of species. The native planting will form patches of native scrub around the site while ornamental planting will be carried out within the development and will not require intensive management to maintain.

The scrub planting will not be dense to avoid areas becoming overly vegetated, but it will be allowed to establish in sparse patches. Species include, but are not limited to, Holly (*Ilex aquifolium*), Common Gorse (*Ulex europaeus*), Blackthorn (*Prunus spinosa*), Hawthorn (*Crataegus monogyna*), Hazel (*Corylus avellana*) and Dogrose (*Rosa canina*).

The best time to plant is late autumn and it is recommended to avoid freezing temperatures or heat. The scrub plants will be planted with large spacing to avoid creating dense clusters. The scrub will become denser and more connected as it grows up.

4.3.2 Proposed Tree Planting

The proposed tree planting across the site will include a number of fruit-bearing species in order to benefit local invertebrate and bird populations, with species including Wild Cherry (*Prunus avium*) and Crab Apple (*Malus sylvestris*). Furthermore, additional species proposed for planting include: Wild Service Tree (*Sorbus torminalis*), Field Maple (*Acer campestre*), Hornbeam (*Carpinus betulus*), Rowan (*Sorbus aucuparia*), English Oak (*Quercus robur*) and European Beech (*Fagus sylvatica*).

4.3.3 Tree Management

4.3.3.1 Mycorrhizal Treatment

To ensure a successful establishment of the newly planted trees, it is recommended that mycorrhizal treatment is added to the tree roots **during the planting**, this would reduce the risk of tree mortality and increase the long-term tolerance of these trees to periods of drought or adverse soil conditions thus ensuring a higher chance of successful long-term establishment.

4.3.3.2 Weed Management & Tree Guards

All newly planted trees must have a 1-metre exclusion zone whereby weeds are routinely and pro-actively removed for the **first 2 – 3 years**. Bark mulch is recommended around each tree and will act as an effective management method to also suppress weed colonisation.

Whilst it is recommended that the mesh is approximately 12.5mm x 12.5mm aperture of 0.61m in height, due to the suitability on site and the surrounding habitats, this site may be at risk of Roe Deer. Therefore, it is recommended that the form of tree guards suitable to mitigate excessive foraging from this species is installed at a height above 1.2m and comprised of a guard such as weld mesh tree shelter or a suitable alternative.

During aforementioned weed removal, all aspects of the tree guards should also be routinely checked to ensure they are maintained in good condition and are firmly positioned within the soil. If the guards begin to split, they must be removed and disposed of responsibly and consequently replaced where required.

The trees and newly planted shrubs on site will also be protected through the implementation of mesh rabbit guards, along with bark mulch at the base to suppress any grass and weed colonisation. Monthly inspections on the newly planted trees will be undertaken, with weed removal / tree guard replacement as required. The bark mulch will also be maintained at a minimum level of 50mm for the **first 2 years** of establishment.

4.3.3.3 Coppicing

Occasional rotational coppicing may be required to prevent overcrowding and promote natural new growth. All Hazel present on site will be managed on a rotational coppicing scheme. This involves cutting young trees down to a low level to promote new growth and prevent over-shading. This will be rotationally implemented, with only a small portion approximately 30% of Hazel coppiced **every 3 years** during winter months (November to March), but only once the Hazel has grown to a size that will be beneficial and appropriate.

Coppice management is best carried out on a rotation of approximately **every 6-10 years** for each tree, with timing staggered for plants to ensure there is continued connectivity at any given time. Retain some of the dead wood. Include some larger horizontal trunks and limbs as well as log piles and discarded brash. Leave wood piles in shady areas.

4.3.3.4 Invasive Species Management

Any invasive species, such as Japanese Knotweed (*Reynoutria japonica*), Himalayan Balsam (*Impatiens glandulifera*), Rhododendron (*Rhododendron ponticum*), Giant Hogweed (*Heracleum mantegazzianum*), will be removed from the site, as these could have deleterious effects on native species. The removal of such species would open-up ground for restoration for natural re-generation. Invasive species will generally be removed by a combination of cutting back and removal of cut material from the site. This process may need to be repeated over the course of several years.

