

Ecological Technical Note

Land East of Tye Lane, Walberton

October 2018

1.0 Introduction

1.1 This Technical Note has been prepared by CSA Environmental on behalf of Linden Homes Southern in relation to land East of Tye Lane, Walberton (hereafter referred to as, 'the Site'). It summarises the findings of an update Ecological Walkover and assessment of potential ecological constraints and opportunities to/for development. Recommendations for further ecological survey/assessment and mitigation requirements are provided as appropriate, to support a Reserved Matters application (following granted outline consent, ref: WA/44/17/OUT) for residential development of up to 175 units, and to confirm the findings previously recorded within the following documents are still relevant:

- Ecological Assessment (EPR Ltd, June 2017; Ref. P17/01-1C)
- Addendum Reports detailing survey results in relation to reptiles and bats (EPR Ltd, 31 August 2017 and 21 September 2017)

2.0 Methods

Extended Phase 1 Habitat Survey

2.1 A Habitat Appraisal was carried out in March 2017 by EPR Ltd, with an update site walkover survey being completed by Tilly Fitzwebster, of CSA Environmental, on 13 July 2018. CSA's survey visit was undertaken in dry, fine weather conditions. The purpose of the survey was to assess the on-Site habitats and their potential to support notable and protected species. The survey encompassed land proposed for development and immediately adjacent habitats that could be viewed.

2.1 During the survey, plant species observed within each habitat type were recorded and habitats were classified and mapped. Scientific names of botanical species are referenced in accordance with Stace (2010)¹. Note is also taken of the more conspicuous fauna present during the survey, with particular attention paid to any evidence of, or potential for, the presence of protected or notable species.

2.2 Prior to the survey, update details of statutory designated wildlife sites were retrieved from the Multi-Agency Geographic Information for the Countryside (MAGIC) online database.

¹ Stace, C. A. (2010) *New Flora of the British Isles (Third edition)*, University Press, Cambridge

- 2.3 In addition, information from existing reports² relating to the Site, including data returned from Sussex Biodiversity Records Centre (SxBRC) have been reviewed and referenced where relevant.

Ground Based Tree Roost Assessment

- 2.4 As part of the 2018 Site survey, all trees on-site were inspected from ground level, using binoculars as appropriate, to search for features that bats might use for roosting (e.g. woodpecker holes, limb splits, lifting bark, mature ivy stems) and any associated bat roosting evidence (e.g. bat droppings, grease staining around holes). The tree inspections were carried out by Tilly Fitzwebster (NE Licence no. 2017-31876-CLS CLS).
- 2.5 Trees were assigned to one of the following four categories, in line with the BCT guidelines:
- *High* – A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat
 - *Moderate* – A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, assessments at this stage are made irrespective of species conservation status)
 - *Low* – A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential
 - *Negligible* – Negligible habitat features on site likely to be used by roosting bats
- 2.6 The category to which each tree is assigned determines the need for further targeted surveys to confirm the presence/likely absence of roosting bats.

3.0 Baseline Ecological Conditions

Designated Sites

- 3.1 There are two international statutory designated sites within 10km of the Site; Arun Valley Ramsar Site, Special Protection Area (SPA) and Special Area of Conservation (SAC) c. 8.4km north east designated for its waterbird assemblage including Bewick's swan *Cygnus columbianus bewickii*, and Duncton to Bignor Escarpment SAC c. 6.6km north,

² EPR Ltd (2017). *Land East of Tye Lane, Walberton – Ecological Assessment (P17/01-1C)*, June 2017.

EPR Ltd (2017). *Addendum to the Ecological Assessment of Land East of Tye Lane, Walberton*. August 2017.

² EPR Ltd (2017). *Update to Addendum to the Ecological Assessment of Land East of Tye Lane, Walberton* September 2017.

designated for its beech *Fagus* sp. forests which support rare plants present such as white helleborine *Cephalanthera damasonium*, yellow bird's nest *Monotropa hypopitys* and green hellebore *Helleborus viridis*.

