

Ecological Mitigation and Enhancement Strategy

June 2026

Land at West Sompting,
Sussex

Prepared by
CSA Environmental

On behalf of
Persimmon Homes

Report No: CSA/2134/13/G

This report may contain sensitive ecological information. It is the responsibility of the Local Authority to determine if this should be made publicly available.

Report Reference	Date	Revision	Prepared by	Approved by	Comments
CSA/2134/13	03/11/2022	-	NI	AW/CC	First Issue
CSA/2134/13	07/02/2023	A	NI	AW	Bat box location altered on EMES Plan
CSA/2134/13	23/02/2023	B	JMT	JMT	Formatting updates
CSA/2134/13	09/08/2023	C	JMT	CC	Planning conditions update
CSA/2134/13	22/09/2023	D	NI	CC	Bat and bird box location altered on EMES Plan
CSA/2134/13	16/09/2024	E	JMT	CC	Addition of Phase 2 specifications
CSA/2134/13	22/10/2024	F	JMT	CC	Update to Appendix D
CSA/2134/13	22/06/2026	G	WC	JMT	Addition of Phase 3 specifications.



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EXECUTIVE SUMMARY

This report has been prepared by CSA Environmental on behalf of Persimmon Homes. It sets out ecological mitigation and enhancement measures to be implemented in association with residential development consented at Land at West Sompting (hereafter 'the Site') (planning reference: AWDM/0323/19; hybrid planning consent).

The Site is c. 43.2ha in size and is comprised of four identifiable compartments of land situated north and south of West Street, located to the west of Sompting at central grid reference TQ 164 048. A Site Compartments Plan is provided in Appendix A. Development will be progressed in three phases. A Development Phasing Plan is provided in Appendix F.

This document has been prepared to specify ecological mitigation and enhancement measures to be delivered alongside Phases 1,2 and 3 of development within land compartments north and south of West Street. Ecological mitigation and enhancement measures specific to Phase 3 when details come forwards as part of a final Reserved Matters application for that phase of development. It has been prepared in line with the Landscape Strategy Plan (CSA/2134/133/E) and taking account of measures set out within Ecological Impact Assessment (CSA/2134/04/C) submitted in support of the consented scheme, and pursuant to Condition 31 of the hybrid planning consent (Phase 1 consented in detail).

Condition 31

'No development, other than archaeology and drainage works, of the residential dwellings hereby granted outline planning permission shall take place until a scheme for nature conservation enhancement has been submitted to and approved by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details and retained as such thereafter.'

1.0 INTRODUCTION

- 1.1 This Ecological Mitigation and Enhancement Strategy (EMES) has been prepared by CSA Environmental on behalf of Persimmon Homes, in relation to Land at West Sompting, Sussex where a hybrid planning application for up and including 469 homes has been approved at Planning Committee by Adur District Council (Ref; AWDM/0323/19).
- 1.2 The Site covers c. 43.2ha and is comprised of four identifiable compartments of land situated north and south of West Street, located to the west of Sompting at central grid reference TQ 164 048. A Site Compartments Plan is provided in Appendix A, which displays the compartments described below. A Development Phasing Plan is provided in Appendix F. The Site compartments comprise:

Compartment A

Land north of West Street: comprised of improved grassland fields used for pony grazing and/or hay production, bounded by hedgerows with associated buildings, predominantly outbuildings / stables. Residential development of up to 95 units (**'Phase 2'**) is proposed within the eastern part of this compartment; with land to the west being retained for public open space (POS) / community orchard project.

Compartment B

Land south of West Street: predominantly comprised of arable land with some hedgerows and scrub / tall ruderals / rough grassland along field boundaries. Residential development of up to 96 units (**'Phase 1'**) to the west and up to 278 units (**'Phase 3'**) to the east is proposed within this compartment. See Appendix F for an illustration of how this compartment is divided into Phases 1 and 3.

Compartment C

Land to the East: comprising of a former scrap yard, horse paddocks with associated scrub, hedgerows and mature trees. This area is proposed as a Community Farm, and will be subject to a separate Reserved Matters Planning application to be submitted by Sustainable Sussex.