Contractors will need to be shown the locations of the species and mark these where needed to help avoid native species being removed accidentally. Areas of bare ground created by this work will be left for natural regeneration (described below).

4.3.3.5 Natural Regeneration

Recommendations may also include that any plants (newly planted or retained) that are removed, die or become seriously damaged or defective during the 30-year monitoring period shall be replaced like for like in the next planting season. If any of the plants fail, they will be replaced like-for-like.

However, scope for tree and shrub species to establish by natural regeneration should be permitted where possible e.g. by creating space for new regeneration around existing specimens of the desired trees and shrub species. This will also allow a range of ages for long-term health and variable structure within the scrub.

4.3.4 Scrub Management

Following establishment, scrub management will be undertaken annually (as needed) to maintain a suitable matrix between grassland, scrub and other habitats. This can be achieved by manual cutting as well as mechanical clearance in winter months that can be carried out to ensure the area does not become overgrown.

4.3.5 Monitoring

All the newly planted and retained trees / scrub within the site in communal areas (i.e., excluding all trees within privately owned gardens) are to be managed post-development for a period of at least 30 years. It is recommended tree inspections are conducted.

This will be carried out by a suitably experienced arborist **during late winter – early spring of each year when required**. These monitoring visits will assess the general health of the trees and determine if any remedial action is required, including noting any presence of disease. As part of these monitoring visits, the arborist will produce a monitoring report which will be sent to the LPA outlining the results and appropriate recommendations (i.e. remedial works, removal /replacement).

NB Please note, all mature trees recommended for removal or remedial works will need to be surveyed for potential roost features PRFs that may be suitable for roosting bats. If any

trees have PRFs, it is recommended they are retained if possible and alternative trees are selected where possible. This will be conducted by a suitably qualified ecologist.

4.4 Hedgerows

4.4.1 Proposed Hedgerow Planting

In addition to retained Hedgerows on site, new hedgerow planting aims to deliver additional foraging and sheltering habitats for a variety of species. These will make up native hedgerow planting on site, as well as along the site boundary, helping to improve commuting routes for birds and bats. Hedgerow species to be planted include, but are not limited to, Field Maple (*Acer campestre*), Guelder Rose (*Viburnum opulus*), Common Hawthorn (*Crataegus monogyna*) and Common Dogwood (*Cornus sanguinea*).

Internally the hedgerows will be ornamental of Beech (*Fagus sylvatica*) and will likely be managed more frequently for amenity use. These do not require specific management but should aim to achieve a minimum height of 1.5m and plants will be replaced as necessary to fill in gaps.

4.4.2 Retained / Planted Hedgerow Management on Boundaries

To enable a successful outcome, future management of the retained and planted hedgerows will require ongoing management works. This will include monitoring, prescriptive tasks and implementation of necessary works. Elements of this future management are detailed below. The Hedgerow Management and Wildlife (Barr et al., undated) document outlines three important factors in how hedgerows are managed that affect possible resident mammal populations (and have therefore formed the basis of the recommendations in this section):

1. The type and amount of food available within the hedgerow. Favourable conditions being a large invertebrate population or prolific annual seed and berry crop.
2. The vegetation structure and composition of the hedgerow. For instance, a dense, herb- rich basal layer or a continuous line of hedgerow trees is preferred by several species.
3. The continuity and connectivity of the hedge within the landscape. For instance, a hedgerow that connects patches of small farm woodlands will have greater value as a corridor for the dispersal of mammals.

The more favourable approach to managing hedgerows for the benefits of small mammals is to encourage minimal interference and ensure when there is any cutting, it does so after autumn fruiting (so late winter is preferable). The key points of the management prescriptions will therefore be as follows (adopting recommendations as outlined within Bright and MacPherson 2002):

- Cutting will be done on a 3-year cycle (part of the hedges on site cut during the first year, another part of the hedges cut during second year and no cutting during the third year), to provide sustained foraging opportunities across the site every active

season. Hedgerows will be allowed to develop into a tall, dense, bushy structures and maintained at a height of 3 – (preferably 4) meters.