- 3.2 There is one National statutory designated wildlife site within 3km of the Site; Fairmile Bottom Site of Special Scientific Interest (SSSI) located c. 2.4km north of the Site. The SSSI is designated for its yew *Taxus baccata* woodland and unimproved chalk grassland.
- 3.3 A single local statutory designated wildlife site is present within 3km of the Site: Fairmile Bottom Local Nature Reserve (LNR) (c. 2.4km north of the Site), which comprises the same area as its component SSSI.
- 3.4 Due to the Site's distance from these designations and the lack of connecting habitat, it is considered unlikely that the designations would be affected by development of the Site.
- 3.5 There is no designated Ancient Woodland within or immediately adjacent to the Site, however there are three blocks of Ancient Woodland located within 500m of the Site.

Habitats and Flora

- 3.6 The Site comprises a large arable field with narrow field margins, bordered by hedgerows and trees. A small paddock of semi-improved grassland, with occasional patches of dense scrub is also present in the north-eastern extent of the Site. Please refer to the Habitats Plan (Appendix A) which maps these features.

Arable

- 3.7 The site is dominated by a single arable field, with a wheat crop at the time of survey.

Semi-Improved Grassland

- 3.8 The north eastern corner of the Site comprised a semi-improved grassland paddock which leads into the on-Site arable field. The paddock appeared to be relatively unmanaged and supported a longer sward. Dominant grass species included Yorkshire fog *Holcus lanatus*, common bent *Agrostis capillaris*, false oat-grass *Arrhenatherum elatis*, barren brome *Anisantha sterilis* and cock's-foot *Dactylis glomeratus*. Herb species included yarrow *Achillea millefolium*, creeping thistle *Cirsium arvense*, ground ivy *Glechoma hederacea* and meadow buttercup *Ranunculus acris*.
- 3.9 Semi-improved grassland field margins were also present and generally narrow (c. 0.5m – 1m wide). Flora present included common bent, false oat-grass, cock's-foot, common couch *Elytrigia repens*, common ragwort *Senecio jacobaea*, field bindweed *Convolvulus arvensis* and willowherb *Epilobium* sp. Further field margin species recorded are listed in Appendix B.

Hedgerows, Trees and Woodland

- 3.10 The Site is lined by a mixture of broad-leaf and coniferous trees and hedgerows along all Site boundaries, both on and off-Site. Two mature pedunculate oaks *Quercus robur* and one mature horse chestnut *Aesculus hippocastanum* are present within the south-eastern extent of the Site, whilst an additional mature pedunculate oak is present centrally within the south of the Site. The trees and their features are described in further detail below under 'Bats'. Other species present include poplar *Populus sp.*, cherry *Prunus avium*, lime *Tilia sp.*, willow *Salix sp.*, cherry laurel *Prunus caroliniana*, sycamore *Acer pseudoplatanus* and cypress *Cupressus sp.*
- 3.11 Hawthorn *Crateagus monogyna*, holly *Ilex aquifolium*, elm *Ulmus sp.* and elder *Sambucus nigra* dominate the hedgerows with occasional ash *Fraxinus excelsior*.
- 3.12 A small woodland block is present along the south-western boundary of the Site dominated by holly, cherry laurel, sycamore and elder.
- 3.13 For consistency, the tree numbering on the Habitats Plan in Appendix A and in Table 1 follow the numbering on the Tree Survey and Constraints Plan (Ref: BHA_401_01).

Scrub

- 3.14 Patches of dense and scattered scrub are present along the southern boundary and western extent of the paddock. A further area of dense scrub is present in the south western extent of the Site. Dominant species include bramble *Rubus fruticosus* agg., spear thistle *Cirsium arvense*, cleavers *Galium aparine*, hogweed *Heracleum sphondylium*, common nettle *Urtica dioica* and field bindweed *Convolvulus arvensis*.

Fauna

Bats

- 3.15 Being dominated by arable cultivation, the Site is of generally low suitability for bats; however boundary hedgerows and trees are likely to support foraging and commuting. These features are to largely be retained and enhanced wherever possible.
- 3.16 No buildings are present within the Site, however mature trees at the site boundaries could support roosting features. A Preliminary Roost Assessment of trees providing suitable features for roosting bats within the Site was undertaken, the results of which are shown in Table 1 below.
- 3.17 Nine trees were identified as having 'low' roosting potential. Of these trees, only one (at the eastern end of G1) is anticipated to be impacted by proposals, with the remainder of the trees being retained. This tree was subject to an emergence survey on 22 August 2017 by EPR Ltd, which recorded no bats emerging from the tree.

