



Biodiversity and Planning in Epsom & Ewell



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Protecting and enhancing Epsom & Ewell's biodiversity

The purpose of this guidance is to assist Epsom & Ewell Borough Council, developers and residents in ensuring that the Borough's biodiversity is both protected and enhanced when new development take place. This guidance is linked to the Epsom & Ewell Local Biodiversity Action Plan (EELBAP) and is an outcome of the EELBAP objectives.

The Borough of Epsom & Ewell from the chalk grasslands of the Downs, through the 'Ancient Woodland of Horton Country Park, to the many hectares of residential gardens provides a wide range of habitats that are home to many species. Covering an area of 3,411 hectares and with a population of 70,000 Epsom & Ewell is the smallest most densely populated District in the County of Surrey. Yet within its borders the Borough has 8 out of the 9 natural habitats and all 5 urban habitats covered by the Surrey Biodiversity Action Plan, habitat action plans (all except Floodplain Grazing Marsh).

Much of the Borough's biodiversity is protected by legislation or by planning policy and both National and regional planning policy identifies the need to protect existing biodiversity and deliver enhancements with the aim of achieving a net gain in biodiversity.

This guide aims to assist in the process of identifying when and where biodiversity in Epsom & Ewell will need to be protected by the planning system, as well as assisting in identifying opportunities to deliver biodiversity enhancements.

The guide will be used by the Council's Planning Department to help determine proposals for new development. It will also be available to the general public and the development industry to help them understand how the Council considers biodiversity and what will be expected from them during the planning process.

How to use this guidance

This guidance has been arranged to align with the [National Planning Policy Framework \(NPPF\)](#) and is divided into sections dealing with various biodiversity features which should be protected and enhanced through the planning system.

In general, Sections 2 and 3 of the Guide outline those local features and sites that should be protected. Section 4 outlines opportunities to deliver local biodiversity enhancements.

The Guide provides an overview of each feature and locally specific information. The column on the right hand side of each page provides a summary of relevant legislation or planning policy. Boxes on 'Further Information' provide sources of more detailed information and guidance. In the bottom right hand corner you will find 'Key Organisations' who you might wish to contact in relation to a particular issue.

For each biodiversity feature, a map identifies the distribution of that feature in Epsom & Ewell. It should be noted that these maps are intended to provide a strategic overview and only show the situation at time of publication.

