

Technical Briefing Note

Project: Land South of Crawley Down Road, Felbridge

Technical Briefing Note TN02: Initial Review of Ecological Constraints and Opportunities and Deliverability of Future Residential Development

26th June 2020

1. BACKGROUND AND SITE OVERVIEW

- 1.1. Aspect Ecology has been appointed to advise Barratt David Wilson Homes in respect of ecological matters relating to promotion of land south of Crawley Down Road, Felbridge through the emerging Local Plan for Mid Sussex District Council. This technical note has been produced following the Regulation 18 consultation on the Mid-Sussex Site Allocations Development Plan Document (DPD)¹, and incorporates responses received from consultees such as Natural England.
- 1.2. The site is proposed to be allocated for 200 dwellings with onsite playspace and equipped children's playspace, and is referred to as site SA19 "Land South of Crawley Down Road" in the draft DPD (see Table 2.5 of the draft DPD).
- 1.3. The site lies in proximity to allocation SA20: "Land South and West of Imberhorne Upper School, Imberhorne Lane, East Grinstead", which is proposed to be allocated for 550 dwellings, local centre, primary school, on-site Suitable Alternative Natural Greenspace (SANG), public open space, children's equipped playspace, and provision land for playing fields associated with Imberhorne School. The area of potential SANG referred to in allocation SA20 (see map on page 52 of the draft DPD) adjoins the southern boundary of the site at the watercourse known as Felbridge Water.
- 1.4. The site is located on the western edge of Felbridge, to the west of East Grinstead in Mid Sussex. The site is bound by Crawley Down Road, along with a number of residential dwellings and a playing field to the north, arable fields to the south and a mosaic of grassland and wooded habitat to the east and west (see Plan 5800/ECO1).
- 1.5. The site itself is dominated by three grassland fields, bound by established woodland, wooded strips and hedgerows, some of which were noted to be associated with dry ditches. The residential dwelling at 71 Crawley Down Road is also present within the draft allocation boundary.

¹ Mid Sussex District Council (October 2019) Site Allocations Development Plan Document – Regulation 18 Consultation Draft

- 1.6. This note provides a summary of the findings of the survey work undertaken to date, including a review of background data, an assessment of the overall ecological deliverability of the proposed allocation and provides information to address / clarify the stakeholder responses received during the Regulation 18 consultation.

2. METHODOLOGY

- 2.1. The assessment below comprises two stages, namely a desktop review of existing ecological data for the local area and an Extended Phase 1 Habitat survey and general faunal assessment of the entire site.

Desktop Study

- 2.2. In order to compile background information on the site and its immediate surroundings, the online Multi-Agency Geographic Information for the Countryside (MAGIC) database, which utilises data provided by Natural England, has been queried to identify the presence of any statutory designations within the site and/or the local area. In addition, Sussex Biodiversity Record Centre (SxBRC) and Surrey Wildlife Trust (SWT) have been contacted to obtain records of non-statutory ecological designations and records of protected species.

Extended Phase 1 Survey and General Faunal Assessment

- 2.3. An Extended Phase 1 habitat survey was undertaken of the site in September 2017, based on standard Phase 1 Habitat Survey methodology², whereby habitat types within the site are identified and mapped, together with an assessment of the species composition of each habitat. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential which require further survey (any such areas identified can then be examined in more detail through Phase 2 surveys). General faunal activity, such as mammals or birds observed visually or by call during the course of the survey were recorded. Specific attention was also paid to the potential presence of any protected, rare or notable species.

3. ECOLOGICAL BASELINE CONDITIONS

- 3.1. In order to frame an understanding of the potential suitability of the site to receive development, the current ecological value of the site is discussed, as set out below under the headings 'Ecological Designations', 'Habitats' and 'Fauna'.

Ecological Designations

- 3.2. **Statutory Designations.** No statutory ecological designations are located within or adjacent to the site. The nearest statutory ecological designation is Hedgecourt Site of Special Scientific Interest (SSSI), located approximately **1km to the north of the site** (as shown on Plan 5800/ECO1). This SSSI is designated on the basis of its wetland habitat, along with the assemblage of breeding birds and invertebrates associated with it. No other statutory designations are located within 4km of the site.
- 3.3. The closest European designation is Ashdown Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and SSSI is located approximately 6.6km south of the site (see Plan 5800/ECO1). The SPA is designated on the basis of its populations of Nightjar

² Joint Nature Conservation Committee (2010) 'Handbook for Phase 1 habitat survey: A technique for environmental audit.'

