

FORD LANE, YAPTON, WEST SUSSEX

Ecological Appraisal

ECO01770
Ford Lane, Yapton
A
February 2022

REPORT

Quality Management

Version	Status	Authorized by	Reviewed by	Approved by	Review date
A	For Planning	RR/NH	NB	NB	09/02/22

Approval for issue

Nick Betson

9 February 2022

File/Model Location

Document location: \\SOU-LH-FS-01\EnvPlanningProjects\Current Projects\B ECO01770 Ford Lane\5. Reports - Documents\Reports

Model / Appendices location:

© Copyright RPS Group Plc. All rights reserved.

The report has been prepared for the exclusive use of our client and unless otherwise agreed in writing by RPS Group Plc, any of its subsidiaries, or a related entity (collectively 'RPS'), no other party may use, make use of, or rely on the contents of this report. The report has been compiled using the resources agreed with the client and in accordance with the scope of work agreed with the client. No liability is accepted by RPS for any use of this report, other than the purpose for which it was prepared. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. RPS does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

RPS accepts no responsibility for any documents or information supplied to RPS by others and no legal liability arising from the use by others of opinions or data contained in this report. It is expressly stated that no independent verification of any documents or information supplied by others has been made. RPS has used reasonable skill, care and diligence in compiling this report and no warranty is provided as to the report's accuracy. No part of this report may be copied or reproduced, by any means, without the prior written consent of RPS.

Prepared by:

RPS

Nikki Hulse/Raul Romero

Assistant Ecologist

20 Western Avenue, Milton Park, Abingdon,
OX14 4SH

Prepared for:

Redrow Homes

Tilly Whishaw

Planning Manager

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QB

EXECUTIVE SUMMARY

- RPS were commissioned by Redrow Homes to undertake an updated Preliminary Ecological Appraisal of a parcel of land to the south of the existing development site, located off of Ford Lane, Yapton, West Sussex. This comprised a desk study, Phase 1 Habitat Survey and an ecological scoping survey which assessed the potential of the site to support species of conservation concern or other species which could present a constraint to the development of the site.
- The proposals involve the development of the site into a new 15 unit residential development and recreational area, along with areas of both hard and soft landscaping.
- The site is approximately 2 ha in size and comprises bare ground with mud and hardstanding with two temporary site compound buildings, within amenity grassland margins and a scattered tree.
- The site is situated south of Ford Lane, to the north of the village of Yapton, West Sussex. The immediate surrounds of the site to the west are rural, comprising further expanses of arable fields, whilst the main town of Yapton lies to the west and south and buildings under construction to the north.
- There are no statutory designated sites within 2 km of the application boundary; therefore, there are no anticipated impacts in this regard.
- The longer ruderal field margins offered suitable habitat for common species of reptiles, and therefore, recommendations have been made to ensure that the development fully accounts for the potential presence of these species.
- The trees and species-poor hedgerows on-site offer suitable habitats to support nesting birds. Therefore, the removal of any habitat should be undertaken outside of the breeding bird season (March-September). If this is not possible, then the habitat should first be checked by a suitably qualified ecologist, if nests are found; then the removal of the habitat will have to be delayed until after the chicks have fledged (about 6 weeks).
- Further recommendations to improve the site's biodiversity value have been made within the report.

Contents

EXECUTIVE SUMMARY	1
1 INTRODUCTION	1
1.1 Purpose and scope of this report	1
1.2 Study area and Zone of Influence	1
1.3 Development proposals	1
1.4 Legislation and policy	1
2 METHODS.....	3
2.1 Desk Study	3
2.2 Ecological Appraisal	3
2.3 Impact Appraisal	3
2.4 Limitations	5
3 RESULTS.....	6
3.1 Designated Sites	6
3.2 Species.....	7
3.3 Phase 1 Habitat Survey	11
3.4 Ecological Scoping Survey.....	13
4 EVALUATION AND POTENTIAL IMPACTS	14
4.1 Designated sites.....	14
4.2 Habitats	14
4.3 Species.....	14
5 MITIGATION AND ENHANCEMENT	15
5.1 Species.....	15
5.2 Enhancement opportunities	15
6 CONCLUSIONS	16
REFERENCES	17

Tables

Table 3.1: Species records from the last 10 years within 2 km of the site	7
---	---

Figures

Figure 3.1: Phase 1 habitat map	122
---------------------------------------	-----

Appendices

Appendix A Relevant Legislation

Appendix B Target Notes

1 INTRODUCTION

1.1 Purpose and scope of this report

- 1.1.1 RPS were commissioned by Redrow Homes to undertake an update Ecological Appraisal of a parcel of land within an existing development site 'the Site', located off of Ford Lane, Yapton, West Sussex. A previous assessment of a wider site, including the Site, was undertaken by Strutt and Parker in 2013 (Strutt and Parker, 2013), to support an outline application for up to 100 dwellings and associated landscaping (granted at appeal in 2017, ref APP/C3810/W/17/3170059). A further update survey of the wider site was undertaken by RPS in 2018 (RPS 2018). This wider site is currently being built out following the granting of Reserved Matters.
- 1.1.2 The Ecological Appraisal of the Site aims to:
- Undertake a desk-based review of designated sites and records of protected species and other species that could present a constraint.
 - Map and assess the habitats present on Site.
 - Assess the site for potential to support protected species or other species that could present a constraint and make appropriate recommendations for further survey work if necessary.
 - Provide outline options for mitigation measures as appropriate.
 - Make recommendations for appropriate biodiversity enhancements in line with national and local planning policy.
- 1.1.3 This report pertains to these results only; recommendations included within this report are the professional opinion of an experienced ecologist and therefore the view of RPS. The surveys and desk-based assessments undertaken as part of this review and subsequent report including the Ecological Appraisal Notes are prepared in accordance with the British Standard for Biodiversity Code of Practice for Planning and Development (BS42020:2013).