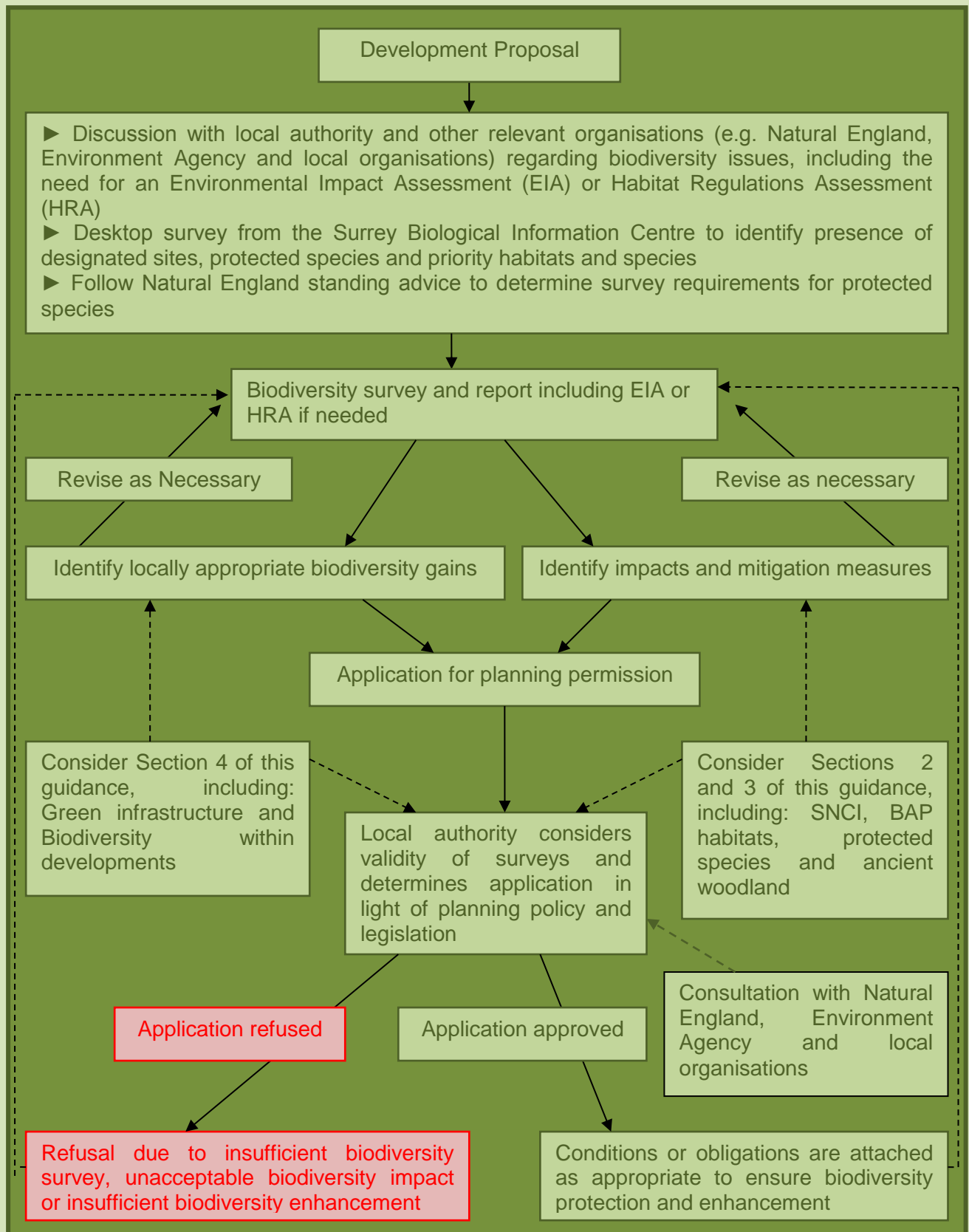
To reduce environmental impact, a limited number of hard copies of this document are available. An online version is provided on the Epsom & Ewell Borough Council website (www.Epsom & Ewell.gov.uk), which will be kept up-to date with changes in legislation and policy. The online version provides links to the documents and websites mentioned in the 'Further information' boxes; key legislation is outlined in Section 5. Appendix I and Appendix II are also on the Epsom & Ewell Borough Council website. Key contacts are provided in Section 6.



Broad Bodied Chaser Dragonfly Epsom Common Local Nature Reserve

1b Biodiversity in the planning process

This flow diagram illustrates the importance of taking biodiversity into consideration at all stages of the planning application process, highlighting the key features to take into account. Please also see Natural England advice on [habitat assessment](#) and [protected species in the planning process](#).



The importance of up-to-date information

National Planning Policy requires that development plan policies and planning decisions are based upon up-to-date information about the environmental characteristics of their areas, including the relevant biodiversity resources of the area (see right).

In submitting a planning application, the standard planning application form requires that applicants identify any protected or priority species, designated sites, important habitats, or other biodiversity features on, or adjacent to, the application site. The Guide gives an overview of these features in Epsom & Ewell; more detailed site level information is available from the Surrey Biological Information Centre (SBIC).

Where it is likely that a proposal will impact on any of these features, up-to-date biodiversity information will need to be provided with a planning application. The type of assessment needed will vary from a biodiversity survey and report to Environmental Impact Assessment and Appropriate Assessment if a European Site is involved.

It is not within the scope of this guidance to explain how or when to undertake such assessments, there is other national and regional guidance available on this — see the 'Further Information' box opposite. It is important to bear in mind that the survey work needed to inform such assessments will be seasonally restricted.

Discussion of biodiversity survey needs at pre-application stage can help reduce the likelihood of delays resulting from requirements for survey being identified at a late stage.

