

Preliminary Ecological Appraisal

Stakers Farm
North End Road
Yapton
West Sussex
BN18 0HZ

15th June 2017



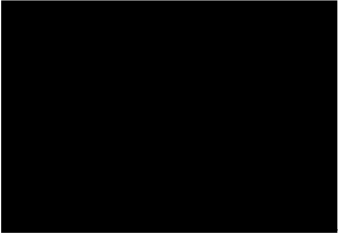
PJC ref: 3458AO/17 Rev 01

This report has been prepared by

PJC Consultancy Ltd

on behalf of

Granite Gate Ltd.

Prepared by	Sam Dawson BSc (Hons)
	Sam has received a BSc (Hons) degree in Environmental Science. She has over four years' experience in the environmental industry, working for both commercial and private clients.
Checked by	Adam Earl BSc (Hons) MCIEEM
	Adam has received a degree in Applied Biology and is a full member of the Chartered Institute of Ecology and Environmental Management. He has seven years experience in the ecology industry.



Chapter House, Priesthawes Farm
Hailsham Road, Polegate,
East Sussex BN26 6QU

EXECUTIVE SUMMARY

PJC Consultancy Ltd were commissioned by Granite Gate Ltd to provide a preliminary ecological appraisal for Stakers Farm, North End Road, Yapton. The purpose was to classify the habitats present, highlight the potential of the site to support protected species, and recommend suitable ecological enhancements and/or mitigation methods where appropriate. When implemented successfully, these recommendations will ensure that the development proceeds in line with all relevant laws pertaining protected species and their habitats, as well as contributing to an increase in site biodiversity. This report has been produced in accordance with NPPF – more specifically *Chapter 11 'Conserving and Enhancing the Natural Environment'* as well as Policy ENV SP1 – Natural Environment of the Arun District Council Local Plan 2011-2031 (adopted October 2014).

Based on current proposals, the results of the preliminary ecological appraisal can be summarised in the following table:

Protected Species/Habitats	Suitable Habitat Present	Recommended Further Surveys	Ecological Mitigation/Enhancements
Bats	Pasture land and field margins	None	Erection of bat boxes to increase value of site to bats post-completion and incorporate of sensitive lighting in to the design.
Nesting Birds	Scattered Trees	None	Erection of nest boxes to increase value of site to birds post-completion. Removal outside of nesting bird season or with a suitably qualified ecologist present.



Chapter House, Priesthawes Farm
Hailsham Road, Polegate,
East Sussex BN26 6QU

CONTENTS

1 Introduction

2 Site Details and Observations

3 Survey Methodology

4 Results

5 Discussions and Recommendations

6 References

Appendix I – Phase 1 Habitat Map

Appendix II – Photographs

Appendix III – Legislation and Planning Policy

Appendix IV – How Bats Use Buildings

1 INTRODUCTION

Instruction

1.1 PJC Consultancy Ltd have been commissioned by Granite Gate Ltd. to provide a preliminary ecological appraisal of Stakers Farn, North End Road, Yapton.

Documents and information provided

1.2 PJC Consultancy Ltd were provided with the following documents relating to the site:

- Site Location Plan
- Decision Notice

Survey Objectives

1.3 This report has been produced in accordance with BS 42020:2013 'Biodiversity. Code of practice for planning and development' and as such seeks to:

- Classify the existing habitats on site following the Handbook for Phase 1 habitat survey – technique for environmental audit (JNCC 2010).
- Highlight the potential of the site to support species protected under EU and domestic legislation.
- Provide recommendations for further survey, mitigation and enhancements measures to minimise impacts on biodiversity and provide net gains where possible, in line with Chapter 11 of the National Planning Policy Framework (NPPF).

Scope of this report

1.4 This report is only concerned with the habitats within the property boundaries of the site, or in areas that have the potential to be affected by construction works.

Background Information

1.5 A desktop Biodiversity Report was submitted in December 2014 and planning application Y/93/14/OUT was granted in 2015 for the construction of 38 dwellings within the land to the north of Yapton C of E Primary School, North End Road, Yapton, BN18 0DU.