1.2 Study area and Zone of Influence

- 1.2.1 The site is located to the north of the village of Yapton, West Sussex. The site is approximately 2 ha in size. The National Grid coordinates for the centre of the site are SU980037.
- 1.2.2 The site comprises the southern end of an existing construction site, currently bare ground with mud and hardstanding with two temporary buildings in the majority, with amenity grassland margins and scattered trees.
- 1.2.3 The term Zone of Influence is used to describe the geographic extent of potential impacts of a proposed development. The Zone of Influence is determined by the nature of the development and also in relation to designated sites, habitats or species which might be affected by the proposals.
- 1.2.4 For this site, the Zone of Influence is considered to be land on and immediately adjacent to the site.

1.3 Development proposals

- 1.3.1 The development proposals involve the construction of 15 new residential dwellings and recreational area, along with areas of both hard and soft landscaping.

1.4 Legislation and policy

- 1.4.1 Relevant legislation, policy guidance and both Local and National Biodiversity Action Plans (BAPs) are referred to throughout this report where appropriate. Their context and application are explained in the relevant sections of this report.

1.4.2 The relevant articles of legislation are:

- The National Planning Policy Framework (NPPF, 2021).
- ODPM Circular 06/2005 (retained as Technical Guidance on NPPF 2021).
- Local planning policies (Arun District Council 2018).
- The Conservation of Habitats and Species Regulations 2017 (as amended).
- The Wildlife and Countryside Act 1981 (as amended).
- The Protection of Badgers Act 1992.
- The Countryside and Rights of Way Act 2000.
- The Hedgerow Regulations 1997.
- The Natural Environment and Rural Communities Act 2006.

1.4.3 A summary of legislation relevant to protected or other species identified as potential constraints in this report is provided in Appendix A.

2 METHODS

2.1 Desk Study

- 2.1.1 Ecological records within a 2 km radius of the Site were requested from Sussex Biodiversity Records Centre (SxBRC). Data requests were limited to records for protected species recorded within the last ten years and sites of nature conservation interest within 2 km of the Site. This included a review of existing statutory sites of nature conservation interest, such as Sites of Special Scientific Interest (SSSIs), Special Protection Areas (SPAs), Special Area of Conservation (SACs) and National Nature Reserves (NNRs), and non-statutory sites, such as Sites of Importance for Nature Conservation (SINCs) and Local Wildlife Sites (LWSs).
- 2.1.2 Locations of statutory designated sites were accessed via the government 'MAGIC' website (MagicMap, 2016).
- 2.1.3 A 1:25,000 OS map was used to identify nearby features such as ponds or green corridors that could provide habitat or connectivity to other areas.

2.2 Ecological Appraisal

- 2.2.1 The ecological appraisal consisted of two components: a Phase 1 Habitat survey and a scoping survey for protected species and other species of conservation concern which could present a constraint to development.
- 2.2.2 The Ecological Appraisal was undertaken on the 7th January 2022, by a suitably qualified ecologist, Frances Morris BSc (Hons) MRSB ACIEEM.
- 2.2.3 The Phase 1 Habitat surveys followed the standard methodology (JNCC, 2010), and as described in the Guidelines for Preliminary Ecological Assessment (IEEM, 2012). In summary, this comprised walking over the survey area and recording the habitat types and boundary features present.
- 2.2.4 A protected species scoping survey was carried out in conjunction with the Phase 1 Habitat survey. The Site was assessed for its suitability to support protected species, in particular great crested newts *Triturus cristatus*, reptiles, birds, badgers *Meles meles*, bats, and other species of conservation importance that could pose a planning constraint.
- 2.2.5 The surveyor looked for evidence of use including signs such as burrows, droppings, footprints, paths, hairs, refugia and particular habitat types known to be used by certain groups such as ponds. Any mammal paths were also noted down and where possible followed. Fence boundaries were walked to establish any entry points or animals' signs such as latrines. Areas of bare earth were inspected for mammal prints. Areas of habitat considered suitable for protected species or those of conservation interest were recorded.

2.3 Impact Appraisal

- 2.3.1 The overall ecological appraisal is based on the standard best practice methodology provided by the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017). The assessment identifies sites, habitats, species and other ecological features that are of value based on factors such as legal protection, statutory or local site designations such as Sites of Special Scientific Interest (SSSI) or Local Wildlife Sites (LWS) or inclusion on Red Data Book Lists or Biodiversity Action Plans.
- 2.3.2 The assessment also refers to planning policy guidance (e.g. NPPF) where relevant to relate the value of the Site and potential impacts of development to the planning process, identifying constraints and opportunities for ecological enhancement in line with both national and local policy.
- 2.3.3 The methodology for evaluation of the nature conservation value of ecological features affected by development (ecological receptors) is adapted from the current Chartered Institute of Ecology & Environmental Management guidelines for Ecological Impact Assessment (CIEEM, 2016). These

guidelines recommend assignment of value (or potential value) to ecological receptors in accordance with the following scale:

1. International.
2. UK.
3. National (i.e. England/Northern
4. Ireland/Scotland/Wales).
5. Regional.
6. County (or Metropolitan - e.g. in London).
7. District (or Unitary Authority, City, or Borough).
8. Local or Parish.
9. Within immediate zone of influence only.

2.3.4 Following on from the above, potential constraints to development are identified on that basis, with recommendations for further, more detailed surveys made as appropriate, for example to fully investigate botanical value or to confirm presence / likely absence of a protected species

2.3.5 In appraising any impacts, the review considers the client's Site proposals and any subsequent recommendations made are proportionate and appropriate to the Site and have considered the Mitigation Hierarchy as identified below:

- **Avoid:** Provide advice on how the development may proceed by avoiding impacts to any species or sites by either consideration of Site design or identification of an alternative option.
- **Mitigate:** Where avoidance cannot be implemented mitigation proposals are put forward to minimise impacts to species or sites as a result of the proposals. Mitigation put forward is proportionate to the site.
- **Compensate:** Where avoidance cannot be achieved any mitigation strategy will consider the requirements for site compensatory measures.
- **Enhance:** The assessment refers to planning policy guidance (e.g. NPPF) to relate the ecological value of the Site and identify appropriate and proportionate ecological enhancement in line with both national and local policy.