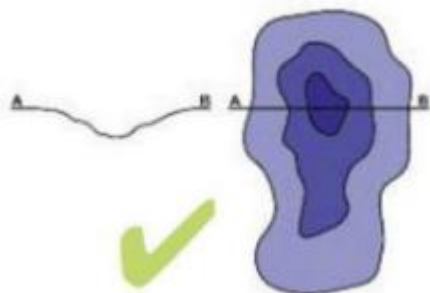
- A proportion of hedges (at least 30%) should be left to grow for at least 7 – 10 years.
- Not all hedgerows should be cut in any one year, so some heavy fruiting hedges are always present. Flails should not be used if possible meaning management works will likely involve cutting using hand tools
- Coppicing or laying should be used to manage an of the hedgerows on site which become gappy or spars
- If the size of the hedgerow needs to be reduced, avoid cutting the top and cut one side.

4.5 SUDs

4.5.1 Considerations for Construction

Ideally the margins of the SUDs should be shallow. The best ecologically valuable ponds have 'gentle shelving edges'. Therefore, whilst excavating the SUDs it will be ensured that the shelving areas of the SUDs have sloping edges to ensure there is a shallow water environment at less than 1:5 (12°) and preferably less than 1:20 (3°) (Freshwater Habitats Trust, 2013) (**Fig 22**). The depth will vary across the SUDs and the pond itself may have steeper banks of 1:3 or 1:4. Creating shelves is one option for obtaining different depths.

Figure 22. Design of SUDs showing varying depths at a gently sloping level (Freshwater Habitats 2013)



4.5.2 Proposed Planting

The SUDs will be designed to hold some water all year round and, if possible, planted with a variety of native species surrounding the pond, including, but not limited to, Common Rush (*Juncus effusus*), Purple Loosestrife (*Lythrum salicaria*), Yellow Iris (*Iris pseudacorus*), and Water Forget-me-not (*Myosotis scorpioides*).

4.5.3 Management

In the early years, blanket weed could cover ponds. This should be pulled out carefully. Once the pond has settled blanket weed will usually be kept in check by pond animals. Any plant that starts to dominate should be thinned out. Only one third of a pond should be cleared per year.

Once cleared, plants or debris should be left along the edge for a few days to allow any trapped wildlife to return to the water. Frog (*Rana temporaria*) spawning is usually the first to

take place within freshwater habitats, starting as early as January. From February adult Newts emerge from hibernation and make their way to aquatic habitat where they then breed. Common Toads (*Bufo bufo*) also congregate in ponds in early spring, often shortly after Frogs. All three amphibians then lay eggs in early Spring. Common Toads then move away from ponds into terrestrial habitat. In summer metamorphosis takes place.

As a result, the best time for pond management is late October. Tadpoles would have left the pond and adult amphibians have not yet gone into hibernation at this time. Ponds should not be disturbed in mid-winter as this might expose hibernating amphibians to severe cold, for example Newts will be hibernating in damp areas nearby to the pond and Frogs are known to hibernate at the bottom of ponds (Freshwater Habitats Trust, 2015b).

Aquatic vegetation within the ponds will be managed every five years to maintain a ratio of approximately 50:50 plants to open water to provide opportunities for breeding amphibians. In addition, the ponds will be dredged every five years to remove decomposing organic matter and silt, which will help to maintain depth and water quality.

4.6 Safeguarding

The developer and project manager will be responsible for briefing all site personnel of the ecological sensitivities of the site and implementing the mitigation measures outlined above. If any protected species are encountered during the construction works, it will be the responsibility of the project manager to cease works and immediately contact an ecologist for advice.

4.7 Post-Construction Habitat Creation

Section 5.0 below depicts the indicative timings associated with the habitat creation and enhancements to be undertaken prior to first occupation on the development site. This is considered to be year 1 of the management plan. For those activities that can be undertaken at any time of year, the earliest possible time is recommended.

4.8 Compliance Check and Management Responsibilities

A compliance visit will be completed by a suitably qualified ecologist once the construction phase of the development has been completed. The check will be conducted annually for the first 5 years post-completion, and every 5 years thereafter until year 30. The compliance check will be carried during a suitable time of year and in suitable weather conditions. The ecologist will check all biodiversity ecological enhancements set out to assess if they have been completed and make an assessment if any recommended changes are required to management.