Compartment D

Lower Cokeham Reedbed and Ditches Local Wildlife Site (LWS): comprised semi-improved grassland, fen / swamp and reedbed habitats, reedbeds, Cokeham Brook and a network of ditches which form part of the catchment of the Teville Stream to the south. Hedgerows and mature poplar trees are present along compartment boundaries, with a small area of broadleaved woodland to the east. A Landscape and Ecology Management Plan (CSA/2134/08/G) was

agreed for the LWS as part of the planning consent (secured by Condition 31)

- 1.3 This document has been prepared to set out ecological mitigation and enhancement measures to be delivered alongside Phases 1, 2 and 3 of development within land compartments north and south of West Street. It has been prepared in line with the Landscape Strategy Plan (CSA/2134/133/E) and taking account of measures set out within Ecological Impact Assessment (CSA/2134/04/C) submitted in support of the consented scheme, and pursuant to Condition 31 of the hybrid planning consent (Phase 1 consented in detail).

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'No development, other than archaeology and drainage works, of the residential dwellings hereby granted outline planning permission shall take place until a scheme for nature conservation enhancement has been submitted to and approved by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details and retained as such thereafter.'

- 1.4 Production of this EMES has been informed by ecological survey information collected between 2013 and 2022, as reported within the Ecological Impact Assessment (EclA; CSA/2134/94/C) and Update Site Walkover Briefing Note (CSA/2134/14), which should be read in conjunction with this report. Important Ecological Features (IEFs) considered within this report comprise the following:
- **Habitats and Flora** – Trees, hedgerows, scrub and semi-improved grassland
 - **Fauna** – bats, badger, nesting birds, reptiles and invertebrates
- 1.5 This report sets out a strategy for avoidance, mitigation, as well as provision of ecological enhancement measures to be delivered alongside the proposed scheme.
- 1.6 An outline of management and monitoring prescriptions has been set out to ensure delivery of the above measures is successful, and identify remedial actions where required. Responsible parties are identified so as to aid enactment.
- 1.7 This EMES has been prepared in accordance with the measures proposed within the EclA (CSA/2134/04/D) and the Landscape Strategy (CSA/2134/133/E) submitted to support the hybrid application. It sets out an overarching strategy for ecological mitigation and enhancement to be delivered alongside Phases 1, 2 and 3 of development. Detailed specifications for wildlife enhancement measures to be delivered alongside Phases 1 (consented in full under the extant hybrid planning permission), 2 and 3 of development are set out within Appendix C, D and E.

1.8 This document has been prepared with due regard to the 'mitigation hierarchy' set out within the British Standard BS 42020:2013, which involves the following step-wise process:

- **Avoidance** – avoiding adverse effects through good design;
- **Mitigation** – where impacts are unavoidable, mitigation should be employed to minimise adverse effects;
- **Compensation** – where residual effects remain after mitigation it may be necessary to provide compensation to offset any harm;
- **Enhancement** – maximise opportunities to deliver biodiversity benefits, which can be delivered alongside the above to resolve potential adverse effects.

2.0 LEGISLATION, PLANNING POLICY & STANDING ADVICE

Legislation

2.1 Key wildlife legislation of relevance to ecological features identified within this Strategy are listed below:

- The Conservation of Habitats and Species Regulations 2017 (as amended)
- Wildlife and Countryside Act 1981 (as amended)
- Protection of Badgers Act 1992
- Natural Environment and Rural Communities (NERC) Act 2006

Protected Species

2.2 The **Conservation of Habitats and Species Regulations 2017** (as amended). The Regulations allow for the designation of Statutory Nature Conservation-Sites (SACs and SPAs) and European Protected Species ('EPS' including all UK bat species, great crested newt, hazel dormouse and otter) which are assigned a greater level of protection than under other legislation.

2.3 These regulations make it an offence to deliberately capture, injure, kill or disturb (impairing their ability to survive, breed reproduce or rear/nurture their young) an EPS or to damage or destroy a breeding site or resting place of an EPS. Where development is proposed that would result in an offence under the Habitats and Species Regulations an EPS licence needs to be granted by Natural England to permit an act that would otherwise be unlawful. This provides for a specific derogation from the legislation, to prevent a legal infringement occurring.