Caprimulgus europaeus and Dartford Warbler *Sylvia undata*. The SAC is designated on the basis of its heathland habitats and populations of Great Crested Newt *Triturus vulgaris*.

- 3.4. **Non-statutory Designations.** No non-statutory ecological designations are located within or immediately adjacent to the site. The nearest non-statutory designation is Lobbs Wood and Furnace Pond Local Wildlife Site (LWS) located approximately 900m to the west of the site (see Plan 5800/ECO1). The LWS comprises a gill (steeply incised stream valley) supporting areas mapped as ancient woodland and a large area of open water. Further areas of ancient woodland extend to the east, located 215m downstream along Felbridge Water to the west of the site.

Habitats

- 3.5. **Ancient Woodland.** There is no mapped ancient woodland within the site boundary. The nearest area of ancient woodland (mapped on MAGIC as 'The Birches' Ancient Replanted Woodland) lies approximately 50m to the south-east of the site boundary at Leppards Wood (as shown on Plan 5800/ECO1). The next nearest area lies 250m south-west of the site and comprises an area mapped as Walden Wood Ancient & Semi-natural Woodland.
- 3.6. **Priority Habitats.** The woodland belt along the southern site boundary and the woodland strip between the western and central grassland field are mapped as Priority Habitat Deciduous Woodland on MAGIC. Additional areas adjacent to the east and north-west site boundary are also mapped as Priority Habitat Deciduous Woodland.
- 3.7. **On-Site Habitats.** The habitats recorded on site during the survey are shown on Plan 5800/CON1. The site is dominated by a three grassland fields, which were recorded to support a low diversity of grass and herb species, and a short sward height due to the management regime of mowing at the time of the survey. The majority of field boundaries are formed by wooded strips, woodland and hedgerows, the majority of which were noted to be established features, associated with mature standard trees and ditches (all of which were dry at the time of the survey). A belt of woodland runs along the southern boundary of the site, partially within the site and partially off-site. This woodland belt links The Birches (also known as Leppards Wood) ancient replanted woodland 50m to the south-east of the site with an unnamed woodland to the west of the site which links to a wider complex of woodland around Walden Wood towards Cuttinglye Wood. As detailed above, the belt of woodland along the southern boundary and the woodland strip between the western and central grassland fields are mapped as Priority Habitat Deciduous Woodland on MAGIC.
- 3.8. Additional habitats located within the site include a residential dwelling and associated gardens, a small number of other build structures, dense and scattered scrub. These habitats are of low botanical value but have the potential to provide additional opportunities for faunal species, particularly bats.
- 3.9. **Off-Site Habitats.** A watercourse, namely Felbridge Water, is located off-site running adjacent to the southern site boundary along its entire width (as shown on Plan 5800/CON1). This was recorded to comprise a large stream measuring approximately 1.5-4m in width, and was observed to support a moderate depth of water at the time of survey, measuring approximately 0.5m in depth with a slow flow. The stream was noted to support little in the way of aquatic/marginal vegetation, likely due to heavy shading from the associated woodland.

- 3.10. **Summary.** The habitats within the site are dominated by habitats with low ecological value including mown grassland, buildings, hardstanding and scrub and therefore do not form a particular constraint to development. The wooded strips, woodland and hedgerows at the field boundaries are considered to be of elevated ecological value in the context of the site and the belt of woodland along the southern boundary and the woodland strip between the western and central grassland field are mapped as Priority Habitat Deciduous Woodland. As they are located around the site boundaries, it would be readily achievable to retain and buffer these features as part of a sensitive development layout, with only minor losses likely to be necessary to allow road access. The woodland belt along the southern boundary where it falls within the site should be retained and buffered from development in order to protect the off-site watercourse and ensure the woodland belt continues to function as a link between the larger areas of off-site woodland to the east and west.
- 3.11. The site is not currently being actively managed to benefit biodiversity and therefore future development of the site presents the opportunity to create new habitats, enhance retained habitats and bring the site into active management.