2.3.6 When describing impacts on ecosystem structure and function, reference is made to the following aspects where appropriate:

- i. Extent.
- ii. Magnitude.
- iii. Duration.
- iv. Reversibility.
- v. Timing and frequency.

2.3.7 Understanding the nature of the impact enables determination of the effect on the ecological integrity of the ecological receptor. This in turn is assessed against the importance of the receptor to determine the significance of the effect on nature conservation interests as being (i) not significant, or (ii) a significant positive or adverse impact.

2.4 Limitations

Desk Based Assessment

- 2.4.1 The desk study data is third party controlled data, purchased for the purposes of this report only. RPS cannot vouch for its accuracy and cannot be held liable for any error(s) in these data.

Survey

- 2.4.2 It should be noted that whilst every effort has been made to provide a comprehensive description of the Site, no investigation can ensure the complete characterisation and prediction of the natural environment.
- 2.4.3 At the time of the survey the bare ground on the field was covered by mud due to this Site was used by the workers with heavy machinery to leave some construction material which restricts access to the entire area. Hence, the visit was covered from the hard standing of the Site.
- 2.4.4 The protected/notable species assessment provides a preliminary view of the likelihood of these species occurring on the Site, based on the suitability of the habitat, known distribution of the species in the local area provided in response to our enquiries and any direct evidence on the Site. It should not be taken as providing a full and definitive survey of any protected/notable species group.

Accurate Lifespan of Ecological Data

- 2.4.5 The majority of ecological data remain valid for only short periods due to the inherently transient nature of the subject. The survey results contained in this report are considered accurate for two years, assuming no significant considerable changes to the Site conditions.

3 RESULTS

3.1 Designated Sites

- 3.1.1 There are no statutory or non-statutory designated sites within 2 km of the Site.

3.2 Species

3.2.1 Records of protected species were obtained from the SxBRC. A number of species of conservation importance or otherwise notable were recorded within the 2 km search radius of the Site. A summary of these records is provided below in Table 3.1.

3.2.2 In order to simplify the results, only records of species from the last 10 years are shown. In addition, only data with a 6-figure grid reference resolution or higher are provided, since locations given at a lower resolution do not allow accurate calculation of distance to the Site boundary.

Table 3.1: Species records from the last 10 years within 2 km of the Site

Common name	Scientific name	Nearest distance from site (km)	Year of most recent record	Conservation Status
Amphibians				
Common toad	<i>Bufo bufo</i>		2019	WCA5, NERC, UKBAP
Common frog	<i>Rana temporaria</i>		2019	WCA5, NERC
Great crested newt	<i>Triturus cristatus</i>		2017	HabRegs2, WCA5, NERC, UKBAP
Reptiles				
Slow-worm	<i>Anguis fragilis</i>		2021	WCA5, NERC, UKBAP
Grass snake	<i>Natrix helvetica</i>		2018	WCA5, NERC, UKBAP
Adder	<i>Vipera berus</i>		2014	WCA5, NERC, UKBAP
Common lizard	<i>Zootoca vivipara</i>		2019	WCA5, NERC, UKBAP
Bony fish				
European eel	<i>Anguilla anguilla</i>		2018	NERC, UKBAP, RedList_Global_post2001_CR
Flora				
	<i>Arum italicum</i> subsp. <i>Neglectum</i>		2016	RedList_GB_post2001_NT, NS, LR
Bladder-sedge	<i>Carex vesicaria</i>		2015	RedList_ENG_post2001_VU
Whorl-grass	<i>Catabrosa aquatica</i>		2015	RedList_ENG_post2001_VU, LR
Crosswort	<i>Cruciata laevipes</i>		2015	RedList_ENG_post2001_NT
Musk Stork's-bill	<i>Erodium moschatum</i>		2019	LR
Wild strawberry	<i>Fragaria vesca</i>		2018	RedList_ENG_post2001_NT
Fen bedstraw	<i>Galium uliginosum</i>		2015	LR
Yellow horned-poppy	<i>Glaucium flavum</i>		2019	RedList_ENG_post2001_NT
Bluebell	<i>Hyacinthoides non-scripta</i>		2015	WCA8
Frogbit	<i>Hydrocharis morsus-ranae</i>		2018	RedList_GB_post2001_VU, RedList_ENG_post2001_VU, LR
Blunt-flowered rush	<i>Juncus subnodulosus</i>		2015	LR
Field scabious	<i>Knautia arvensis</i>		2014	RedList_ENG_post2001_NT
Corn parsley	<i>Petroselinum segetum</i>		2015	LR
Hoary plantain	<i>Plantago media</i>		2014	RedList_ENG_post2001_NT
Spring cinquefoil	<i>Potentilla tabernaemontani</i>		2012	NS
Lesser spearwort	<i>Ranunculus flammula</i>		2015	RedList_ENG_post2001_VU