Proposal

1.6 Outline Planning Application for 70no. residential dwellings including 30% affordable, public open space and associated landscaping. All matters reserved apart from access (access to be achieved via permitted road ref. Y/93/14/OUT).

2 SITE DETAILS AND OBSERVATIONS

Site Address and OS Grid Reference

2.1 Stakers Farm, North End Road, Yapton, West Sussex, BN18 0HZ. Central national grid reference SU 976 036.

Site Description

2.2 The site is located to the west of North End Road and more broadly to the northwest of Yapton village centre. The site is bordered to the northeast by Yapton C of E Primary School, to the east and south by agricultural buildings and residential dwellings and to the north, south and west by agricultural land. The location of the site within its environs can be seen in figure 1 below.



Figure 1: Location of Site and Environs

2.3 The site comprises largely of sheep grazed fields with eight small sheep shelters and one larger agricultural building.

Limitations of the Survey

2.4 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment.

2.5 The protected species assessment provides a preliminary view of the likelihood of protected species occurring on site, based on the suitability of the habitat and any direct evidence on site. It should not be taken as providing a full and definitive survey of any protected species group. Additional surveys may be recommended if, on the basis of this assessment it is considered reasonably likely that protected species may be present.

2.6 The habitat survey was conducted at a sub-optimal time of year i.e. out of the peak growing/flowering season for most British plants. However, plant identification was undertaken using vegetative survey techniques and was sufficient to determine the broad habitat types as required in a Phase 1 Habitat Survey.

3 SURVEY METHODOLOGY

Desk Study

3.1 Biological records and statutory and non-statutory designated site information was obtained from Sussex Biological Records Centre at a search radius of 1km from the centre of the site. The records were received on the 21st March 2017. The records were analysed and summarised in the results section.

Phase 1 Habitat Survey

3.2 The extended phase 1 habitat survey was undertaken on the 14th March 2017 by Sam Dawson BSc(Hons) and Tara Hall BSc(Hons) following the standard 'Phase 1 habitat survey' auditing method developed by the Joint Nature Conservancy Council (JNCC). The site was surveyed on foot and the existing habitats and land uses were recorded on an appropriately scaled map (Appendix I). In addition, the dominant plant species in each habitat were recorded, as were any evidence of protected species. The potential for the site to support protected species was also assessed. Those ecological features not classified as a habitat are denoted using a target note.

Bat Roost Assessment of Buildings

3.3 Sam Dawson BSc(Hons) and Tara Hall BSc(Hons) undertook a bat roost assessment of the buildings on site on the 14th March 2017. An internal and external assessment was undertaken following good practice guidelines (BCT 2016). The surveyor assessed the internals of the building for evidence of bat presence including:

- Staining beneath or around a hole caused by natural oils in bat fur
- Bat droppings/feeding remains within the roof void
- Audible squeaking or chattering from live bats
- Insects (especially flies) around a hole/crevice
- Dead bats

3.4 The building was also assessed externally during daylight hours for potential crevice roosting opportunities/access points into the roof void. Such roosting features include:

- Missing/slipped/lifted roof or hanging tiles
- Lifted/warped weatherboarding
- Lifted lead flashing
- Lifted felt
- Missing mortar or joining material
- Gaps in soffits/wall plates

3.5 The building was assessed in accordance with the criteria listed above and assigned to one of five categories as listed in table 1 below. More detail on how bats use buildings can be found in Appendix III.

Bat Roost Assessment of Trees

3.6 Sam Dawson BSc(Hons) and Tara Hall BSc(Hons) undertook a bat roost assessment of the trees on site on the 14th March 2017. The trees were assessed from ground level for any potential bat roost features following good practice guidelines (BCT 2016).