Fauna

- 3.12. A summary of the desktop study, survey findings and potential for the site to support protected faunal species is set out below:
- **Bats** – Records of several species of bat were returned from the records centres including Long-eared Bat *Plecotus* sp., Brown Long-eared bat *Plecotus auritus*, Daubenton's bat *Myotis daubentonii*, Noctule *Nyctalus noctula*, Pipistrelle *Pipistrellus* sp., and Natterer's *Myotis nattereri*. A small number of trees were recorded as supporting bat roosting potential (as shown on Plan 5800/CON1), although these are largely confined to the site boundaries. Suitable habitats are present for foraging/commuting bats, particularly in association with the established boundary habitats;
 - **Badger** – No Badger setts were recorded within the site. Likely Badger droppings were recorded indicating Badgers appear to be utilising the site for foraging to some extent;
 - **Dormouse** – The Sussex records centre returned a single record of Dormouse from the 2km search area from 2007 (no grid reference given). The Surrey records centre also returned a single low resolution record of Dormouse from 2007 from the 10km grid square which covers the site. The network of hedgerows, woodland and scrub provides potential habitat for Dormouse, whilst background data indicates presence of this species within the immediate vicinity of the site;
 - **Otter/Water Vole** – The desk study returned a single record of Otter from a 10km grid square to the north of the site. There were no records of Water Vole from within the search area. The off-site stream has the potential to provide foraging and commuting opportunities for Otter, but due to the heavily shaded nature of this feature, it is considered sub-optimal for Water Vole;
 - **Other mammals** – the site provides potential habitat for other mammal species including the Priority Species Hedgehog and indeed the desktop study returned records of this species within the search area. In addition, the site is likely to be of use to common mammal species such as Fox and Rabbit however, these species carry no legal protection (aside from that within the Wild Mammals (protection) Act 1996) and the loss of potential opportunities for these species to the proposals is not considered to be of significance.;
 - **Birds** – The desktop study returned numerous records of bird species from within the search area. Several bird species were noted during the Phase 1 survey, whilst it is

likely that the boundary features provide opportunities for foraging and nest building. The grassland is unlikely to be suitable for ground nesting species such as Skylark due to the small size of the fields and the enclosure from woodland and hedgerows;

- **Amphibians** – The desktop study returned records of Great Crested Newt, Palmate Newt *Lissotriton helveticus*, Common Frog *Rana temporaria* and Common Toad *Bufo bufo* from the search area. A single Great Crested Newt record is from the 10km grid square which incorporates the site. No waterbodies are present within the site. A single mapped waterbody, is present within 250m of the site, comprising a former moat approximately 100m south-east of the site. Access to this waterbody was not possible during the Phase 1 habitat survey, although this feature is located on the opposite side of Felbridge Water, which is likely to form a barrier to amphibian movement, including Great Crested Newt;
- **Reptiles** – The desktop study returned records of Slow-worm *Anguis fragilis*, Grass Snake *Natrix natrix*, Common Lizard *Zootoca vivipara* and Adder *Vipera berus* from the search area. The site is dominated by short-sward grassland, which is considered to be of limited value to reptile species. The site is also surrounded by housing, woodland and arable land, such that it appears relatively unlikely they would be present in the surroundings. As such, if the site were to become more suitable for reptiles in the future (for example by cessation of mowing) it appears unlikely reptiles would colonise, however the possibility cannot be ruled out.
- **Invertebrates** – The desktop study returned records of a number of notable invertebrate species including various species of butterfly, moth, beetle, weevil, robberfly, crane fly, bees and wasps. The site is dominated by species-poor grassland which provides few opportunities for invertebrate species. Habitats including trees, hedgerows and scrub are likely to provide increased interest within the context of the site, although the site is unlikely to be of any particular value for this species group.

4. DISCUSSION OF ECOLOGICAL DELIVERABILITY OF THE SITE

Designations

- 4.1. The majority of designations in the surroundings are well separated from the site and would not be affected by future residential development. Further consideration in relation to Hedgecourt SSSI, Ashdown Forest SPA/SAC/SSSI and Lobbs Wood LWS is given below. In their response the Local Plan Reg 18 consultation, consultee comments raised concerns in relation to the high density of housing south of Felbridge and how this may affect Hedgecourt SSSI in terms of increased recreational pressure, and that appropriate mitigation would be necessary to address the impacts of net residential development within 7km of Ashdown Forest SPA/SAC. This is considered in relation to the site (allocation SA19) below.