Table 1. Preliminary Roost Assessment Results

Tree/ Group ID	Species	Rot Hollows	Cracks / splits	WP Holes	Loose Bark	Ivy Cover	Description of features (including aspect of feature)	Bat Roost Suitability
T40	P. Oak	N	N	N	N	Y	Dense ivy on southern aspect of tree	Low
T39	P. Oak	N	Y	N	N	N	Mature tree with three slightly cracked limbs on eastern aspect	Low
T38	Horse Chestnut	N	N	N	Y	Y	Over mature tree with flaking bark nearly all the way around the trunk, some minor ivy cover	Low
T28	P. Oak	N	Y	N	N	N	Mature tree with two slightly cracked limbs on south and western aspects, both face upwards	Low
G19	Poplar	Unknown	Y	Unknown	N	Y	Over mature tree, split/cracked limbs which face upwards but not completely visible due to dense ivy cover	Low
G19	Poplar	Y	Y	N	N	N	Split limb on north-east aspect and small rot hole of northern aspect	Low
G19	Poplar	Y	Y	N	N	N	Cracked limb and rot hole on north aspect	Low
G19	Poplar	N	Y	N	N	N	Mature tree, split limb and crack on north aspect	Low
G17	P. Oak	N	N	N	Y	N	Flaking bark present c. 10m high on south aspect	Low

WP= Woodpecker holes

Badger

- 3.18 Three inactive mammal tunnels were identified at the base of the pendunculate oak located centrally within the south of the Site. An additional five tunnels, two of which are collapsed and one of which looks to be in use by rabbit, were identified along the western boundary of the Site. No evidence of badger was recorded during the survey, however it is considered likely that badgers would use the Site for dispersal and foraging purposes.

Dormouse

- 3.19 The Site provides sub-optimal habitat for dormice with species favoured by dormice, such as hazel *Corylus avellana* and honeysuckle *Lonicera periclymenum* have not been recorded at the Site. The boundary hedgerows and trees, which provide limited continuity and opportunities for this species, are largely to be retained as part of the proposals.

Riparian Mammals

- 3.20 There is no suitable habitat for otter *Lutra lutra* or water vole *Arvicola amphibius* within or immediately adjacent to the Site.

Birds

- 3.21 Boundary habitats including hedgerows, trees and occasional areas of dense scrub provide suitable nesting habitat for breeding birds. A series of four breeding bird surveys undertaken in April and May 2017 (EPR Ltd, June 2017; Ref. P17/01-1C) recorded predominantly common and widespread species with low number of species of heightened conservation concern. No evidence of ground nesting birds was recorded, with nesting birds confined to the boundary habitats. The majority of the boundary trees and hedgerows are to be retained as part of the development.

Reptiles

- 3.22 The relatively unmanaged grassland paddock provides some opportunities for reptiles, whilst the field margins along the boundaries of the Site provide limited habitat suitability. Surveys carried out by EPR Ltd between August and September 2017 recorded no reptiles within the Site and it is therefore considered that reptiles are not likely to be present.

Amphibians

- 3.23 Presence/absence surveys undertaken by EPR Ltd between April and May 2017 of five ponds within 250m of the Site recorded no great crested newts *Triturus cristatus* present, however smooth newt *Lissotriton vulgaris*, palmate newt *Lissotriton helveticus* and common frog *Rana temporaria* were recorded. There are no on-Site ponds present and the habitats recorded during the habitat survey are considered to be of low value to amphibians during their terrestrial phase.

Invertebrates

- 3.24 The areas of semi-improved grassland provide some flowering herb and grass resources and the hedgerows provide nectar, fruit and deadwood resources for a modest variety of common and widespread invertebrate species. Overall, the onsite habitats and resources across the Site could support a range of invertebrates however it is considered unlikely that a notable or large assemblage of terrestrial invertebrates is present given the arable use of the Site (potential for pesticide use). As such, the Site is not anticipated to be of significant ecological importance in respect of invertebrates.