3.7 Any potential roost features were recorded and include:

- Woodpecker/rot/knot holes
- Hazard beams
- Cracks/splits
- Partially detached bark
- Hollows/cavities
- Gaps between overlapping stems/branches
- Partially detached ivy with stem diameter >50mm
- Wildlife boxes

3.8 Any potential roost features identified were then assessed for signs of bat use including:

- Staining beneath or around the feature
- Bat droppings/feeding remains within or below the feature
- Audible squeaking or chattering from live bats
- Odour emanating from the feature

3.9 The buildings and trees were assessed according to the criteria listed above and assigned to one of five categories detailed below:

Table 1. Categorisation of bat roost potential

Level of evidence	Suitability
Evidence of use by bats including bats present.	Confirmed Roost
No evidence of bats. One or more suitable features that are obviously suitable for larger numbers of bats, on a more regular basis and for longer periods of time.	High
No evidence of bats observed, but includes a limited number of suitable features considered likely to support single bats but is unlikely to support a roost of high conservation status.	Moderate
No evidence, one or more potential roost sites that could be used by low numbers of bats opportunistically. However, potential sites are not suitable to be used by larger number of bats on regular basis.	Low
No evidence of roosting bats, no features with potential to support roosting bats.	Negligible

4 RESULTS

Desk Study

4.1 The results of the desk study are detailed below:

Designated Sites

4.2 No statutory or non-statutory designated sites were highlighted in the records search.

Protected Species

4.3 No protected species records exist for the site itself, however, a number of records have been made within 1km of the site. These are summarised in table 2 below:

Table 2. Protected species biological records summary

Species	Number of records	Distance and direction from site of nearest record	Date of latest record
Bats			
Unknown	32	1.2km SE	2016
Barbastelle <i>Barbastella barbastellus</i>	39	1.6km NW	2015
Serotine <i>Eptesicus serotinus</i>	15	1.5km S	2016
<i>Myotis sp.</i>	2	2.1km NW	2015
Bechstein's <i>Myotis bechsteinii</i>	1	4.6km NW	2006
Brandt's <i>Myotis brandtii</i>	2	4.9km NW	2013
Daubenton's <i>Myotis daubentonii</i>	5	2.7 NE	1997
Whiskered <i>Myotis mystacinus</i>	3	4.2km SW	2013
Whiskered/Brandt's <i>Myotis mystacinus/brandtii</i>	3	2.7km NE	2015
Natterer's <i>Myotis nattereri</i>	6	940m SE	2015
Noctule <i>Nyctalus noctula</i>	6	940m SE	2016
<i>Pipistrellus sp.</i>	17	920m SE	2015
Nathusius' Pipistrelle <i>Pipistrellus nathusii</i>	3	1.4km NW	2015
Common pipistrelle <i>Pipistrellus pipistrellus</i>	50	920m SE	2016
Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	13	1.3km NW	2016
Long-eared sp. <i>Plecotus sp.</i>	11	1.3km NW	2015
Brown long-eared <i>Plecotus auritus</i>	22	2.1km NW	2014
Reptiles			
Slow worm <i>Anguis fragilis</i>	3	695m NE	2010
Grass snake <i>Natrix natrix</i>	2	926m SE	2010
Common lizard <i>Zootoca vivipara</i>	1	926m SE	2010
Amphibians			
Great crested newt <i>Triturus cristatus</i>	2	330m SE	2002

Smooth newt <i>Lissotriton vulgaris</i>	2	927m SE	2010
Common toad <i>Bufo bufo</i>	2	927m SE	2010
Common frog <i>Rana temporaria</i>	3	927m SE	2010
Mammals (exc. Bats)			
West European hedgehog <i>Erinaceus europaeus</i>	15	240m NE	2014
Brown hare <i>Lepus europaeus</i>	1	798m SW	2003
Harvest Mouse <i>Micromys minutus</i>	1	926m SE	2010
Invertebrates			
Stag beetle <i>Lucanus cervus</i>	3	179m SW	2015
Plants			
Bluebell <i>Hyacinthoides non-scripta</i>	5	960m SE	2007
Notable Birds			
138 species (21 of which are listed in the Wildlife and Countryside Act 1981 (as amended))			

Phase 1 Habitat Survey

4.4 A total of five habitat types (as listed in the Phase 1 Habitat Survey Handbook) were identified on site during the survey. Each habitat and target note is shown in Appendix I and are described in turn below:

A2.2 Scattered Scrub

4.5 Located along the fence line and dominated by bramble *Rubus fruticosus agg.*

A3.1 Scattered Trees

4.6 Species include horse chestnut *Aesculus hippocastanum*, beech *Fagus sylvatica*, ash *Fraxinus excelsior*, elder *Sambucus nigra* and hawthorn *Crataegus monogyna*.