Hedgecourt SSSI. The site lies 1km to the south of Hedgecourt SSSI (as shown on Plan 5800/ECO1) and is separated from it by residential development and the A264. The western portion of the SSSI, which comprises woodland, is managed by Surrey Wildlife Trust, who state there is no carpark at the site and only limited car parking in a layby on the A264³. The remainder of the SSSI, comprising Hedgecourt Lake and Moat Wood appear to be under private ownership and is therefore, not accessible to the public.

- 4.2. A single Public Right of Way (PRoW) (footpath) runs through the SSSI within the woodland in the area managed by Surrey Wildlife Trust, whilst a short portion of the footpath runs along the northern edge of Hedgecourt Lake for approximately 100m in an arable field

³ <https://www.surreywildlifetrust.org/nature-reserves/hedgecourt>

(separated from the lake by a line of trees). A byway runs along Stubpond Lane, where a small layby is present.

- 4.3. Accordingly, the SSSI does not appear to be particularly accessible to the public and the lack of circular walking routes means it is unlikely to be a particularly attractive option for everyday recreation (e.g. for dog walking). Further, although the SSSI is accessible from the site via several PRoW, this is a distance of approximately 1.8km at its nearest point and would involve walking along the verge of the A264 for a time and crossing it where no crossing point is available. This would create a round trip on foot of 3.6km prior to utilisation of any of the surrounding footpaths running adjacent to / through the SSSI. On this basis, it is considered that Hedgecourt SSSI has poor public accessibility and is unlikely to be attractive to residents for recreation should the site be brought forward. At this stage, it is considered that development of the site would be unlikely to adversely affect Hedgecourt SSSI.
- 4.4. If the site is brought forward, the potential for adverse effects to be generated on the SSSI would be analysed in detail in any planning application with consideration given to mitigation where required, for example the provision of on-site green space. The assessment would also take into account the potential for additive effects generated by development of other allocations such as SA20 to the south of the site and other likely beneficial effects such as delivery of a SANG to the south of the site as noted in relation to SA20 in the DPD.
- 4.1. **Ashdown Forest SPA/SAC/SSSI.** The site lies approximately 6.6km to the north-west of the Ashdown Forest SPA and SAC which is designed for its breeding populations of Dartford Warbler *Sylvia undata* and Nightjar *Caprimulgus europaeus* which are listed on the Annex 1 of the Birds Directive. The Habitats Regulations Assessment (HRA) for the Mid-Sussex District Plan 2014-2031⁴ concluded that any development within 7km of the SPA / SAC will need to provide a financial contribution via Suitable Alternative Natural Greenspace (SANG) or Strategic Access Management and Monitoring (SAMM) in order to ensure effects of any increased visitors to the SPA / SAC is addressed. Creation of a bespoke SANG may also be considered. Following implementation of these measures, the HRA of the Local Plan concluded these would avoid any likely significant effect as a result of recreational pressure.
- 4.2. As such, should the site be brought forward for development, it is likely a financial contribution via SANG or SAMM will be required as the size of the site will not allow creation of a bespoke SANG which meets Natural England requirements (i.e. providing a 2.3km walking route). However, the DPD map shows an “area of search for potential SANG provision” adjacent to the southern site boundary which, if brought forward, could be used to link the SA19 and SA20 allocations, creating a large area of greenspace. The need for further mitigation (i.e. provision of greenspace) and any links which could be made to other potential SANG or greenspace will be fully analysed should the site be brought forward in the future.
- 4.3. Matters in relation to air quality at Ashdown Forest SAC is a rapidly evolving issue and would be assessed taking the latest position and information if detailed proposals are brought forward for the site. The current position in Mid-Sussex is that the HRA of the DPD has assessed traffic and air quality modelling for various growth scenarios in the District. The modelling finds that breaches of 1% critical loads are so low that they are considered to be a minor retardation low enough to be ruled out from adverse effects. The HRA

⁴ Footprint Ecology (2019) Habitats Regulations Assessment of the Mid-Sussex Site Allocations Development Plan Document at Draft Plan Stage

concludes that as of September 2019, the DPD does not present any potential risks to European sites that are not capable of being mitigated, however it notes that it is essential that further work continues.