REPORT

Common name	Scientific name	Nearest distance from site (km)	Year of most recent record	Conservation Status
Ivy-leaved crowfoot	<i>Ranunculus hederaceus</i>		2015	LR
Great yellow-cress	<i>Rorippa amphibia</i>		2012	LR
Sanicle	<i>Sanicula europaea</i>		2015	RedList_ENG_post2001_NT
Ragged-robin	<i>Silene flos-cuculi</i>		2015	RedList_ENG_post2001_NT
Corn spurrey	<i>Spergula arvensis</i>		2013	RedList_GB_post2001_VU, RedList_ENG_post2001_VU
Strawberry clover	<i>Trifolium fragiferum</i>		2014	RedList_GB_post2001_VU, RedList_ENG_post2001_VU
Invertebrates				
Red-girdled mining bee	<i>Andrena labiate</i>		2017	N, LR
	<i>Dolichovespula media</i>		2017	N, LR
Painted nomad bee	<i>Nomada fucata</i>		2017	N, LR
Orange-vented mason bee	<i>Osmia leaiana</i>		2016	LR
Stag beetle	<i>Lucanus cervus</i>		2017	WCA5, NERC, UKBAP, NS, Nb, LR
A beetle	<i>Ptinomorphus imperialis</i>		2014	Nb, LR
Common club-tail	<i>Gomphus vulgatissimus</i>		2018	RedList_GB_post2001 NT, LR
Common darter	<i>Sumpetrum striolatum</i>		2019	RedList_GB_post2001 DD
Beaded chestnut	<i>Agrochola lychnidis</i>		2017	NERC, UKBAP
Green-brindled crescent	<i>Allophyes oxtacanthae</i>		2017	NERC, UKBAP
Rustic	<i>Hoplodrina blanda</i>		2014	NERC, UKBAP
Rosy rustic	<i>Hydraecia micacea</i>		2014	NERC, UKBAP
Large wainscot	<i>Rhizedra micacea</i>		2017	NERC, UKBAP
Buff ermine	<i>Spilosoma lutea</i>		2014	NERC, UKBAP
Cinnabar	<i>Tyria jacobaeae</i>		2018	NERC, UKBAP
A spider	<i>Zilla diodia</i>		2020	LR
Scarce orange legionnaire	<i>Beris clavipes</i>		2017	NS, N, LR
Bright four-spined legionnaire	<i>Chorisops nagatomii</i>		2017	NS, N, LR
Fen snout	<i>Nemotelus pantherinus</i>		2017	NS
A true fly	<i>Orthonevra brevicornis</i>		2017	LR
Mammals (excl bats)				
European water vole	<i>Arvicola amphibius</i>		2020	WCA5, NERC, UKBAP, RedList_GB_post2001 EN, LR
West European hedgehog	<i>Erinaceus europaeus</i>		2018	NERC, UKBAP, RedList_GB_post2001 VU
Brown hare	<i>Lepus europaeus</i>		2019	WCA5, NERC, UKBAP
Mammals (bats)				
Western barbastelle	<i>Barbastella barbastellus</i>		2018	HabRegs2, WCA5, NERC, UKBAP, RedList_GB_post 2001 VU

REPORT

Common name	Scientific name	Nearest distance from site (km)	Year of most recent record	Conservation Status
Eptesicus bat sp	<i>Eptesicus</i>		2018	HabRegs2, WCA5, RedList_GB_post2001 VU
Serotine	<i>Eptesicus serotinus</i>		2018	HabRegs2, WCA5, RedList_GB_post2001 VU
Myotis bat sp	<i>Myotis</i>		2018	HabRegs2, WCA5, NERC, UKBAP, RedList_GB_post2001 CR, RedList_GB_post2001 DD
Daubenton's bat	<i>Myotis daubentonii</i>		2018	HabRegs2, WCA5
Whiskered bat	<i>Myotis mystacinus</i>		2018	HabRegs2, WCA5, RedList_GB_post2001 DD
Natterer's bat	<i>Myotis nattereri</i>		2018	HabReg2, WCA5
Nyctalus bat sp	<i>Nyctalus</i>		2018	HabRegs2, WCA5, NERC, UKBAP, RedList_GB_post2001 NT
Lesser noctule	<i>Nyctalus leisleri</i>		2018	HabRegs2, WCA5, RedList_GB_post2001 NT
Noctule	<i>Nyctalus noctula</i>		2017	HabRegs2, WCA5, NERC, UKBAP
Pipistrelle bat sp	<i>Pipistrellus</i>		2018	HabRegs2, WCA5, NERC, UKBAP, RedList_GB_post2001 NT
Nathusius's pipistrelle	<i>Pipistrellus nathusii</i>		2017	HabRegs2, WCA5, RedList_GB_post2001 NT
Common pipistrelle	<i>Pipistrellus pipistrellus</i>		2018	HabRegs2, WCA5, NERC, UKBAP
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>		2018	HabRegs2, WCA5, NERC, UKBAP
Long-eared bat sp	<i>Plecotus</i>		2015	HabRegs2, WCA5, NERC, UKBAP, RedList_GB_post2001_EN
Brown long-eared	<i>Plecotus auritus</i>		2018	HabRegs2, WCA5, NERC, UKBAP
Birds				
Teal	<i>Anas crecca</i>		2015	Birds:Amber, N
Mallard	<i>Anas platyrhynchos</i>		2020	Birds:Amber, N
Pochard	<i>Aythya ferina</i>		2020	Birds:Red, N
Tufted duck	<i>Aythya fuligula</i>		2019	N
Scaup	<i>Aythya marila</i>		2016	WCA1, NERC, UKBAP, Birds:Red
Whooper swan	<i>Cygnus cygnus</i>		2015	WCA1, Birds:Amber
Mute swan	<i>Cygnus olor</i>		2020	Birds:Amber, N
Common scoter	<i>Melanitta nigra</i>		2020	WCA1, NERC, UKBAP, Birds:Red
Shelduck	<i>Tadorna tadorna</i>		2019	Birds:Amber, N
Little ringed plover	<i>Charadrius dubius</i>		2019	WCA1, N
Ringed plover	<i>Charadrius hiaticula</i>		2019	Birds:Red, N
Oystercatcher	<i>Haematopus ostralegus</i>		2020	Birds:Amber, N
Lapwing	<i>Vanellus vanellus</i>		2020	NERC, UKBAP, Birds:Red, N
Herring gull	<i>Larus argentatus</i>		2017	NERC, UKBAP, Birds:Red, N

