

11375: Land South of Green Road, Wivelsfield Green

Technical Note: Ecology

November 2025

1. Introduction

- 1.1. Ecology Solutions Limited has been retained by Taylor Wimpey Strategic Land to undertake ecological survey and assessment work in relation to Land South of Green Road, Wivelsfield Green (hereafter referred to as the site).
- 1.2. A comprehensive suite of ecological surveys has been undertaken across the site in 2023 and 2024. The methodology and findings of this work are set out in detail in the Ecological Assessment (December 2024), which was submitted as part of the outline planning application (LPA reference LW/24/0820).
- 1.3. This Ecology Technical Note has been prepared by Ecology Solutions Limited to outline the ecological implications arising from the updated development proposals, which have been amended to incorporate the revised drainage strategy for the site.
- 1.4. This document should be considered in conjunction with the Ecological Assessment report and Biodiversity Net Gain report respectively, both of which were submitted as part of the planning application.

2. Summary of Changes

- 2.1. The Development Framework Plan (reference CSA/6467/104/I), has been updated to reflect the revised drainage strategy for the site (see Appendix 1). The principal change relates to the northernmost basin, which has been repositioned slightly further east following detailed modelling of the site's surface water extents. This relocation has also necessitated the repositioning of the children's play area, which has been moved to the south-west.
- 2.2. The repositioning of the basin provides an opportunity for additional planting to be provided between the western edge of the basin and the rear garden boundaries of the adjacent properties on Eastern Road. This would bolster the existing corridor of trees and scrub along this boundary, connecting to adjoining features to the north and south.
- 2.3. As outlined in detail in the flood risk and drainage work, the updated proposals also require localised level changes to areas within the development footprint which intersect with the baseline modelled flood risk.
- 2.4. By way of clarification, the changes to the development proposals do not affect the overall residential developable area, which remains unchanged.

3. Ecological Implications arising from the Changes

- 3.1. The updated development proposals will not result in any material change with regard to potential effects arising on **designated sites**. As outlined in Section 5.2 of the Ecological Assessment, there are no statutory or non-statutory designated sites within or immediately adjacent to the site boundary.
- 3.2. Moreover, the proposed change will not result in any change with regard to potential adverse effects that could arise to the Ancient Woodland to the south of the proposed development. As outlined in the Ecological Assessment (paragraphs 5.2.15 to 5.2.27 inclusive), a comprehensive package of avoidance and mitigation measures are proposed which form a key part of the proposals, including a 30m to 120m buffer between any areas of built form and the Ancient Woodland boundary.
- 3.3. In relation to **habitats**, the updated development proposals will not result in any material change in respect of habitat loss, retention and enhancement beyond that which has been assessed in the Ecological Assessment. Any additional localised losses associated with the repositioning of the basin to the east and relocation of the children's play area would be offset through opportunities for new species-rich habitat planting between the basin and the site boundary, such that any 'net' change would be negligible.
- 3.4. In turn, it is considered that the updated proposals would not result in any material change in relation to the **Biodiversity Net Gain** calculations undertaken in relation to the proposals, which would fundamentally affect the conclusions set out in the standalone Biodiversity Net Gain report. In any event, mindful of the outline nature of the application (with details of proposed landscape planting to be confirmed at the Reserved Matters stage), in addition to the mandatory BNG planning condition, it is evident that further calculation would be required in due course.
- 3.5. In relation to **protected species**, the updated proposals would not result in any change with regard to potential effects, either during the construction or operational phases of the development. No changes would therefore be required in relation to the avoidance, mitigation and enhancement measures which are set out in detail in Section 5.3 of the Ecological Assessment.

4. Summary

- 4.1. In summary, the minor amendments to the proposals in light the revised drainage strategy would not lead to any change in relation to potential effects arising from the proposals on ecological receptors.
- 4.2. On this basis, there would be no change from the conclusions as set out in the Ecological Assessment report which has been submitted, and no additional avoidance, mitigation or enhancement measures would be required.

Ecology Solutions

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0 50 100 metres

- Site Boundary: 20.89ha
- Proposed housing area: 4.06ha
Approx. 150 homes @ 37dph
- Additional land for Wivelsfield primary school or for community open space: 0.5ha
- Proposed vehicular access point
- Indicative tree-lined primary street alignment
- Indicative secondary streets
- Listed Buildings
- Existing bus route and bus stops
- Existing public footpath
- Existing bridleway
- Existing permissive footpath
- Ancient Woodland
- 30m buffer from Ancient Woodland
- 15m buffer from Ancient Woodland
- Existing vegetation
- Proposed formal and informal recreation areas and amenity spaces (to include new landscaping and tree planting)
- Proposed community orchard
- Potential pedestrian and cycle paths
- Potential pedestrian paths
- Potential mown paths
- Proposed pedestrian/cycle access point
- Proposed pedestrian/cycle link
- Proposed children's play area
- Proposed Sustainable Drainage (SuDS) features
- Proposed ecological ponds
- War memorial (to be excluded from the red line)
- Existing watercourse

I	27.10.25	DF	Drainage updates
Rev	Date	By	Description


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Project	Land south of Green Road, Wivelsfield Green		
Title	Development Framework Plan		
Client	Taylor Wimpey UK Ltd		
Scale	1:2500 @ A2	Drawn	KP
Date	October 2024	Checked	RR
Drawing No.	CSA/6467/104	Rev	I