All ecological reports should include the following:

- a) What biodiversity is present
- b) How biodiversity impacts can be avoided
- c) If it is not possible to avoid impacts, how they can be mitigated
- d) If there is no way of mitigating impacts, compensation measures should be identified
- e) The report should demonstrate how the application can result in an overall enhancement in biodiversity

Avoidance, mitigation, compensation and enhancement measures must be clearly stated to enable report recommendations to be conditioned and enforced.



Pond Wood – Horton Country Park Local Nature Reserve

Planning policy

NPPF Paragraph 165:

"Planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area... this should include an assessment of existing and potential components of ecological networks".

The [Epsom & Ewell Core Strategy](#) sets out a suite of strategic policies that ensure that future developments contribute towards the development of sustainable communities. It includes high planning policy protection for key biodiversity assets (Policy CS3).

The Epsom & Ewell Development Management Policies Document includes policies that will help to deliver sustainable growth. These include policy DM4, which expands on the requirements set out under Core Strategy Policy CS3 and will help to protect and enhance biodiversity in new development.

Further information

► Construction Industry Research and Information Association — Guidance on Optimal Timing for Carrying Out Specialist Ecological Surveys and Mitigation

► Ecological Impact Assessment Guidelines (IEEM)

► Habitats Regulations Guidance Notes:

1. Appropriate Assessment
2. Review of Existing Planning Permissions and Consents
3. Determination of Likely Significant Effect
4. Alone or In Combination

► Natural England Standing Advice for Ancient Woodland

► Natural England Standing Advice on Protected Species

Internationally designated sites: Special Areas of Conservation (SAC)

Epsom & Ewell has no sites designated at this level which fall partly or entirely within the borough. The nearest SAC is the Mole Gap to Reigate Escarpment which does fall partly within neighboring Boroughs. See **Map 1**.

The law is very strict with regard to these sites; development proposals which will adversely affect these sites are not permitted*. If a development is proposed that could possibly impact on a SAC, the applicant will need to submit an assessment of potential impacts and their significance with their planning application; this information is used by the local authority to make an 'Appropriate Assessment' of the implications for the SAC. Impacts that will need to be considered include direct impacts, for example habitat loss through land take, and indirect impacts such as changes to water quality or quantity, air pollution or increased recreational pressure. Indirect impacts could result from development proposals some distance from a SAC; impacts on internationally designated sites in other counties should also be considered. These might include Special Protection Areas (SPAs), designated for their importance for birds (there are no SPAs in Epsom & Ewell the nearest being the Thames Basin Heaths and Wealdon Heaths Phase 1, Thursley, Hankley & Frensham Commons).

** In exceptional circumstances a proposal that would impact negatively on a SAC may be permitted but only where there are no alternative solutions and the proposal is necessary for imperative reasons of overriding public interest. Where this is the case, compensatory measures will be necessary.*

Epsom & Ewell's Special Areas of Conservation

► The nearest SAC is the Mole Gap to Reigate Escarpment which does fall partly within neighboring Boroughs. See **Map 1**.

Legislation

- Special Areas of Conservation (SACs)
- EC Habitats Directive
- Special Protection Areas (SPAs)
- EC Birds Directive (Council Directive 79/409/
- EEC on the conservation of wild birds)

In the UK these are implemented through the Conservation (Natural Habitats, etc.) Regulations 1994 and Wildlife & Countryside Act 1981 (as amended).

Government Guidance is contained in [Circular 06/05: Biodiversity and Geological Conservation](#). Further guidance is also currently being prepared by the Department for Environment Food & Rural Affairs (DEFRA).

Planning policy

Because these sites are strictly protected by law, no further protection is required through national or local planning policies.

Local planning policy DM4 within the Development Management Policies Document seeks to ensure no net loss of biodiversity so that any development affecting nature conservation sites is only permitted if biodiversity is preserved and enhanced.

Key organisations

- Environment Agency
- Natural England



Great Pond – Epsom Common Local Nature Reserve

Nationally designated sites: Sites of Special Scientific Interest (SSSI)

SSSIs are a series of sites from across the UK, which provide a representative sample of the country's best habitats. There are 2 SSSIs in Epsom & Ewell, covering a total of 175 ha. The sites are Epsom Common Local Nature Reserve designated for its rare insects living in dead wood and for its breeding bird habitat and Stone's Road pond for its Great Crested Newts. SSSIs are designated for either their biological or geological interest; they are shown in red on **Map 1**.