- 4.4. **Lobbs Wood and Furnace Pond LWS.** This LWS is located approximately 900m to the west of the site comprising a gill (steeply incised stream valley) supporting ancient woodland and a large area of open water known as Furnace Pond. The LWS sits within a larger area of woodland including Cuttinglye Wood, Furnace Wood, Bears Wood and Jasper Wood.
- 4.5. Felbridge Water flows from east to west and therefore flows from the site towards the LWS and into Furnace Pond. Given the hydraulic connectivity between Felbridge Water adjacent to the site and the LWS, it will therefore be necessary for measures to be implemented as part of any development to prevent deterioration in water quality, in the form of a Sustainable Drainage System (SuDS) and engineering safeguards during the construction phase. However, the LWS is otherwise well separated from the site, such that it is unlikely to be significantly affected by any development proposals.

Habitats

- 4.6. **On-Site Habitats.** Based on the results of the work undertaken, the majority of the site is considered to be relatively unconstrained in terms of ecology. The belt of woodland along the southern site boundary and the wooded strip between the westernmost and central grassland field are mapped as Priority Habitat Deciduous Woodland and, together with the remaining boundary features, are considered to be of elevated value within the context of the site. These features also offer potential for a number of protected and notable species, although it is considered that with a sensitively designed masterplan, together with the provision of appropriate avoidance and mitigation measures, the proposed development can be accommodated without adverse effects on these receptors. Furthermore, habitat creation and enhancement within areas of open space could deliver substantial benefits to ecology at the site.
- 4.7. **Off-Site Habitats – Ancient Woodland.** In response to the Local Plan Reg 18 consultation, responses were received regarding areas mapped as ancient woodland in proximity to allocations SA19 (this site) and SA20 (the proposed allocation to the south of the site). The comments appear to fall into four areas – fragmentation and ecological connectivity, anthropogenic effects, buffering, and long-term management. These are discussed below.
- 4.8. *Context* - In relation to this site, there are two areas mapped as ancient woodland in proximity to the site – an area mapped as ancient replanted woodland known as Birches Wood located 50m to the south-east of the site, and an area known as Walden mapped as ancient semi-natural woodland located 200m to the west of the site (see Plan 5800/ECO1).
- 4.9. It should be noted that the area of Birches Wood mapped as ancient is incorrect in the draft DPD maps on page 49 for SA19 and 52 for SA20. The draft DPD shows the entirety of Birches Wood as ancient replanted woodland, whereas online mapping resource MAGIC shows several areas of the woodland are not mapped as ancient (see Plan 5800/ECO1). This includes several large areas in the southern portion of the wood and a strip 10-15m wide along the southern boundary of the woodland. The mapping of the ancient woodland to the west of the site at Walden appears to be correct in the DPD. It is therefore possible the consultees in responding to the Reg 18 consultation may have reviewed the incorrect mapping shown in the DPD, and may therefore have overestimated the anticipated effects of the two allocations on ancient woodland in-combination.