B4 Improved Grassland

4.7 Grazed sheep fields of a short sward. Dominated by perennial rye grass *Lolium perenne* with frequent creeping buttercup *Ranunculus repens* and clover *Trifolium spp.* and occasional hoary plantain *Plantago media* and dandelion *Taraxacum officinale* with sporadic spear thistle *Cirsium vulgare*.

C3.1 Tall Ruderal

4.8 Vegetation dominated by nettles *Urtica dioica* with frequent cleavers *Galium aparine* and daffodils *Narcissus spp.* and occasional dock *Rumex sp.*

J3.6 Building and Hard-standing

4.9 The buildings consist of one large agricultural barn and several sheep shelters scattered around the fields; full description of each building can be found in paragraph 4.12 below. The hard-standing comprised predominantly of concrete.

Target Note 1

4.10 Location of recently felled log pile.

Target Note 2

4.11 Small scrape of standing water.

Bat Roost Assessment

4.12 A description of the buildings and trees on site and any potential roosting features (PRF) are detailed below:

Building B1
Description
Single-storey large agricultural outbuilding supporting a pitched corrugated metal roof with a pitch running northwest to southeast. The building is constructed from breezeblocks with steel supporting beams, corrugated asbestos cladding is present on the northwest and southwest aspects with timber cladding on the northeast and southeast aspects. The building is in a fairly good condition with no gaps in the pointing or brickwork observed. The building is currently used for storage and is completely open on the southeastern side.
Evidence of Bats
None
Potential Roost Features
None
Potential to Support Roosting Bats
Negligible

Building B2-B9
Description
Eight sheep shelters are scattered throughout the fields (see photographs 1-7). These are timber framed or corrugated-metal built and all in disrepair.
Evidence of Bats
None
Potential Roost Features
None
Potential to Support Roosting Bats
Negligible

Trees
Description
Several young and semi-mature trees with small stem diameter are scattered throughout the site. Species include horse chestnut, beech, ash, elder and hawthorn.
Evidence of Bats
None
Potential Roost Features
None
Potential to Support Roosting Bats
Negligible

5 DISCUSSION AND RECOMMENDATIONS

Relevant Planning Policy and Legislation

5.1 A full list of the relevant planning policy and legislation can be found in Appendix II.

Protected Species

5.2 No protected species records exist for the site itself. Those protected species that have the potential to inhabit suitable habitat on the site are discussed in more detail below. Those protected species not discussed in this report are not considered to be present on site, nor is the site considered to have the potential to support the species.

Bats

5.3 Bats are legally protected under EU (Conservation of Habitats and Species Regulations 2010) and domestic legislation (Wildlife and Countryside Act 1981 (as amended)) which makes it an offence to disturb, injure or kill a bat or damage or destroy a bat roost (even if bats are absent).

5.4 The bat roost assessment of the buildings to be demolished found that they were absent of any features with potential to support roosting bats and thus were classified as having negligible potential to support roosting bats. The buildings can therefore be removed without constraint from legislation and planning policy pertaining to bats.

5.5 Pasture land to the northeast of the site and the surrounding field margins provides potential foraging habitat for bats. Therefore, the lighting scheme should be developed in accordance with 'Bats and Lighting in the UK' (BCT 2009) and should avoid illuminating any field margins. If security lighting is required then this should be installed using a timer or movement sensor to avoid long periods of the area being lit at night. The light should also be aimed to only illuminate the immediate area; this can be done by using a shield or hood to control the area being lit.

Great Crested Newts

5.6 Great crested newts are legally protected under EU (Conservation of Habitats and Species Regulations 2010) and domestic legislation (Wildlife and Countryside Act 1981 (as amended)) which makes it an offence to disturb, injure or kill a great crested newt or damage or destroy its resting or breeding place.

5.7 The majority of the site supports sub-optimal GCN terrestrial habitat in the form of short, grazed improved grassland, in addition no ponds are within 250m of the site. Taking these factors into consideration it is considered highly unlikely

that GCN will inhabit the site and therefore, the development can proceed without constraint from legislation and planning policy pertaining to great crested newts.