4.0 Summary of Ecological Constraints and Opportunities

Confirmed Constraints

- 4.1 Development at this Site will likely require avoidance, mitigation and / or compensation measures in respect to:

- Hedgerows, Trees and Woodland
 - Hedges and their component mature trees are a Habitat of Principal Importance and have intrinsic ecological value. These, alongside the on-site woodland block, are to be retained and enhanced alongside development of the Site, with only a small number of trees requiring removal to facilitate new vehicular and pedestrian access points. Retained trees will be adequately protected during construction in line with BS 5837 (2012) and Policy ENV DM4 of the Arun Local Plan (2011-2031) adopted July 2018.
- Nesting birds
 - The nests and eggs of all wild birds are subject to legal protection. Any clearance of potential nesting habitat, such as scrub and trees, should be undertaken outside of the bird nesting season (March-August inclusive), or immediately following confirmation by a suitably qualified ecologist that no active nests are present.

Potential Constraints

- 4.2 Avoidance, mitigation and/or compensation measures may be required in respect to the following potential ecological constraints, subject to further surveys/assessment:

- Bats
 - Mature trees are to be retained and protected alongside during the design and construction stages. One tree assessed as providing 'low' suitability for roosting bats was subject to an emergence survey in 2017 and no bats were recorded to emerge from the tree, confirming the likely absence of a roost.

- This tree should be felled under a safe working Method Statement, which will be outlined within an Ecological Management and Mitigation Plan (EMMP).
- It is likely that bats will utilise the boundary habitats, which are to be retained, for commuting and foraging. A sensitive lighting strategy will therefore be produced, details of which will be outlined within the EMMP, in line with Policy GI SP1 of the Local Plan.
- Should any tree surgery be required on any of the on-Site trees assessed as having 'Low' bat roost potential, it is recommended that this is done so under ecological watching brief or following a ground based assessment by a suitably experienced ecologist.
- Badger
 - Badgers and their setts are afforded protection under the Protection of Badgers Act 1992. No signs of badger or their setts have been identified at the Site; however, there is potential for badgers to disperse onto Site and dig new excavations. Therefore, an update survey prior to commencement of works will be undertaken.
- Reptiles
 - Reptiles are afforded protection from killing and injury under provisions of the Wildlife and Countryside Act 1981 and are S41 species.
 - Whilst the majority of the Site is considered unsuitable for reptiles and surveys undertaken in 2017 found no reptiles to be present, there is potential for reptiles to disperse into the Site from surrounding habitat. A precautionary approach to works is therefore recommended to safeguard any individuals that may be present. Full details and working methods of the precautionary approach will be outlined within the EMMP.

5.0 Opportunities for Ecological Enhancements

5.1 As per the NPPF guidance, a number of opportunities to enhance the ecological value of this Site for the benefit of a variety of wildlife have been incorporated into design proposals. Additionally, an Ecological Mitigation and Management Plan (EMMP) will be produced to detail all mitigation measures and enhancement opportunities for the development. Proposed enhancement include:

- Hedgerow, Trees and Woodland
 - The proposed development would result in very limited tree losses, but as such loss will be mitigated by the planting of several new trees and varied species, including native species of benefit

to local wildlife, in addition to the creation of a community orchard which will include regional tree varieties.

- Birds
 - Nesting features for birds will be provided, in particular for Priority Species such as house sparrow and starling in the form of integrated bird boxes incorporated within the fabric of proposed buildings, affixed to external walls, and/or affixed to retained trees of suitable size.
- Bats
 - To enhance the suitability of the Site for roosting bats, bat boxes will be installed on, or within, the fabric of a proportion of proposed buildings or affixed to retained trees of suitable size, in line with Policy ENV DM5. So as to maximise their potential use, the bat boxes will be erected as high up as possible and sited in sheltered wind-free areas where there is a clear flight line for bat access. The bat boxes will be situated on a range of aspects including several with southeast- to southwest-facing aspects.
- Reptiles and Invertebrates
 - Newly created grassland will be provided within the southern extent of the Site and sown with locally appropriate wildflower mixes and managed to provide both long and short areas, suitable for reptiles and invertebrates.
- Hedgehogs
 - Opportunities to continue to provide habitat for hedgehogs alongside development of the Site include garden wall / fencing designs which allow hedgehogs (and other species) movement through the landscape; in addition to retaining and enhancing hedgerow and woodland areas.
- Amphibians
 - A number of surface water drainage features will be provided and designed to maximise their suitability for amphibians.