REPORT

Common name	Scientific name	Nearest distance from site (km)	Year of most recent record	Conservation Status
Common gull	<i>Larus canus</i>		2020	Birds:Amber, N
Common sandpiper	<i>Actitis hypoleucos</i>		2020	Birds:Amber, N
Ruff	<i>Calidris pugnax</i>		2019	WCA1, Birds:Red
Snipe	<i>Gallinago gallinago</i>		2018	Birds:Amber, N
Black-tailed godwit	<i>Limosa limosa</i>		2019	WCA1, UKBAP, RedList_Global_post2001 NT, Birds:Red
Curlew	<i>Numenius arquata</i>		2020	NERC, UKBAP, Birds:Red, N
Redshank	<i>Tringa totanus</i>		2019	Birds:Amber, N
Stock dove	<i>Columba oenas</i>		2020	Birds:Amber, N
Turtle dove	<i>Streptopelia turtur</i>		2016	NERC, UKBAP, Birds:Red, N
Kingfisher	<i>Alcedo atthis</i>		2020	WCA1, Birds:Amber, N
Cuckoo	<i>Cuculus canorus</i>		2020	NERC, UKBAP, Birds:Red, N
Red kite	<i>Milvus milvus</i>		2020	WCA1, RedList_Global_post2001 NT, N
Merlin	<i>Falco columbarius</i>		2019	WCA1, Birds:Red
Hobby	<i>Falco Subbuteo</i>		2019	WCA1, N
Kestrel	<i>Falco tinnunculus</i>		2020	Birds:Amber, N
Grey partridge	<i>Perdix perdix</i>		2017	NERC, UKBAP, Birds:Red, N
Red-throated diver	<i>Gavia stellata</i>		2020	WCA1
Skylark	<i>Alauda arvensis</i>		2020	NERC, UKBAP, Birds:Red, N
Cetti's warbler	<i>Cettia cetti</i>		2020	WCA1, N
Corn bunting	<i>Emberiza calandra</i>		2020	NERC, UKBAP, Birds:Red, N
Yellowhammer	<i>Emberiza citrinella</i>		2020	NERC, UKBAP, Birds:Red, N
Reed bunting	<i>Emberiza schoeniclus</i>		2018	NERC, UKBAP, Birds:Amber, N
Linnet	<i>Linaria cannabina</i>		2020	NERC, UKBAP, Birds:Amber, N
House martin	<i>Delichon urbicum</i>		2020	Birds:Amber, N
Swallow	<i>Hirundo rustica</i>		2017	N
Grey wagtail	<i>Motacilla cinerea</i>		2019	Birds:Red, N
Yellow wagtail	<i>Motacilla flava</i>		2016	NERC, UKBAP, Birds:Red, N
Nightingale	<i>Luscinia megarhynchos</i>		2017	Birds:Red, N
Wheatear	<i>Oenanthe oenanthe</i>		2017	N
Redstart	<i>Phoenicurus phoenicurus</i>		2015	Birds:Amber, N
Whinchat	<i>Saxicola rubetra</i>		2019	Birds:Red, N
House sparrow	<i>Passer domesticus</i>		2020	NERC, UKBAP, Birds:Red, N
Willow warbler	<i>Phylloscopus trochilus</i>		2017	Birds:Amber, N
Duncock	<i>Prunella modularis</i>		2020	NERC, UKBAP, Birds:Amber, N
Firecrest	<i>Regulus ignicapilla</i>		2015	WCA1, N
Starling	<i>Sturnus vulgaris</i>		2017	NERC, UKBAP, Birds:Red, N
Song thrush	<i>Turdus philomelos</i>		2017	NERC, UKBAP, Birds:Red, N
Ring ouzel	<i>Turdus torquatus</i>		2019	NERC, UKBAP, Birds:Red

Common name	Scientific name	Nearest distance from site (km)	Year of most recent record	Conservation Status
Green woodpecker	<i>Picus viridis</i>		2020	N
Little grebe	<i>Tachybaptus ruficollis</i>		2017	N
Tawny owl	<i>Strix aluco</i>		2020	Birds:Amber, N
Barn owl	<i>Tyto alba</i>		2020	WCA1, N

Abbreviations used in Table 3.2: WCA1: Wildlife & Countryside Act Schedule 1; WCA5: Wildlife & Countryside Act Schedule 5; WCA9 INNS: Wildlife & Countryside Act Schedule 9 Invasive Non-Native Species; Local INNS: Local Invasive Non-Native Species; N: Nationally Notable; Nb: Notable B; NS: Nationally Scarce; LR: Locally Rare; NERC: Natural Environment & Rural Communities Act Species of Principal Importance; UKBAP: UK Biodiversity Action Plan priority species; HabDir2, 4, 5: Habitats Directive Annex 2, 4, 5; RedList_Global_post2001 NT,CR: Global Red list status: Near Threatened, Critically Endangered; RedList_GB_post2001 VU, NT, EN, CR, DD: England Red list status: Vulnerable, Near Threatened, Endangered, Critically Endangered, Data Deficient; RedList_ENG_post2001 VU, NT: England Red list status: Vulnerable, Near Threatened; HabRegs2: The Conservation (Natural Habitats, &) Regulations 2017 (Schedule 2); Birds:Red: Bird Population Status: red; Birds:Amber: Bird Population Status: amber.

3.3 Phase 1 Habitat Survey

3.3.1 The survey results are presented in the form of a map with the habitat types and boundary features marked (Figure 3.1). Target notes can be found in Appendix B.

3.3.2 Descriptions of the habitat types and boundary features are detailed below. Habitat descriptions are defined by broad habitat types (JNCC, 2010).

Bare ground

3.3.3 Most of the field is covered by bare ground that had, in places, been formed into material storage bunds. This area was also used by workers at the wider construction site to leave some of the construction material (TN3).

Improved Grassland

3.3.4 Poor quality improved grassland was located on the field margins which has been impacted by recent construction activities. Species included perennial rye grass *Lolium perenne*, yarrow *Achillea millefolium*, mayweed *Anthemis* sp., oxtongue *Helminthotheca Echioides* and common chickweed *Stellaria media*.