Birds

5.8 All birds and their nests are protected from harm and destruction under the Wildlife and Countryside Act 1981 (as amended). The site supports vegetation in the form of scattered trees, which have the potential to support nesting birds. If the proposals require the removal of the vegetation to facilitate development, then clearance should be undertaken outside of the bird-nesting season (March to August inclusive for most British bird species) so to avoid potentially disturbing a nest. If the clearance works are to be undertaken from March to August then an ecologist should undertake a check for nesting birds immediately prior to any vegetation being removed.

Ecological Enhancements

5.10 In line with Chapter 11 of the NPPF and Policy ENV SP1 of the Arun District Council Local Plan 2011, the following enhancements will help provide a net gain in biodiversity at the site:

- The design should incorporate one Schwegler 1SP sparrow terrace (or similar). The box should be sited on a building at a minimum height of 2m, angled away from the prevailing wind and with unobstructed access to the box entrance. These boxes will provide mitigation for the loss of nesting habitat on site as well as enhance the site for house sparrows, a red list species (Birds of Conservation Concern).
- Installation of three swift boxes (Schwegler 17B or similar). Boxes should be located on the northern face at a minimum height of 5m (preferably under the eaves). Boxes should be located so to minimise their disturbance.
- To enhance the site for bats, two Schwegler 1FR (or similar) bat tubes shall be sited on the external walls (either flush or beneath a rendered surface) at a minimum of three metres above the ground and where there is a clear flight path for bats entering and leaving.

6 REFERENCES

Bat Conservation Trust (2009) Bats and Lighting in the UK: Bats and the Built Environment Series

Chartered Institute for Ecology and Environmental Management (2013). Guidelines for Preliminary Ecological Appraisal. CIEEM.

Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd edition. The Bat Conservation Trust, London.

English Nature (2001). Great crested newt mitigation guidelines. English Nature, Peterborough.

JNCC (2010). Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit. England Field Unit, Nature Conservancy Council. Reprinted by Joint Nature Conservation Committee, Peterborough.

Langton, T.E.S., Beckett, C.L. & Foster, J.P. (2001). Great Crested Newt Conservation Handbook. Froglife, Halesworth.

Oldham, R.S., Keeble, J., Swan, M.J.S. & Jeffcote, M. (2000) Evaluating the Suitability of Habitat for the Great Crested Newt (*Triturus cristatus*). Herpetological Journal, 10: 143-155.

Contact details

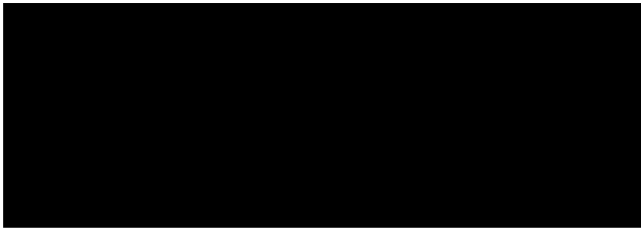
Sussex Office

PJC Consultancy Ltd
Chapter House
Priesthawes Farm
Hailsham Road
Polegate
East Sussex
BN26 6QU



Kent Office

Unit 3, Park Grange
Evegate Business Park
Station Road
Smeeth
Nr Ashford
Kent
TN25 6SX