- 4.10. **Fragmentation/Ecological Connectivity** - The consultee comments received regarding ancient woodland appear more relevant to the neighbouring SA20 site, where portions of Birches Wood mapped as ancient replanted woodland lie adjacent to the site boundaries. The Land at Crawley Down Road site (SA19) is more removed from areas mapped as ancient woodland and is separated from the ancient woodland by arable land.
- 4.11. Walden Wood to the west of the site is well connected to other areas mapped as ancient woodland to the west and as such, it is considered that development of the site would not affect connectivity to this woodland. As noted above, The Birches woodland is connected to Walden Wood by a narrow woodland belt either side of Felbridge Water which runs along the southern boundary of the site. It is considered that should the site be brought forward, connectivity could readily be maintained through a sensitively designed layout, by retention of the connecting woodland belt. Opportunities to enhance this connection could also be brought forward, for example with new landscape planting to widen the wooded area and provision of a greenspace buffer.
- 4.12. The allocation map for SA20 (page 52 of the draft DPD) shows the allocation for housing adjoining the southern boundary of The Birches woodland. The western boundary of The Birches and the arable land to the west of this does not form part of the proposed allocation, rather is marked as “area of search for potential SANG provision”. Accordingly, when considering the site in-combination with allocation SA20, there would be no fragmentation of The Birches, as the entire western boundary (some 500m in length) would remain open to other semi-natural habitat.
- 4.13. **Anthropogenic Effects** - To the south-east of the site, it is known that The Birches was purchased in 2015 by a private company (Bluebell Properties) and is being restored under a 10 year restoration plan in partnership with the Forestry Commission⁵. Bluebell properties state that the woodland is private with no access to the public. There are no PRoW mapped within this woodland. A track is present within the arable fields adjacent to the south and west boundaries of the woodland, but this is not mapped as a PRoW. To the west of the site, Walden Wood appears to be in private ownership with no access to the public. A single PRoW is present to the east and runs along the eastern edge of the woodland for 20m then angles away to the east across the adjacent arable field.
- 4.14. On the basis of the above, these woodlands do not appear to be accessible to the public, whilst the site is separated from these areas by existing development, arable land and Felbridge Water. As such, it is considered that the risk from dog faeces, dumping of garden waste and colonisation of non-native garden escapes is very low. The areas of ancient woodland are bound by existing residential development and as such, are likely to be subject to existing levels of cat predation. The small size of the site would mean the increase in the number of domestic cats arising from the development is likely to be minimal, and is unlikely to cause a significant increase in cat predation above the existing levels. On this basis, it is considered that should the site be brought forward, it is unlikely to be result in detrimental impacts from dog faeces, dumping of garden waste, colonisation of non-native garden escapes and increased levels of cat predation. Nevertheless, the risks will be assessed further as detailed proposals come forward, at which point consideration will be given to provision of landscape buffers or barriers to access within the landscape design.
- 4.15. **Buffering** - In relation to the site, the area mapped as ancient replanted woodland at The Birches lies 50m south-east of the site and the area mapped as ancient semi-natural woodland at Walden Wood is 200m west of the site. At these distances it is not considered

⁵ <https://bircheswood.com/>

specific buffers are required in relation to ancient woodland. Rather, the key element for this allocation will be to maintain and enhance the connection between the woodlands, by retaining and improving the existing wooded corridor along Felbridge Water which lies along the southern boundary of the site and partly within the site. As mentioned above, this is readily achievable.