3.3.5 A vegetated bund was located in the middle of the field with a single mammal hole (TN2). The bund supported a range of scattered ruderal species, including nettles *Urtica dioica* and broadleaved dock *Rumex obtusifolius*. Ruderal species were also present around the field margins.

Hardstanding

3.3.6 An area of hardstanding was present which was being used as a carpark to the northwest of the survey area (TN1).

Buildings

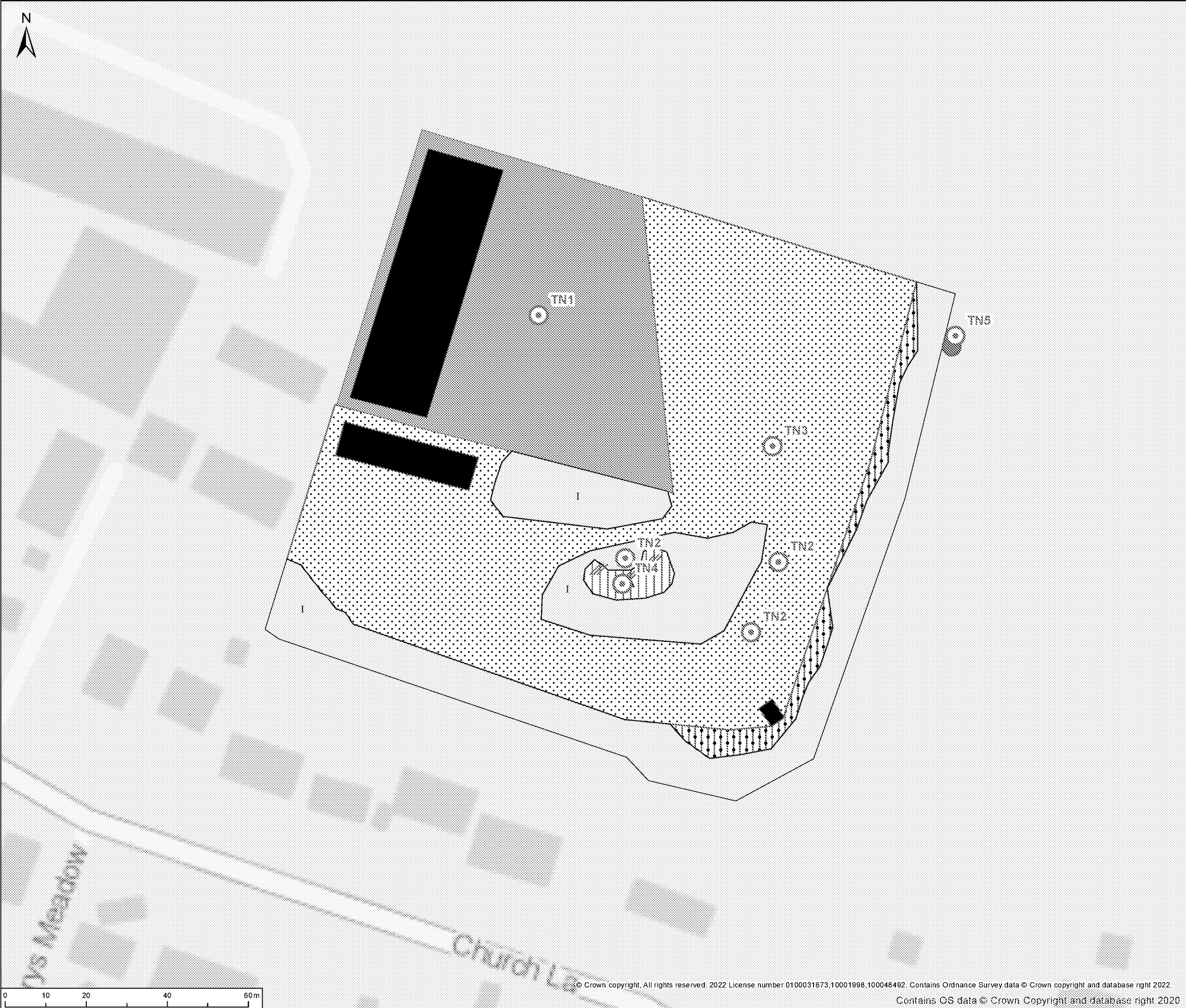
3.3.7 Temporary buildings situated on the northwest side of the Site were used for construction staff utilities as offices and toilets.

Scattered tree

3.3.8 A large mature oak *Quercus* sp. was located at the northeast corner of the Site (TN5). This was the extreme of the tree line that follows the adjacent field to the north.

Figure 3.1: Phase 1 habitat map

Document: \\s04-lh-ls-011EnvPlanningProjectsCurrent ProjectsB ECO01770 Ford Lane\TechPDFs\ECO01770 Phase 1 Habitat Plan.mxd



© 2022 RPS Group

Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.

2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used

Legend

- Amentiy grassland
- Improved grassland
- Raised bund with amenity grassland
- Bare ground
- Raised bund of bare ground
- Hard standing
- Buildings
- Scattered ruderal vegetation
- Scattered tree - broadleaved
- Target note

Rev	Description	By	CB	Date

rps MAKING COMPLEX EASY

Willow Mere House, Compass Point Business Park, Stocks Bridge Way,
St Ives, Cambridgeshire, PE27 5JL.
T: +44 (0)1480 466 335 E: rpscm@rpsgroup.com

Client	Redrow Homes
Project	Ford Lane, Yapton
Title	Phase 1 Habitat Plan

Status Issue	Drawn By LW	PM/Checked By RR / FM
Project Number ECO01770	Scale @ A3 1:900	Date Created FEB 2022
Figure Number 3.1	Rev 01	
rpsgroup.com		

3.4 Ecological Scoping Survey

Amphibians and reptiles

- 3.4.1 The ruderal field margins offered some suitable habitat for common species of both reptiles and amphibians.
- 3.4.2 Four records of reptiles and three records of amphibians have been recorded within 2 km of the application Site.
- 3.4.3 However, a search of both OS and aerial mapping has not identified any ponds within 500m of the Site, and so amphibians are not considered to be a constraint to the development.