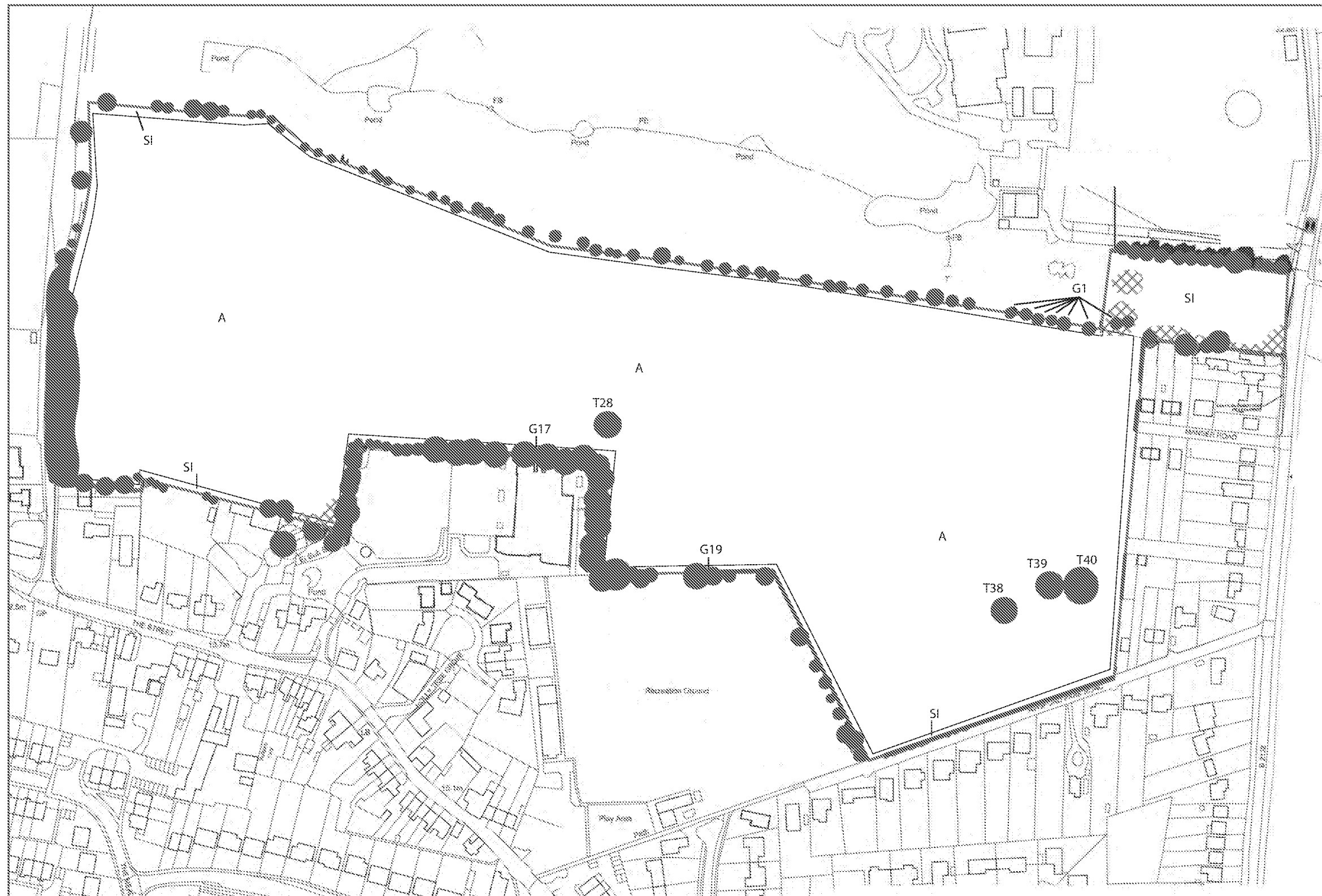
6.0 Conclusion

- 6.1 The number of ecological constraints identified at this Site is limited and is restricted to a fairly typical range of protected species issues and the usual need to retain trees and hedgerows, wherever possible. Arable land dominates the Site and is considered to be of low ecological value.
- 6.2 Due to distance and lack of contiguous habitat, development of the Site is not predicted to result in any adverse impacts on any nearby designated sites or blocks of Ancient Woodland. Therefore, development of the Site will be in accordance with Policy ENV DM1 of the Arun Local Plan (2011-2031) Adopted July 2018.

- 6.3 Further survey work was undertaken for a number of species in 2017 and the data collected was used to inform the development proposals and to ensure that any legal constraints are understood and appropriate mitigation developed, including:
- A safe working Method Statement in relation to tree felling;
 - An update badger survey prior to any ground works commencing; and
 - A precautionary approach to works in relation to reptiles.
- 6.4 No further survey work in relation to any protected species including water vole, bats, birds, invertebrates and reptiles is considered necessary as surveys undertaken in 2016 and 2017 identified no constraints to development in respect of these species. Reptiles, roosting bats and water vole were not recorded on Site and a fairly typical assemblage of invertebrates and birds were considered to be utilising the boundary habitats of the Site, which will largely be retained. This would be confirmed via consultation with the LPA Ecologist.
- 6.5 The above mitigation measures and ecological enhancements, including the installation of bat and bird boxes and creation of new habitats including drainage basins and new areas of grassland will be provided alongside development and detailed within an Ecological Management and Mitigation Plan (EMMP).
- 6.6 No overriding constraints to development have been identified and subject to the implementation of a suitable EMMP (to be submitted at the Reserved Matters stage), the scheme is considered to accord with all relevant nature conservation legislation, as well as with the provisions of Arun Local Plan (2011-2031) Adopted July 2018, as summarised in Table B.1 of Appendix B.

Appendix A

Habitats Plan
CSA/3823/100



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Project	Land East of Tye Lane, Walberton	Date	October 2018	Drawing No	CSA/3823/100