2.4 European Protected Species of relevance to the proposed scheme and this EMES comprise the following;

- **Bats**
- **Badgers**

2.5 The **Wildlife and Countryside Act 1981** (as amended) forms the primary piece of UK legislation relating to the protection of habitats and species. The following fauna protected by this legislation, of relevance to construction and operational phases of development are as follows:

2.6 With regards to wild birds the Act makes it an offence to kill, injure or take any wild bird, or to take, damage or the nest of a wild bird, or to take or destroy eggs. Potential for impacts to nesting birds nesting during vegetation clearance. Species listed on Schedule 1 of the Wildlife and Countryside Act, 1981; therefore, the birds, their nests, eggs and young are fully protected at all times throughout the UK. It is also an offence to intentionally or recklessly disturb Schedule 1 species at an active nest site

with eggs or young or before eggs are laid, or to disturb the dependent young.

- **Nesting Birds** – Surveys conducted in 2017 recorded a total of 32 species, of these, 13 were recorded to have a breeding status of either 'confirmed', 'probable' or 'possible' and are therefore considered to be breeding species. A total of 20 species of conservation interest were recorded including nine Red-listed, six Amber-listed and four Green-listed species. Of these, seven are also listed under Section 41 (S41) of the 2006 Natural Environment and Rural Communities (NERC) Act as species of principal importance for conservation in England. Three species that are afforded extra protection against disturbance under Schedule 1 of the Wildlife and Countryside Act (1981) were also recorded, which include barn owl *Tyto alba*, peregrine *Falco peregrinus* and hobby *Falco subbuteo*. Incidental sightings during reptile translocation works in 2022 recorded peak counts of 21 corn buntings *Emberiza calandra*, singing and flocking together within the arable field at the north of the Phase 1 boundary. This species is also Red-listed and an S41 species, and is considered to be a 'probable' breeder on-Site.

2.7 Under Section 5, Schedule 9(1) of the Act is an offence to intentionally or recklessly kill or injure a species listed under this schedule. This schedule will be of relevance to the following:

- **Reptiles** – A low population of slow worm have been recorded within Land to the north of West Street (Phase 2). A high population of slow worm and a low population of grass snake have been recorded within land to the south of West Street (Phases 1 and 3).

2.8 A mitigation strategy detailing the on-Site provision for slow worm is provided herein, along with measures for the capture and exclusion of reptiles from the construction area, and prescriptions for future management. Full details can be found within the Reptile Mitigation Strategy (CSA/2134/07/E) submitted alongside the planning proposals.

2.9 The **Protection of Badgers Act, 1992** affords protection to badgers and their setts.

Priority Species for Conservation

2.10 Section 40(1) of the **Natural Environment and Rural Communities (NERC) Act 2006** states that each public authority "must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". This legislation makes it clear that planning authorities should consider impacts to biodiversity when determining planning applications, with particular regard to the Section 41 list of 56 habitats and 943 species of principal importance, irrespective of whether they are covered by other legislation.

- 2.11 The S41 list was taken forward for action under the UK BAP (first published in 1994). The UK BAP has now been superseded by the Biodiversity 2020 Strategy, which continues to prioritise the S41 list, setting national targets for the period to 2020, and the UK Post-2010 Biodiversity Framework, which shows how these contribute to targets at the European level. Whilst BAPs are therefore no longer formally recognised, many of the tools and resources originally developed for the BAP remain in use, such as the background information which still forms the basis of work at national level.
- 2.12 The following S41 list habitats and species and Birds of Conservation Concern (BoCC) are considered to be present/make use of resources on Site or be immediately adjacent to Site:
- **S41 habitats** – hedgerows
 - **S41 and Schedule 1 bird species** - habitats at the Site support a range of S41 and Schedule 1 species, including, skylark *Alauda arvensis*, song thrush *Turdus philomelos*, linnet *Linaria cannabina* and corn bunting.
 - **Birds of Conservation Concern (BoCC) species** - habitats at the Site support a range of BoCC species, including those listed above as well as greenfinch *Chloris chloris* and swift *Apus apus*.
 - **Notable invertebrates**

Planning Policy and Guidance

- 2.13 Relevant national and local planning policy and guidance considered within the Strategy document are listed below:
- National Planning Policy Framework (NPPF) (2025)
 - Adur Local Plan (2017)

National Planning Policy Framework

- 2.14 The NPPF (Ministry of Housing, Communities and Local Government, 2025) sets out the government planning policies for England and how they should be applied. Chapter 15: Conserving and Enhancing the Natural Environment, is of particular relevance to this report as it relates to ecology and biodiversity
- 2.15 Accompanying the NPPF, central government guidance on the implementation of planning policies is set out within online Planning Policy Guidance (PPG). The Natural Environment PPG addresses biodiversity conservation, from individual site and species protection through to the supporting of ecosystem services. Further guidance in respect of statutory obligations for biodiversity conservation within the planning system is provided by Government Circular 06/2005.