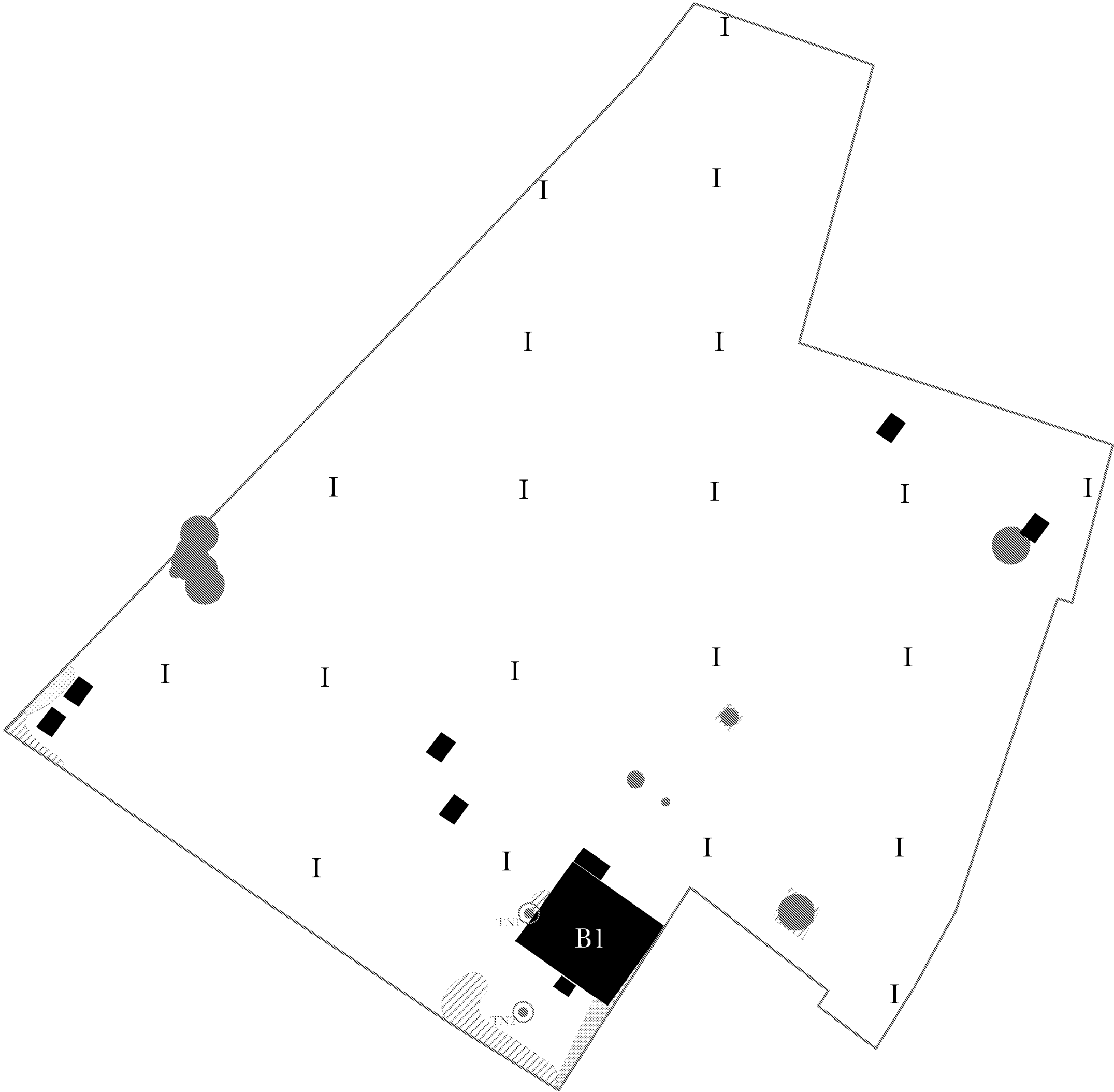


Author: Sam Dawson

Date: 15th June 2017

Appendix I

Phase 1 Habitat Map



Drawing should be viewed in colour

All locations are indicative and have been plotted to best of surveyors ability using plans provided and aerial imaging



Drawing No.: PJC/3458AO/17			Rev: 1	Sheet number: 1 of 1
Client : ECE Planning				
Project : Stakers Farm North End Road Yapton				
Drawing title: Phase 1 Habitat Map				
Date drawn: 27/03/2017				
Scale: NTS at A3				
Drawn by: SD		Checked by: TH		

Key:



Scattered Scrub



Scattered Trees



Improved Grassland



Tall Ruderal



Building



Hardstanding



Target Note (reference)