Birds

- 3.4.4 The tree on-site offers suitable habitat for common species of nesting birds.
- 3.4.5 56 records of protected or notable species of birds were returned from the local records centre.

Badgers

- 3.4.6 The Site was searched for evidence of badgers; however, none was found to be present on site. Therefore, badgers are not considered to be a constraint to development. One mammal hole was identified in a soil bund which was characteristic of rabbit *Oryctolagus cuniculus* (round, small in size).
- 3.4.7 No records of Badgers *Meles meles* were returned from the local record centre.

Bats

- 3.4.8 The trees in the boundary habitat to the south form part of a wider line of mature oak trees to the east of the Site. These provide suitable habitat for commuting/foraging bats.
- 3.4.9 The oak tree within the eastern boundary was considered to have moderate potential to support roosting bats due to the features present (split branches). At present the tree is due to be retained within the current development plans however, if the plans should change, the advice of a licensed ecologist should be sought, and further survey work may be recommended.
- 3.4.10 A number of temporary, single storey cabin buildings were present on the site, used as site offices. The are wholly unsuitable for supporting roosting bats with no roof voids or features with suitability for supporting roosting bats.
- 3.4.11 16 records of bats were returned from the local records centre.

Dormice

- 3.4.12 No records of dormice were returned within 2 km of the Site boundary and the habitats on site were wholly unsuitable for supporting dormice, therefore, further survey work is not necessary.

4 EVALUATION AND POTENTIAL IMPACTS

4.1 Designated sites

- 4.1.1 There are no statutory or non-statutory designated sites within 2 km of the application site and therefore, there are no constraints to the development in this regard.

4.2 Habitats

- 4.2.1 All of the habitats on the Site are of little ecological value and are widespread within the context of the local area. The only exception is the oak tree on the Site which is mature and of ecological value at the local level. This is due to be retained within the development. An appropriate buffer should be included around it and it should remain unlit.

4.3 Species

Birds

- 4.3.1 Breeding birds are protected by the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to intentionally kill, injure or take the birds or their eggs, or to intentionally destroy or disturb a nest, when it is in use or being built.
- 4.3.2 The tree on-site offers suitable nesting opportunities for a range of common bird species. The tree is due to be retained and, as such, impacts to nesting birds are considered unlikely.

Bats

- 4.3.3 All species of bat present in the UK receive full protection under The Conservation of Habitats and Species Regulations 2010, and the Wildlife and Countryside Act 1981 (as amended). A number of bat species are also listed in Section 41 of the NERC Act 2006. These include the widespread species soprano pipistrelle *Pipistrellus pygmaeus* and brown long-eared bat *Plecotus auritus*, and the rarer woodland species such as Bechstein *Myotis bechsteinii* and Barbastelle *Barbastella barbastellus*.
- 4.3.1 The tree on the Site was assessed for its suitability to support roosting bats. However, this is to be retained within the development plan of the Site, and so no further survey work is considered necessary. The tree should remain unlit in the final development to ensure that the potential for the tree to support roosting bats is not compromised.

Reptiles

- 4.3.2 Reptiles are protected from killing/injury by sub-section 9 (1) of the Wildlife and Countryside Act 1981 (as amended). Areas of suitable reptile habitat are present around the Site (the grassland and ruderal field margins); however, these areas are small in their extent and are largely to be retained within the development of the Site.
- 4.3.3 Therefore, specific reptile surveys are not considered to be necessary, but instead a sensitive clearance methodology is recommended. Details are described in Section 5, below.

5 MITIGATION AND ENHANCEMENT

5.1 Species

Reptiles

- 5.1.1 Vegetation clearance would be undertaken at a time of the year when amphibians are active (i.e. between March to October, depending on local weather conditions) and during suitable weather conditions for them to be mobile (i.e. reasonably warm with no rain). It should follow the following methodology:
- Vegetation would be hand strimmed under the supervision of an ecological clerk of works (ECoW) to an initial height of approximately 15 cm. It would be strimmed directionally, towards retained habitat (i.e. site boundaries hedgerows, and the retained area to the east) to encourage any reptiles present to move out of the way of the cut, towards retained habitat. A second cut to ground level would be taken at least 24 hours later to provide time for animals to move away from the works area.
 - Following strimming, a destructive search of all suitable reptile habitats would take place. This would comprise the careful excavation of features using a wide-toothed digger bucket that would gently lift the features under the guidance of an appropriately experienced ECoW, who would be present to capture any reptiles disturbed by the process and relocate them to the suitable retained habitat around the boundaries of the Site.

Birds

- 5.1.2 In order to protect bird nests and comply with the law protecting them, any suitable vegetation removal will take place outside of the breeding bird season, which is generally considered to be from March to August inclusive. If this is not possible, prior to removal, the building should first be checked for the presence of nesting birds by an experienced ecologist. If any nests are found, they will be left undisturbed until the chicks had fledged (usually around six weeks).
- 5.1.3 At present the tree is due to be retained within the current development plans however, if the plans should change, the advice of an ecologist should be sought, and further survey work may be recommended.

5.2 Enhancement opportunities

- 5.2.1 In addition to the mitigation measures outlined above, opportunities for enhancements include:
- Native planting, including trees and hedgerows, incorporated into the landscaping scheme.
 - Night scented flowering plants, to encourage foraging bats to use the Site, post-development.
 - The installation of bird boxes on the retained, mature trees on-site.
 - The installation of bat boxes on the retained, mature trees on the Site.