Local Planning Policy

- 2.16 Local planning policies of relevance to the Site, ecology, biodiversity and/or nature conservation within the Adur Local Plan (2017) has been set out in Table 1 in Appendix H, and comprise the following:

Adur Local Plan (2017)

- Policy 6: Land at West Sompting
- Policy 10: Sompting
- Policy 30: Green Infrastructure
- Policy 31: Biodiversity

3.0 AIMS AND OBJECTIVES

Overview

- 3.1 The potential impacts of both the construction and operational phases of the proposed development have been assessed in detail within the Ecological Impact Assessment (CSA/2134/04/C).
- 3.2 In line with national and local planning policy, this strategy aims to minimise adverse effects on notable/protected habitats and species during the Site clearance, construction, and operation phases of development. To meet this aim, objectives have been set out for each of the IEFs of relevance to the Site below.

Habitats and Flora

Aim

- 3.3 The Strategy aims to, where possible retain, protect and reinstate semi-natural habitat resources (with a focus on S41 habitats in respect of the NERC Act 2006) across the Site.

Objectives

- **Retain and protect ecologically valuable habitats**, wherever possible within the constraints of the proposed scheme.
- **Enhance and create new semi-natural habitats**, through appropriate management of habitats (grassland, hedgerows, native trees, scrub and woodland).

Fauna

Aim

- 3.4 This strategy will aim to avoid or minimise adverse effects on protected/notable species, or where this is not possible provide suitable mitigation, and finally compensate for adverse effects if they cannot be avoided.

Objectives

- **Retain and protect habitat** which is suitable to support protected/notable species on-Site, where possible.
- Where habitat is lost as a result of development **seek to avoid potential direct impacts to wildlife/protected species** (e.g. killing/injury/disturbance) through sensitive working practices, timing of works and mitigation provision (e.g. new habitat creation and enhancement) to ensure that the favourable conservation status of local wildlife populations is maintained.
- **Ensure that mitigation is legally compliant** and subject to Natural England licencing as appropriate.

4.0 IMPACT AVOIDANCE AND MITIGATION MEASURES

Habitats and Flora

Trees

- 4.1 The proposals have been carefully designed to avoid impacts to broadleaved woodland where possible and no woodland is to be lost. Some tree removal has occurred to facilitate development, specifically the removal of a treeline alongside Dankton Lane near to the eastern boundary of Phase 2.
- 4.2 To prevent accidental damage of retained vegetation during construction, works will be undertaken in-line with BS5837:2012 "Trees in relation to design, demolition and construction. Recommendations." The Root Protection Areas (RPAs) of retained trees and hedgerows will be respected during the preparation of detailed designs and subsequent construction works.
- 4.3 New tree planting is to be provided across the Site, particularly within POS areas. This will help to create a commuting resource for bats. A range of native species including English oak *Quercus robur*, field maple *Acer campestre* hazel *Corylus avellana*, hawthorn *Crataegus monogyna*, spindle *Euonymus europaeus*, blackthorn *Prunus spinosa* and crab apple *Malus sylvestris*, will be planted, in addition to other ornamental tree varieties within the community orchard area (Landscape Strategy in Appendix G). New tree planting will be undertaken during the winter months (November to February) during a period free from frost and will be secured and protected through the use of stakes and guards. Scrubs and weeds will be controlled to prevent competition with newly planted trees. Newly planted trees will require watering regularly in the first weeks after planting.
- 4.4 In addition to this any standing deadwood/monoliths following tree surgery works will be retained in order to provide resources for bats/birds and invertebrates. Felled timber will be used to create log piles, although it should be noted this did not occur with the majority of timber felled for road-widening along the eastern edge of Phase as the timber was diseased. However, a small log pile was created when stag beetle *Lucanus cervus* larvae were discovered during clearance. The location of this log pile is provided at Appendix D.