SSSIs are given a high level of protection through both the planning and legal system. Normally development which would adversely affect a SSSI is not acceptable. Only in special cases, where the importance of a development outweighs the impact on the SSSI, would an adverse affect be permitted. In such cases, planning conditions or obligations would be used to mitigate the impact.

There is no requirement for development proposals to provide an 'Appropriate Assessment' for SSSIs. However, for developments that are likely to impact on a SSSI an Environmental Impact Assessment will probably be necessary.

Legislation

Wildlife and Countryside Act (1981)
Countryside and Rights of Way Act (2000)
Natural Environment and Rural Communities Act (2006)

Planning policy

NPPF Paragraph 118 states that:

"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"

Core Strategy Policy CS3 states that SSSIs will be afforded the highest level of protection and that development that harms the scientific interests of these areas will not be permitted. This includes development proposals that may come forward on land outside of the identified SSSI boundaries.

The [proposals map](#) identifies the location and extent of the SSSIs located within the Borough.



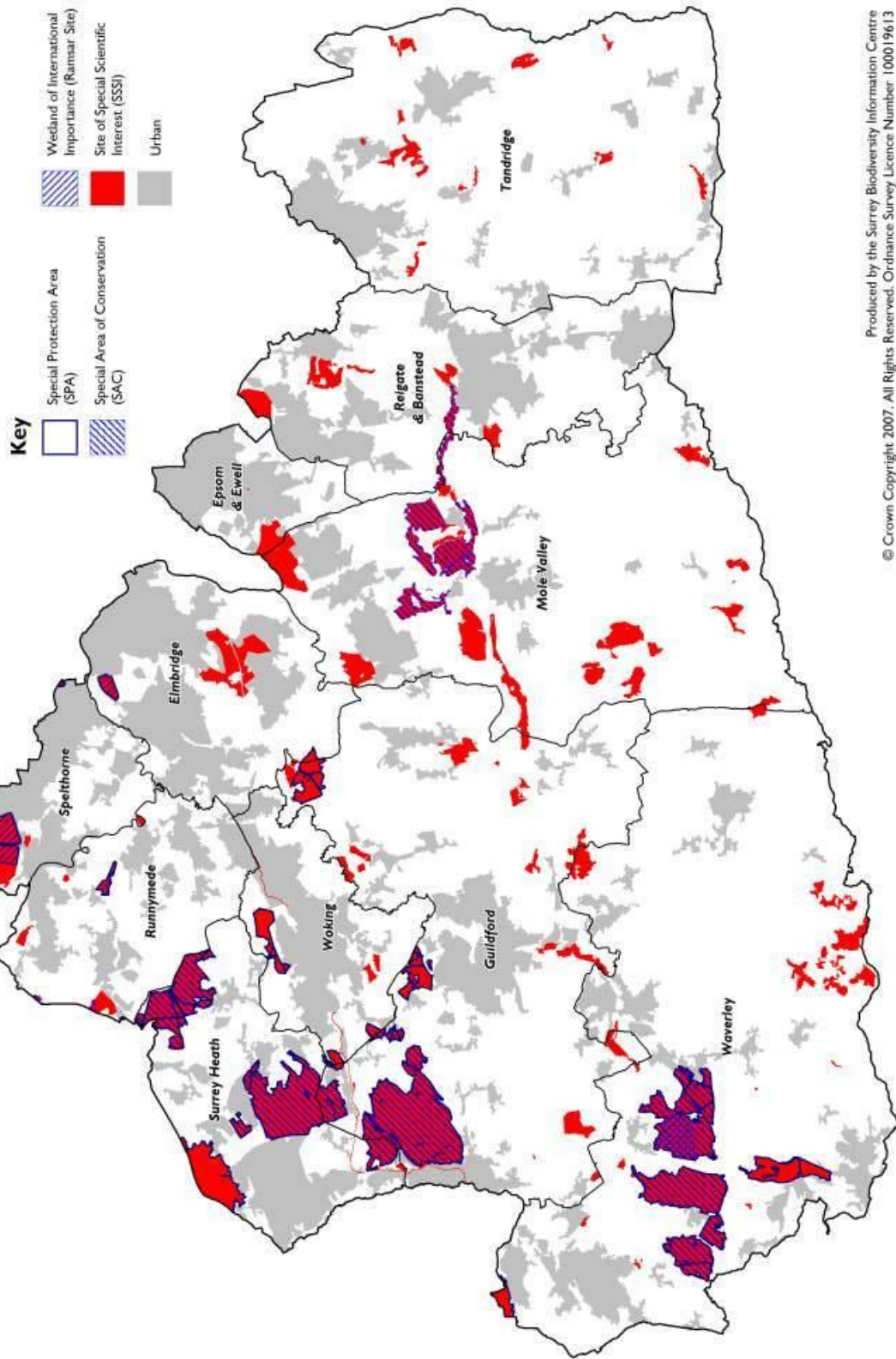
Stew Pond Epsom Common Winter Sun Rise



Female Blue Tailed Damselfly

Map 1

Map 1: Statutory Designated Sites in Surrey



Produced by the Surrey Biodiversity Information Centre
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Protected species occur throughout the borough

The distribution of current records across Surrey is illustrated on **Map 2**. A full list of protected species occurring in Epsom & Ewell, and the level of protection they receive, can be found in Appendix I available on the Epsom & Ewell Borough Council website.

The species receiving the strictest protection are generally referred to as 'European Protected Species' since they are protected under European Directives (see right). The European Protected Species you are most likely to come across in relation to development in Epsom & Ewell are great crested newt and bats. Other Epsom & Ewell species include the dormouse. These species are protected against killing, injury, disturbance in their place of shelter, taking and selling.

Examples of activities that could breach the legislation include: in-filling or earthworks near to a great crested newt pond, felling of trees or demolition of buildings used by bats, clearance of woodland or hedgerows supporting dormice.