6 CONCLUSIONS

- 6.1.1 There are no statutory or non-statutory designated sites within 2 km of the application boundary; therefore, no impacts on designated sites would occur from the proposed development.
- 6.1.2 The majority of the Site is of low ecological value. The plant species present are not considered to be of an ecological interest.
- 6.1.3 There is suitable reptile habitat on-site, albeit of very limited extent and so an outline mitigation strategy, comprising sensitive clearance methodology has been prepared and is described above.
- 6.1.2 The mature tree is of some ecological value and is to be retained. This has the potential to support both nesting birds and roosting bats. At present the tree is due to be retained within the current development plans however, if the plans should change, the advice of a licensed ecologist should be sought. It should be retained within a suitable buffer and remain unlit.
- 6.1.1 The proposals for the Site offer suitable opportunities for habitat enhancements, particularly within the area of open space to the east of the Site.
- 6.1.2 Opportunities for ecological enhancements include the following:
- Provision of native species in landscaping schemes including flower-, berry- and fruit-bearing species to enhance the habitat for birds, bats and invertebrates.
 - Creation of meadow grassland, SUDs features, planting of native trees and hedgerows.
 - Provision of bat tubes or bat boxes on suitable trees and new buildings.
 - Provision of additional bird boxes on suitable trees and new buildings.

REFERENCES

Arun District Council (July 2018). Adoption Arun Local Plan 2011-2031.

Bat Conservation Trust (2011). Statement on the impact and design of artificial light on bats. Bat Conservation Trust, London.

Bat Conservation Trust (2014). Artificial lighting and wildlife Interim Guidance: Recommendations to help minimise the impact of artificial lighting on bats. Bat Conservation Trust, London.

CIEEM (2016). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2017). *Guidelines for Preliminary Ecological Assessment*. Chartered Institute of Ecology and Environmental Management, Winchester.

Collins J. (ed.) (2016). *Bat surveys for Professional Ecologists: Good practice guidelines* (3rd Edition). Bat Conservation Trust, London.

Eaton M. A., Aebischer, N., Brown A., Hearn R., Lock L., Musgrove A., Noble D., Stroud D. & Gregory R. D. (2015). Birds of Conservation Concern 4: The population status of birds in the United Kingdom, Channel Islands and Isle of Man. *British Birds* **108**, 708-746.

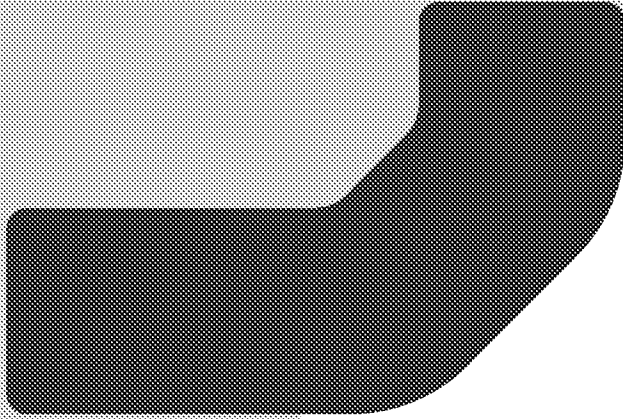
English Nature (2001). *Great Crested Newt mitigation guidelines*. English Nature, Peterborough.

JNCC (2010). *Handbook for Phase 1 Habitat survey: a technique for environmental audit* (revised reprint). Joint Nature Conservation Committee, Peterborough.

RPS (2018) *Ford Lane, Yapton: Ecology Update*. RPS: Unpublished Report

Strutt and Parker (2013). *Land at Yapton: Preliminary Ecological Appraisal*. Strutt and Parker: Unpublished Report.

APPENDICES



Appendix A

Relevant Legislation

Bats

All British bat species are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981, as updated by the Countryside and Rights of Way Act 2000. All British bats are also included on Schedule 2 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 as European Protected Species. It is an offence to:

- intentionally or recklessly kill, injure or capture bats;
- deliberately or recklessly disturb bats (whether in a roost or not); and
- damage, destroy or obstruct access to bat roosts.

A roost is defined as 'any structure or place which [a bat] uses for shelter or protection'. As bats tend to reuse the same roosts, legal opinion is that a roost is protected whether or not bats are present at the time of survey.

A licence will therefore be required by those who carry out any operation that would otherwise result in offences being committed.

The following bat species are listed as being of principal importance for the conservation of biodiversity in England, (commonly referred to as UKBAP Priority species): barbastelle, Bechstein's, noctule, soprano pipistrelle, brown long-eared, greater horseshoe, and lesser horseshoe.

Badger

Badgers *Meles meles* are protected under the Protection of Badgers Act 1992. This act is based on the need to protect badgers from baiting and deliberate harm or injury. The act makes it an offence to:

- Wilfully kill, injure, take, possess or cruelly ill-treat a badger, or attempt to do so; and
- Intentionally or recklessly interfere with a sett. Sett interference includes disturbing badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access routes.

A sett is defined as "any structure or place that displays signs indicating current use by a badger".

Birds

All birds, their nests and eggs are afforded protection under the Wildlife and Countryside Act 1981, as updated by the Countryside and Rights of Way Act 2000. Schedule 1 birds cannot be intentionally or recklessly disturbed when nesting and there are increased penalties for doing so. Licences can be issued to visit the nests of such birds for conservation, scientific or photographic purposes but not to allow disturbance during a development even in circumstances where that development is fully authorised by consents such as a valid planning permission.

It is an offence to:

- intentionally kill, injure or take any wild bird;
- intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; and
- intentionally take or destroy the egg of any wild bird.

Reptiles

All common UK reptile species (adder *Vipera berus*, grass snake *Natrix helvetica*, common lizard *Zootoca vivipara* and slow worm *Anguis fragilis*) are protected through part of Section 9(1 and 5) of the Wildlife & Countryside Act 1981 (as amended). This prohibits:

- Intentional or reckless injuring or killing;
- Selling, offering or exposing for sale, or having in possession or transporting for the purpose of sale, any live or dead wild animal or any part of, or anything derived from, such an animal; or

REPORT

- Publishing or causing to be published any advertisement likely to be understood as conveying buying or selling, or intending to buy or sell, any of those things.