Hedgerows/Scrub

- 4.5 The development will result in minor loss of patches of scrub and hedgerow habitat.
- 4.6 Loss of hedgerow and scrub will in part be mitigated by the creation and management of existing hedgerow in order to create a functional hedgerow network. New hedgerow planting will use a mix of at least six

native species in order to create 'species rich' hedgerows. Native species will include hawthorn, hazel, blackthorn and crab apple.

- 4.7 To prevent accidental damage of retained vegetation during construction, works will be undertaken in-line with BS5837:2012 "Trees in relation to design, demolition and construction. Recommendations." The Root Protection Areas (RPAs) of retained trees and hedgerows will be respected during the preparation of detailed designs and subsequent construction works.

Arable Fields

- 4.8 The entirety of the arable habitat in fields F6, F7, F8 and F9 will be lost to development. The land change from arable land to housing development and POS is likely to have a residual adverse effect that cannot be easily mitigated, particularly in relation to farmland birds such as skylark and corn bunting. However, this is likely to be offset by the enhancements and future management proposed to the adjacent LWS which will provide enhanced opportunities for other bird species, including wetland birds.

Grassland

- 4.9 There will be significant loss of improved grassland within Field F2, to facilitate the proposal within Phase 2 of development. Improved grassland is not very floristically diverse. However, this loss will be compensated for through the creation of new amenity grassland areas within POS within all Phases, particularly as Phases 1 and 3 will be constructed where arable farmland currently exists.
- 4.10 There will also be some loss of more florally diverse semi-improved grassland from arable field margins in Phases 1 and 3. In order to mitigate for this retained grassland will be seeded with a native grassland mix to promote floral diversity. Appropriate management techniques will be employed in order to encourage the development of a dense swards.

Fauna

Bats

- 4.11 There will be a major loss of improved grassland currently used for hay cutting and grazing, arable fields and associated semi-improved margins to facilitate residential development and associate POS. However, many of the hedgerow features will be retained and buffered during construction by fencing and post construction by POS within land to the south of West Street and community facilities within land north of West Street and land to the east. A significant amount of new planting in the form of hedgerows, trees and a community orchard will be created, which will support invertebrate prey species and allow habitat connectivity for commuting/foraging bats.

- 4.12 Surveys undertaken in 2014 concluded that seven trees had moderate bat roost potential, although none of these trees exhibited significant opportunities for bat roosting. Two trees were assessed as having high bat roost potential although no evidence of bats was found during subsequent aerial inspections.
- 4.13 A ground-based tree assessment was undertaken in May 2014 for evidence of bat activity and Potential Roosting Features (PRFs). This was in-line with the current best-practice guidelines at the time. In summary, seven trees had 'moderate' bat roost potential although none of these trees exhibited significant opportunities for bat roosting. Two trees were assessed to have 'high' bat roost potential although no evidence of bats was found during subsequent aerial inspections. Due to the time that has elapsed since these earlier surveys, trees with bat roost potential will be subject to the appropriate level of update survey work (ground-level tree assessments and subsequent dusk emergence surveys and/or climbing inspections, if required) prior to any removal work, in line with the Bat Conservation Trust Good Practice Guidelines (2023).
- 4.14 A sensitive lighting design will be required such that minimal light spill falls into the woodland or commuting hedgerows.

Badger

- 4.15 No badger setts were noted within land designated for Phases 1 or 2 of the development, however there was evidence of badgers using the Site through the presence of latrines.
- 4.16 Phase 3 of the development contains an active main badger sett on its eastern boundary, identified as Sett A in the associated Badger Mitigation Strategy (CSA/2134/22), along with four outlier setts (Setts B – E). If found to be active, the outlier badger setts within Phase 3, may need to be closed under licence from Natural England where they are to be directly impacted by the development. The main badger sett and retained outlier setts will require a minimum 20m buffer from development. This buffer is to be marked out by Heras fencing during construction to avoid any damage to the setts.
- 4.17 Construction-phase precautionary impact avoidance measures are detailed within the CEMP for each Phase and include measures such as fencing off any open excavations if left overnight or allowing a means of escape (e.g. ramps). The 30m buffer will be marked out by Heras fencing during construction to avoid any damage to the setts and to prevent any badgers from entering the construction site.
- 4.18 Due to the presence of badgers within the local landscape and across the Site, a Site-wide update badger survey should be undertaken prior to the commencement of development in each Phase in order to identify any new signs of badger activity or sett creation. This will be required to inform any badger sett closure licence application from