Drawing Title	Habitats Plan	Code	See Bar	Rev	-
Client	Linden Homes Southern	Drawn	TF	Checked	CC

Appendix B

Legislation, Planning Policy and Standing Advice

Local planning policies of relevance to ecology, biodiversity and/or nature conservation have been set out in Table B.1 below.

Table B.1. Summary of regional and local planning policy relating to ecology

Policy	Summary
ARUN LOCAL PLAN (2011-2031) ADOPTED JULY 2018	
Policy GI SP1 Green Infrastructure and development	The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals. All major development must be designed to protect and enhance existing Green Infrastructure assets, and the connections between them, in order to ensure a joined up Green Infrastructure Network. The Green Infrastructure Network must be protected from light pollution to ensure that areas defined by their tranquillity are protected from the negative effects of light in development. Where compatible with nature conservation objectives, development proposals must identify opportunities to connect existing Green Infrastructure assets with the coast, the South Downs National Park or to the District's inland villages. Opportunities to enhance the network should take account of the multiple functions of Green Infrastructure assets and should be based upon those opportunities set out in the supporting text
Policy HER DM3 Conservation Areas	In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that: a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings; b. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area; c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored; d. Unsympathetic features are removed and missing features are restored or reinstated; e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges; f. It does not harm important views into, out of or within the Conservation Area. Within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that: k. The structure to be demolished makes no material contribution to the special character or appearance of the area; or, l. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or m. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and n. Permission has been granted for the redevelopment of the site.
Policy HER DM4 Areas of Character	Within Areas of Character, as defined on the Proposals Map, planning permission or relevant consent will be granted subject to: a. The retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas; b. The maintenance of an appropriate mix of uses where this is an important element in the character of an area;