Management and maintenance of the newly created and enhanced habitats will initially be the responsibility of the client to ensure all management works are completed and qualified ecologists, arborists or landscape managers are contracted, where required. All management works as described above should be secured through an appropriate Section 106 agreement for the site that will legally oblige the client or other agreed party to carry out the works. An

annual management timeline of all habitats has been provided in **Section 5.0**; management works should continue in perpetuity.

A formal review process will be implemented when objectives and management recommendations are not reached / roles and responsibilities are not fulfilled as agreed. The details of this formal review process are as below:

- A suitably qualified ecologist will visit the site to conduct the compliance check.
- The compliance check will include the write up and submission of a monitoring report
- The ecologist will review the success for BNG that the previous recommendations or management actions have for the target species / habitats
- The project manager is contacted by the ecologist and is informed of the recommendations or management actions which have not been fulfilled to identify what or who is responsible
- The monitoring report will include a section addressing any raised issues identified during the compliance check
- The monitoring report is submitted to the LPA for review and comment.

5.0 IMPLEMENTATION PLAN SUMMARY

Schedule of monitoring and management from Year 1 with outlined elements (for 30+ years) for all habitats / ecological enhancements. This plan aims to fulfill the requirements outlined by **Condition 6**.

General Activity	Year	Specific Activity	Dates / Timing	Description
Mitigation, Compensation, and Enhancements				
Protection of Lines of Trees	Pre-commencement	Arboricultural Fencing (Section 3.1)	Set up pre-commencement to works and retained throughout the works.	The boundary vegetation in the northwest and west borders of the site, as well as a section of trees on the east boundary, will be retained through development and protected from damage during the works. They will be protected using the methods outlined within the "Arboricultural Method Statement" provided by Barrell Tree Consultancy (2025). A tree protection plan has been provided and is shown in "Tree protection – 25114-TPP-01, Barrell Tree Consultancy (2025)".
Bats	Pre-commencement	Application for an EPSL (Section 3.2.1)	Prior to any works taking place on the existing buildings	All works that affect bat roost carried out on Building 1 or Building 2 at Church Barton House, Horns Lane must take place under an EPSL obtained from Natural England and the destruction of the roosts and capture of bats (if required) will need to be carried out under the supervision of a licensed Ecologist. All works would be detailed within the EPSL Method

				Statement required as part of the licence application.
	Pre-tree felling	Precautionary measures for low potential / FAR trees (Section 3.2.2)	Prior to the removal of trees	- All trees considered to have low potential / FAR if requiring removal or remedial works, with stem diameters in excess of 50mm should be soft-felled, with any Ivy carefully pulled back and checked for bats prior to felling. The existing cavities/crevices/voids that may support roosting bats, as well as any additional ones which are uncovered during works, will require further assessment through endoscopy of potential features and felling under the supervision of a suitability qualified ecologist. <i>NB If any bats are encountered, work on the trees in question must cease and an ecologist must be contacted immediately. Additionally, any other trees identified as requiring removal or remedial works must be subject to a detailed ground-level assessment (and potential climbed inspections) prior to works to assess suitability for roosting bats.</i>
	During construction	Installation of Bat Bricks (Section 3.2.4)	Anytime prior to site operation.	At least 50% of new dwellings on site will incorporate at least 1 No Ibstock bat bricks integrated within the external brick work.
	Year 2, then once Annually	Bat Brick Integrity Checks	Winter	All ecological enhancements will be checked to ensure they do not require replacement.

Badgers	Pre-commencement	Updated walkover (Section 3.4)	Prior to works commencing	It is recommended that a pre-commencement badger survey is undertaken on site one month prior to the development commencing.
	During construction	Toolbox talk to avoid any adverse impacts (Section 3.5)	During the construction phase	- Avoid blocking badger runs which are not directly affected by the scheme. - Avoid leaving open trenches into which animals could fall. If this is not possible a means of escape should be provided, such as a plank. It should be ensured dangerous areas such as deep excavations are fenced to prevent badger access or covered overnight. - Across the Scheme, ensure at least one safe crossing point of the construction footprint is available every 100m. - Avoid storage of plant or materials on areas of potential foraging habitat (such as retained grassland). - Avoid night works where possible, to avoid disturbance through the use of artificial lighting, and ensure the Site is left unlit at night during the construction period. If lighting of some areas is unavoidable, then hoods, cowls or shields should be used to avoid light spill onto sets or known badger paths.
Birds	During construction	Vegetation Removal (Section 3.5.1)	During the construction phase (Ideally September – February)	In order to avoid disturbance of nesting birds or damage to their nests, clearance of any vegetation will be undertaken outside of the bird nesting season (typically March – August dependent on weather). If this is not possible,