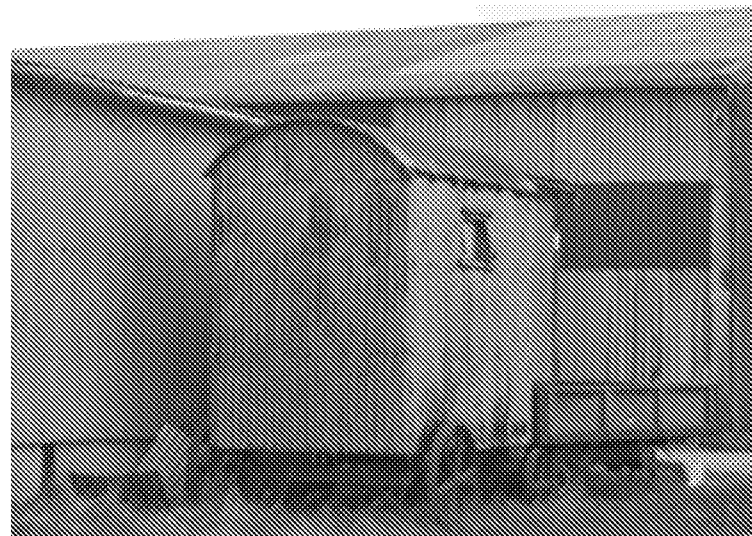
Site Boundary

Appendix II

Photographs

The following photographs 1-7 are of the dilapidated outbuildings used to shelter sheep





Appendix III

Legislation and Planning Policy

Legislation

The Conservation of Habitats and Species Regulations 2010 (as amended)

The Conservation of Habitats and Species Regulations 2010 is the UK transposition of the European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, or the 'Habitats Directive'. The directive provides protection of key habitats and species of European importance. Those key habitats and species are listed in Annexes II and IV of the directive.

Those species protected under the regulations and most likely encountered during development include:

- All bat species
- Hazel dormouse
- Great crested newt
- Common otter

The Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981 (as amended) is the primary legislation for the protection of wildlife in Great Britain. This legislation is the means by which the Convention on the Conservation of European Wildlife and Natural Habitats (the 'Bern Convention') and the European Union Directives on the Conservation of Wild Birds (79/409/EEC) and Natural Habitats and Wild Fauna and Flora (92/43/FFC) are implemented in Great Britain. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants respectively. The Countryside and Rights of Way (CROW) Act 2000 makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site

Those species protected under the act and most likely encountered during development include:

- All bat species
- All nesting birds
- Hazel dormouse
- Great crested newt
- Common otter
- Water vole
- All native reptile species
- White-clawed crayfish

The Protection of Badgers Act 1992

The Protection of Badgers Act 1992 consolidates and strengthens previous legislation (including the Badgers (Further Protection) Act 1991). Under the act, it is an offence to:

- Wilfully kill, injure or take a badger (or attempt to do so).
- Cruelly ill-treat a badger.
- Dig for a badger.
- Intentionally or recklessly damage or destroy a badger sett, or obstruct access to it.
- Cause a dog to enter a badger sett.
- Disturb a badger when it is occupying a sett.

The Natural Environment and Rural Communities Act (NERC) 2006

Section 40 of the Act requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'. Section 41 of the Act provides a list of habitats and species, which are of 'principal importance for the conservation of biodiversity.' This list aids decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications.

Hedgerows Regulations 1997

These regulations were produced to protect important countryside hedges from removal. The regulations only cover hedgerows that are at least 20m long or, if shorter, connected to other hedgerows at both ends or part of a longer hedgerow. They must be in or adjacent to common land, village greens, site of special scientific interest, local nature reserves, or land used for agriculture, forestry or breeding or keeping of horses, ponies or donkeys.

Wild Mammals (Protection) Act 1996

All wild mammals are protected against intentional acts of cruelty under the above legislation. This makes it an offence to mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

This legislation is of relevance when undertaking works with potential to affect wild mammals e.g. works near burrows, warrens or dens, regardless of other legislative protection.