Policy	Summary
	c. New development preserving, and where possible, enhancing the special character of these areas, particularly with regard to the characteristics identified by the Local Planning Authority.
Policy ENV SP1 Natural Environment	Arun District Council will encourage and promote the preservation, restoration and enhancement of biodiversity and the natural environment through the development process and particularly through policies for the protection of both designated and non-designated sites. Where possible it shall also promote the creation of new areas for habitats and species. In relation to designated sites, development will be permitted where it protects sites listed in Tables 17.1-17.6 that are recognised for the species and habitats contained within them.
Policy ENV DM1 Designated Sites of biodiversity or geological importance	a. Proposed development likely to have an adverse effect on land with the designated features of any Site of Biodiversity or Geological Importance as listed in Tables 17.1 - 17.7 or any subsequently designated sites (either individually or in combination with other developments), will not normally be permitted. Consideration will be given to the exact designated features present on the site, their scarcity/rarity and recognition of the protection offered by their existing status. Development on wildlife sites with the highest value will only be permitted exceptionally where the following can be demonstrated: - There is no alternative solution (which shall be adequately demonstrated by the developer). - There are reasons of public health or public safety or - There are benefits of primary importance to the environment or - There are imperative reasons of overriding public interest. Notwithstanding the above however, the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined. b. In determining any planning application affecting Sites of Biodiversity or Geological Importance the Council will ensure that the intrinsic natural features of particular interest are safeguarded or enhanced having regard to: - The European, National or Local status and designation of the site; - The nature and quality of the site's features, including its rarity value; - The extent of any adverse impacts on the notified features of interest; - The need for compensatory measures in order to re-create remaining features of habitats on or off the site. c. Where appropriate the Council will ensure the effective management of designated sites through the imposition of planning conditions or Section 106 agreements as appropriate.
Policy ENV DM3 Biodiversity Opportunity Areas	Development shall: - Retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones. - Be designed in order to minimise disturbance to habitats. Development proposals that do not reasonably address opportunities for enhancing these through their design, layout and landscaping or access/management shall not be permitted. Where a development scheme would result in a habitat loss, mitigation measures will be proposed as part of the proposed scheme and such measures agreed with the Local Planning Authority prior to the determination of any planning application. Within Biodiversity Opportunity Areas (BOAs) identified on the Policies Maps or where likely to have an impact on species or habitats within the BOAs, any application for planning permission shall include a properly conducted survey of the presence of that species and habitat and impact(s) that development may have on the BOA.
Policy ENV DM4	Development will be permitted where it can be demonstrated that trees

Policy	Summary
Protection of trees	protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development: a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or b. Would enhance the survival and growth prospects of other protected trees; c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland. Where planning permission is granted in any of the above instances, conditions shall be used to ensure that, for any trees which are removed as part of a development, at least an equivalent number of a similar species and age (where practical) are planted on the proposed development site. Sufficient space for replacement trees to mature without causing future nuisance or damage shall be provided. The planting of new trees shall form an integral part of the design of any development scheme. Proper provision must be made for the protection and management of trees or areas of woodland on-site when undertaking development. A management plan shall be provided as part of a planning application in accordance with BS 5837 (2012) in order to ensure that trees are adequately protected during development and appropriately maintained in the future. Conditions for the continued protection of trees on sites shall be included in any planning permission given. Where there are existing trees on or adjacent to a development site, developers shall be required to provide: d. Land and tree surveys e. A tree constraints plan f. An arboricultural impact assessment to include a tree protection plan and arboricultural method statement These will ensure that development is planned to take a comprehensive view of tree issues at an early stage in the design process and that development works do not have a negative impact on existing trees.
Policy ENV DM5 Development and biodiversity	Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity and protect existing habitats on site. They shall also however incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not). Development schemes shall also be appropriately designed to facilitate the emergence of new habitats through the creation of links between habitat areas and open spaces. Together, these provide a network of green spaces which serve to reconnect isolated sites and facilitate species movement. Where there is evidence of a protected species on a proposed development site, planning applications shall include a detailed survey of the subject species, with details of measures to be incorporated into the development scheme to avoid loss of the species. This involves consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals. All surveys shall be carried out at an appropriate time of year and shall be undertaken by a qualified and, where appropriate, suitably licensed person. All developments shall have regard to Natural England's standing advice

Policy	Summary
	for protected species.