				sections to be cleared should be thoroughly checked by a suitability qualified ecologist immediately prior to clearance. If any active nests are found they should be left undisturbed with a suitable buffer of vegetation (5m) until the nestlings have fledged.
	During construction	Installation of Bird Bricks and Boxes (Section 3.5.2)	Integrated construction / pre-operation	- As a general enhancement, each of the new dwellings on site will have at least 1 No swift brick incorporated into the building. The 'CJ Wildlife Swift maxi nesting box'. - Finally, it is proposed that there is the erection of 5 No nest boxes in trees that will provide compensation for the loss of trees, scrub and sections of hedgerow on site.
	Year 2, then once Annually	Bird Box Integrity Checks	Winter	All ecological enhancements will be checked to ensure they do not require replacement.
Invertebrates	During construction	Installation of Bee Bricks (Section 3.7)	Integrated construction	Bee bricks will be incorporated into each of the new dwellings (at least 65 No).
Reptiles (Section 3.3)	Pre-commencement	Installation of Reptile Exclusion Fencing	Prior to Relocation Scheme	Temporary reptile / amphibian exclusion fencing (TAF) will be installed around the suitable reptile habitats of the construction zone to prevent movement of reptiles into this area (Plan 1). The reptile exclusion fencing would be 750 mm in height, and constructed using 1000-gauge UV-treated polythene fixed to 50 x 50 mm stakes and buried 250 mm underground. A trench would be excavated to a depth of approximately 250 mm; the fence sheet laid around the edge and the trench back filled. Approximately 870m of reptile

				fencing is proposed to be required along the eastern boundary, to separate the reptile receptor area from the construction zone. In accordance with the HGBI guidelines (1998), artificial refugia should be distributed across the site at a minimum density of 50/ha. Both captured Common Lizards & Grass Snakes would be transported the receptor area in appropriate containers such as buckets.
	Pre-commencement	In-situ Relocation Scheme	April – September (early October weather pending)	Reptile relocation entails the capture of reptiles from the construction area (donor site) and release into the on-site site receptor area. The relocation would be carried out in accordance with guidance published by the HGBI (1998). The methodology used for the capture of reptiles is the same as that used during survey. Artificial refugia made from materials such as roofing felt or corrugated metal allow reptiles to be detected and captured relatively easily. These artificial refugia warm up faster and retain heat for longer than the ground or surrounding vegetation, reptiles, being exothermic will shelter under the refuges in order for their bodies to reach the temperature required for activity. The reptiles can then be captured by experienced field ecologists who regularly visit each refuge during suitable weather conditions.
	Pre-commencement	Destructive Search	April – September (early October weather pending),	Following the conclusion of the relocation, a destructive search of the site may be necessary. The decision as to whether this would need to be

			once the relocation scheme has been complete	more than a targeted destructive search of localised areas, such as brash piles, would depend on the number of reptiles captured during the relocation exercise in the wider site. Destructive search would entail the removal of any remaining natural reptile refugia within areas of the site where particularly high densities of reptiles were captured.
	1	Creation of log piles	Anytime prior to site operation but ideally in accordance with the relocation scheme	2 No log piles are recommended to be provided within the ecological buffer to the west of site to further enhance the site for reptiles as well as mammals, invertebrates and amphibians.
Habitat Creation, Enhancement, and Management				
Other neutral grassland – Wildflower Meadow (Section 4.2)	1	Creation of grassland	Ideally Autumn or Spring	The area of species rich grassland along the northwest, southwest and northeast boundaries of the site are to be established through the sowing of a wildflower mixture such as Emorsgate EM2 – Standard General-Purpose Meadow Mixture at 4g/m² and the following methods will be followed.
	1	Year 1 Management	July - August	Perennial species take at least a full year to establish. For newly sown areas the first summer will be dominated by annual weeds arising from the soil seed bank and by grass growth. This should be controlled by mowing throughout the first year to minimise competition and weed seed production.
	2 - 30	Two annual cuts	1: Mid to late summer	The growth should be cut back to a height of 50-75mm. The cut grass should be dried on site.