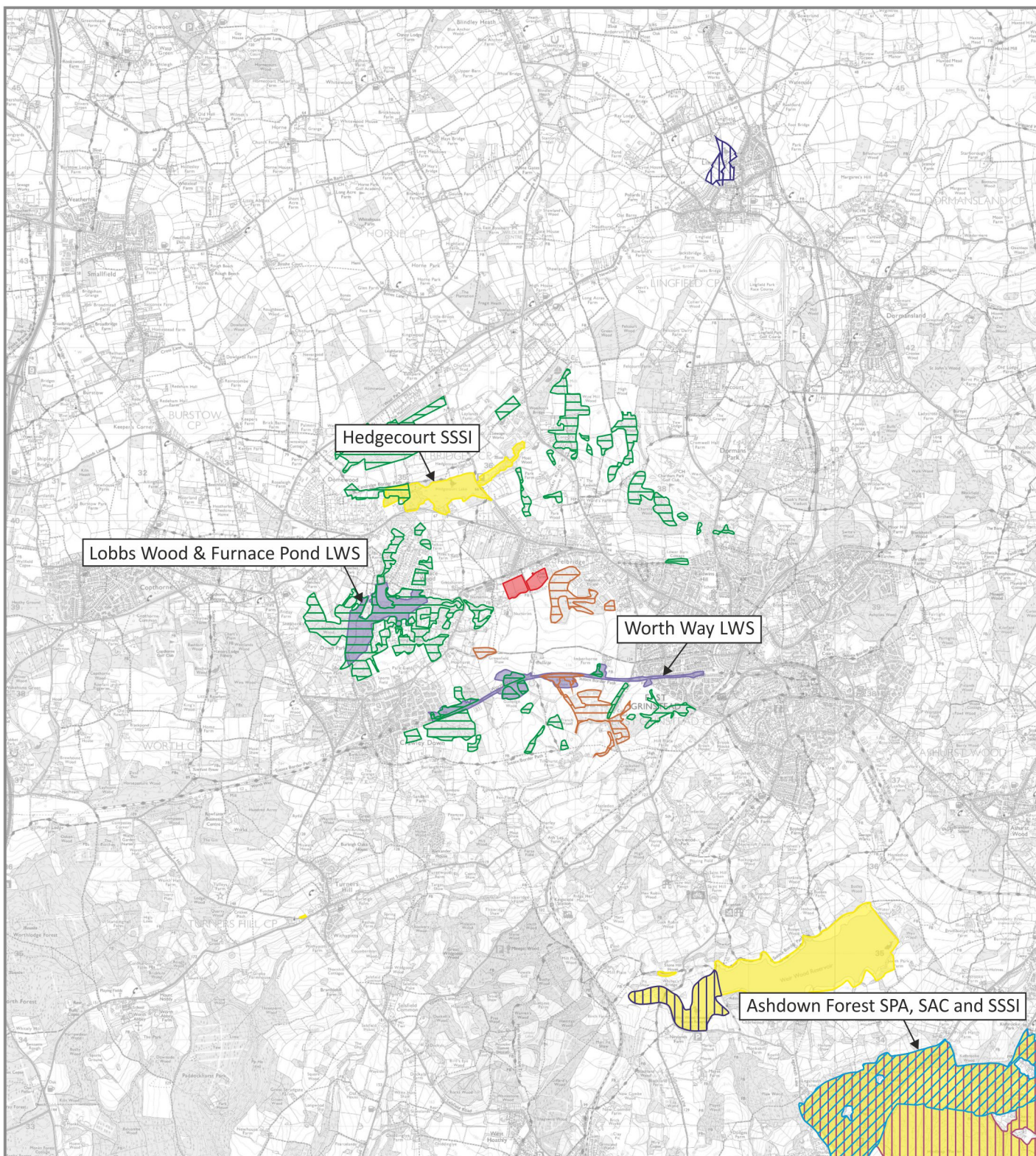
- 4.16. **Long-term Management** - As detailed within the consultee comments, it is anticipated that should the development be brought forward, early involvement of a professional ecologist and liaison with third parties such as the Landscape Architect and the Forestry Commission will ensure a suitable mitigation and enhancement strategy can be agreed in the early stages. This will ensure a sensitive layout is developed to buffer and enhance the woodland belt on the southern site boundary to maintain connectivity. Long-term management of the woodlands will fall to the landowner as both areas mapped ancient woodland in proximity to the site appear to be privately owned.

Fauna

- 4.17. As set out above, the site supports potential opportunities for protected faunal species / species groups, namely bats, Badger, Dormouse, Otter and birds. As such, further Phase 2 survey work will be undertaken at the appropriate stage to confirm presence / likely absence within the site and provide information on population size and distribution so as to properly inform any planning application. Nevertheless, habitats likely to be of value for such species are largely associated with the boundary features at the site, and it is likely that suitable habitat could be retained as part of any development proposals.

5. SUMMARY

- 5.1. In summary, it is considered that the proposed development is highly deliverable in ecological terms as the features of ecological interest are located around the site boundaries and it would therefore be readily achievable to develop a sensitive layout which retains and buffers these areas. At this stage, effects of development on designations in the wider area are either unlikely or there are already measures in place to deliver mitigation (e.g. via SANG/SAMM developer contributions). Furthermore, significant opportunities exist for enhancements to biodiversity, in the form of habitat creation and enhancement measures, provision of additional opportunities for faunal species and by bringing the site into long-term management to benefit biodiversity.



Key:

- Site Location
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- Local Nature Reserve (LNR)
- Ancient & Semi-Natural Woodland (ASW)
- Ancient Replanted Woodland (ARW)

aspect ecology

Aspect Ecology Limited - West Court - Hardwick Business Park
Noral Way - Banbury - Oxfordshire - OX16 2AF
01295 279721 - info@aspect-ecology.com - www.aspect-ecology.com