National Planning Policy

National Planning Policy Framework (NPPF) 2012

Published in 2012 the NPPF sets out the Government's planning policies for England and how these are expected to be applied by local authorities. It replaces all the Planning Policy Statements and Guidance (PPSs and PPGs). The NPPF emphasises the need for sustainable development, whilst specifying the need for protection of designated sites and priority habitats and priority species (as listed in section 41 of NERC Act 2006). Paragraph 109 of The National Planning Policy Framework (NPPF) states:

“The planning system should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes, geological conservation interests and soils;*
- Recognising the wider benefits of ecosystem services;*
- Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

Furthermore, paragraph 118 states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- Proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;

- Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- Opportunities to incorporate biodiversity in and around developments should be encouraged;
- Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- The following wildlife sites should be given the same protection as European sites:
 - potential Special Protection Areas and possible Special Areas of Conservation;
 - listed or proposed Ramsar sites;²⁶ and
 - sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

Local Planning Policy

Arun District Council Local Plan 2011-2031 (adopted October 2014)

"Arun's Local Plan strategic objective for the Natural Environment is:

"To plan for climate change and work in harmony with the environment to conserve natural resources and increase biodiversity. ""

Planning Policy ENV SP1 – Natural Environment

"Arun District Council will encourage and promote the conservation 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."

Appendix IV

How Bats Use Buildings

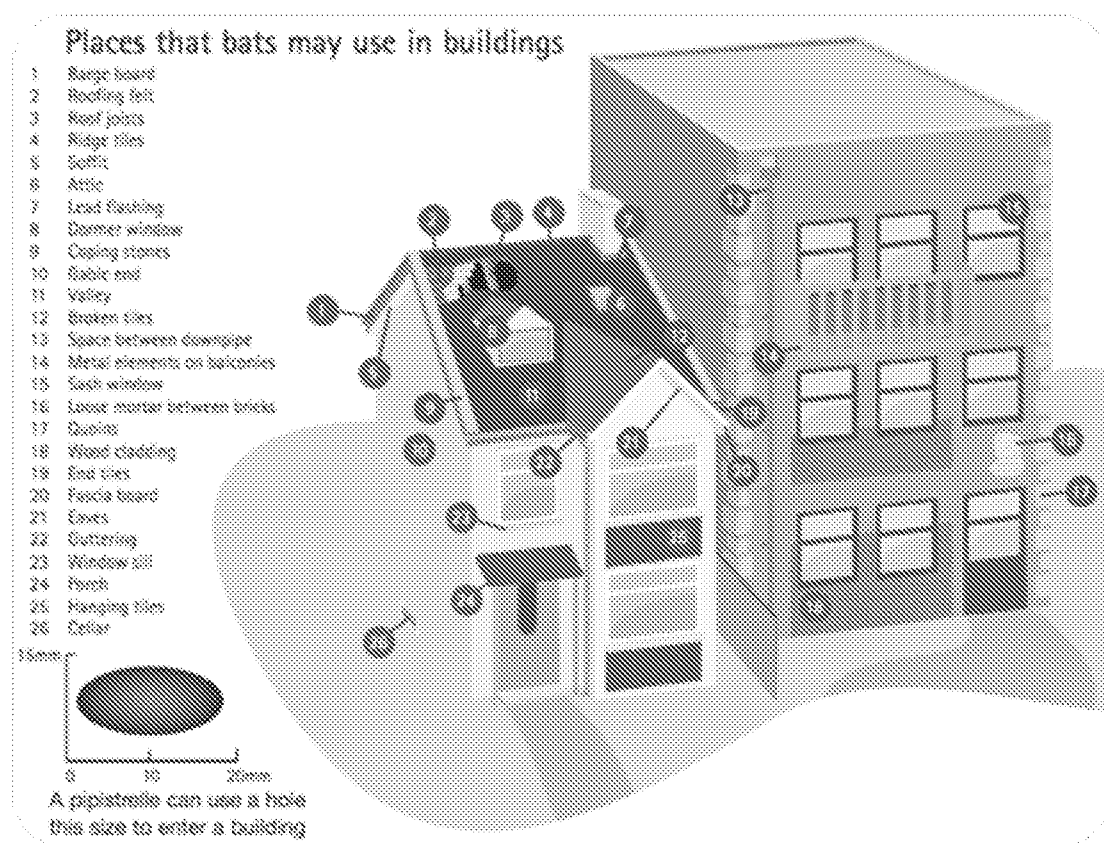


Image taken from 'Bats and Buildings' part of the 'Bats and the Built Environment series' produced by the Bat Conservation Trust 2012