			2: Late autumn or early spring	- Cuttings should be left in situ for approximately one week, after this the arisings are to be removed from site. - The second annual cut is to be undertaken during late Autumn or early spring
	2 - 30	Retained buffer left to flower	May or early June	- If a retained buffer area is established, this should not be cut in May or early June due to nesting birds. - Maintain maximum diversity and flowering interest the buffer should be managed in sections at different times from late June to the end of August.
Native Trees / Shrubs / Hedgerows (Section 4.3 and 4.4)	Prior to commencement	Proposed scrub planting (creation / enhancements), tree planting and hedgerows	Late Autumn ideally, in suitable weather	- The proposed scrub planting (creation / enhancements) will help provide a matrix of habitats and additional opportunities for a variety of species. The scrub planting will not be dense to avoid areas becoming overly vegetated, but it will be allowed to establish in sparse patches. - The proposed tree planting is recommended across site is recommended to include fruit trees to provide a benefit for Insects, Birds, Badgers and a variety of other species.
	1 – 3	Weed Management	Monthly, where required	All trees must have a 1-metre exclusion zone whereby weeds are routinely and pro-actively removed for the first 2 – 3 years. Bark mulch is recommended around each tree and will act as an effective management method to also suppress weed colonisation.



				- Tree guards should also be routinely checked to ensure they are maintained in good condition and are firmly positioned within the soil. If the guards begin to split, they must be removed and disposed of responsibly and consequently replaced where required. - Bark mulch will be maintained at a minimum level of 50mm for the first 2 years of establishment.
	2 - 30	Bi-annual monitoring of Hedgerows	Between 4 – 30 years (trees) during late Winter – early Spring During Year 1, 3 and 5 in early Spring (hedgerows)	The existing hedgerows will be monitored during the first, third and fifth year. This will be carried out by a suitably experienced ecologist during late winter – early spring of each year.
	2 - 30	Coppicing	October – February, every 3 years but best carried out every 6-10 years on rotation	- All Hazel present on site will be managed on a rotational coppicing scheme. - This involves cutting young trees down to a low level to promote new growth and prevent over-shading. - This will be rotationally implemented, with only a small portion approximately 30% of Hazel coppiced every 3 years during winter months (November to March), but only once the Hazel has grown to a size that will be beneficial and appropriate. - Coppice management is best carried out on a rotation of approximately every 6-10 years for each tree, with timing staggered for plants to

				ensure there is continued connectivity at any given time. ● Retain some of the dead wood. Include some larger horizontal trunks and limbs as well as log piles and discarded brash. Leave wood piles in shady areas. ● If hedgerows become very thin, coppicing of selected plants / laying of short lengths of hedgerow may be required and will be beneficial to promote vigorous, dense regrowth. ● Such works must be undertaken during the period October – February to avoid the breeding bird season. ● Occasional coppicing may be required of the newly planted or retained trees on site to prevent overcrowding.
	2 - 30	Hedgerow regime	trimming	Cutting: 3 year cycle ● Cutting will be done on a 3-year cycle (part of the hedges on site cut during the first year, another part of the hedges cut during second year and no cutting during the third year) ● Boundary hedgerows will be allowed to develop into a tall, dense, bushy structures and maintained at a height of 3 – (preferably 4) meters. ● A proportion of hedges (at least 30%) should be left to grow for at least 7 – 10 years. ● Not all hedgerows should be cut in any one year, so some heavy fruiting hedges are always present.