Land at Crawley Down Road,
Felbridge

Site Location & Ecological Designations

5800/ECO1

January 2020

PROJECT

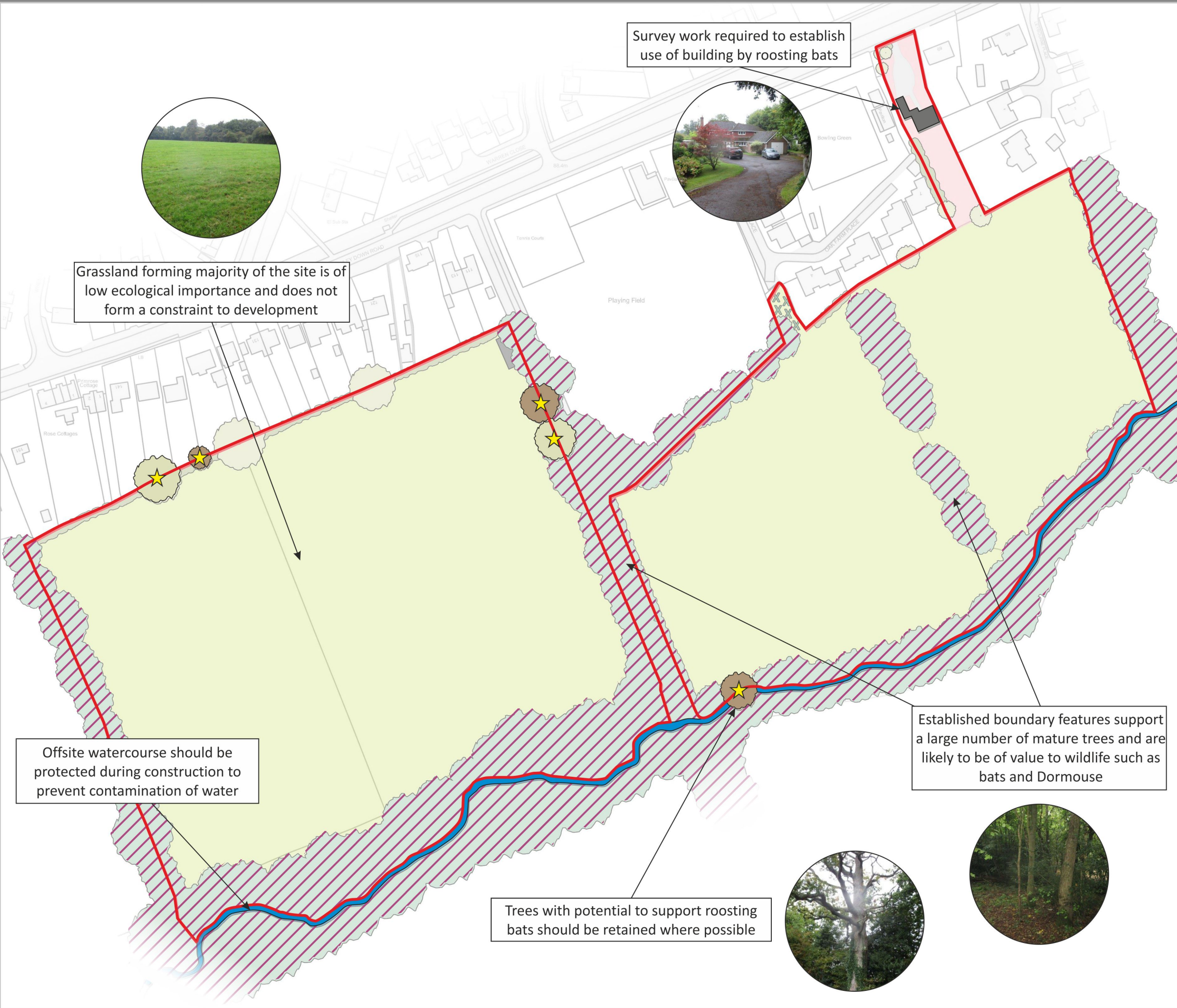
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DATE





- Key:
- Site Boundary
 - Established Boundary Feature
 - Tree
 - Building with Potential to Support Roosting Bats
 - Offsite Watercourse
 - Tree with Low Potential to Support Roosting Bats

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Aspect Ecology Limited - West Court - Hardwick Business Park
Noral Way - Banbury - Oxfordshire - OX16 2AF
01295 276066 - info@aspect-ecology.com - www.aspect-ecology.com

Land South of Crawley Down Road,
Felbridge
Ecological Constraints

PROJECT

TITLE

5800/CON1

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DATE