	1 - 30	Invasive Species Removal / Management	As required	- Any invasive species, such as Japanese Knotweed (<i>Reynoutria japonica</i>) Himalayan Balsam (<i>Impatiens glandulifera</i>), Rhododendron (<i>Rhododendron ponticum</i>), Giant Hogweed (<i>Heracleum mantegazzianum</i>), will be removed from the site, as these could have deleterious effects on native species. - The removal of such species would open up ground for restoration for natural re-generation. - Invasive species will generally be removed by a combination of cutting back and removal of cut material from the site. This process may need to be repeated over the course of several years. - Contractors will need to be shown the locations of the species and mark these where needed to help avoid native species being removed accidentally. Areas of bare ground created by this work will be left for natural regeneration (described below).
	2 - 30	Plant removal / planting	Late Autumn ideally, in suitable weather	- Recommendations may also include that any plants (newly planted or retained) that are removed, die or become seriously damaged or defective during the 30-year monitoring period shall be replaced like for like in the next planting season. - If any of the trees or hedgerow plants fail, they will be replaced like-for-like - Similarly, scope for tree and shrub species to establish by natural regeneration should be permitted where possible e.g. by creating space



				for new regeneration around existing specimens of the desired trees and shrub species.
	2 – 30	Monitoring report (Arborist)	During late winter – early spring of each year	These monitoring visits will assess the general health of the trees and determine if any remedial action is required, including noting any presence of disease. As part of these monitoring visits, the arborist will produce a monitoring report which will be sent to the LPA outlining the results and appropriate recommendations (i.e. remedial works, removal /replacement).
	1 – 30	Preliminary Roost Assessment (PRA)	Anytime but ideally during late winter prior to any remedial works, removal or thinning	All mature trees recommended for removal or remedial works will need to be surveyed for (potential roost features PRFs) that may be suitable for roosting bats. If any trees have PRFs, it is recommended they are retained if possible and alternative trees are selected where possible. This will be conducted by a suitably qualified ecologist.
	1 – 30	Scrub management	August / early September (as required)	Following establishment, scrub management will be undertaken annually (as needed) to maintain a suitable matrix between grassland, scrub and other habitats. This can be achieved by manual cutting as well as mechanical clearance in winter months that can be carried out to ensure the area does not become overgrown.
SUDs Features (Section 4.5)	1	Excavation and creation of SUDs	Anytime	There will be a varying depth across the SUDs wherever possible with the pond itself being deeper. Creating shelves is one option of obtaining different depths.

	1	Year 1 Management	Ideally Autumn or Spring	The edges of the SUDs pond will be planted up with a suitable grassland seed mix and selective plug planting to encourage establishment of marginal vegetation.
	2 - 30	Removal of blanket weed	Late September and October in the early years	- In the early years, blanket weed can cover waterbodies. - Only one third of a waterbody should be cleared per year. - Once cleared, plants or debris will be left along the edge for a few days to allow any trapped wildlife to return to the water.
	2 - 30	Avoidance to pond disturbance	Mid-Winter	Ponds should not be disturbed in mid-winter as this might expose hibernating amphibians to severe cold
Compliance Check (Section 5.9)	1 - 30	Monitoring report (Ecologist)	Annually for the first 5 years, then every 5 years until year 30 Must be conducted during a suitable time of year and weather conditions	- A report will be produced by an ecologist to provide details on all management, assessment of habitats, additional management requirements (if required), management to be carried out in the next phase and reporting on any delays - Each report will be sent to the LPA

6.0 CONCLUSION

The aim of this report is to provide a prescription of the management of habitats within the site and to bring together all relevant sections of the previous ecological reports associated with the site 'Church Barton House, Horns Lane, Pagham' and use them to inform an updated site-wide Ecological Mitigation and Management Plan (EMMP) and Mitigation Landscape Phasing Plan (MLPP). With the provision of all inclusions within this report, the site is expected to provide biodiversity enhancement for wildlife and the species that have been identified can be adequately mitigated for.

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Legend

- ▲ Hibernacula
- Bat Box
- Bat Brick
- Bird Box
- Bird Brick
- Bee Brick
- ✕ Hedgehog Highway Fence Gaps
- Redline



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Map	Enhancement Plan
Site	Horns Lane, Pagham
Client	Hampshire Homes
Date	24/09/2025

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