Species can receive varying levels of protection under the Wildlife and Countryside Act (WCA); Epsom & Ewell species receiving protection under this act include water vole, common lizard, grass snake, slow worm and roman snail; all these species are protected against killing and injury, sale and advertisement for sale. It is also illegal to take a roman snail or freshwater crayfish. Water voles receive full protection under this Act, additionally making it illegal to obstruct access to, or destroy a water vole burrow, or to disturb a water vole in its burrow. The WCA also makes it illegal to pick, uproot or destroy certain rare plants for example Bluebells.

Development will need to avoid impacts on protected species, and where this is not possible, mitigation or compensation will be necessary. If there is a possibility that a development proposal will impact on a protected species, surveys will need to be submitted with a planning application to determine the impacts. **Please note: surveys to determine the presence of protected species need to be provided upfront with a planning application and should not be made a condition of planning permission since the local authority will need this information to inform their decision (see Circular 06/05, page 9).** If planning permission is granted, a development license, or conservation license, from Natural England may be required.

Birds

All bird nests, eggs and young are protected under the Wildlife and Countryside Act. Therefore, removal of any bird nesting habitat such as trees or scrub (or buildings in the case of birds such as barn owls, swifts, swallows, house martins and house sparrows) should only take place outside of the bird breeding season.

Some birds, listed on Schedule 1 of the Wildlife and Countryside Act receive an extra level of protection which means that they cannot be disturbed during the breeding season; those likely to be found in Epsom & Ewell include kingfisher, barn owl and peregrine. A full list can be found in Appendix I online.



Fly Agaric

Legislation

-EC Habitats Directive, transposed into UK law by Conservation (Natural Habitats, &c.) Regulations 1994
-Wildlife and Countryside Act (1981)
-Protection of Badgers Act 1992

Planning policy

The NPPF at Paragraph 117 states that local planning policies should promote the protection and recovery of priority species populations, linked to national and local targets.

Local Policy DM4 supports these objectives.

Badgers

Badgers are a fairly common species, and are, therefore, quite likely to be encountered on a potential development site. Whilst not a rare species, badgers receive legal protection due to persecution and animal welfare issues.

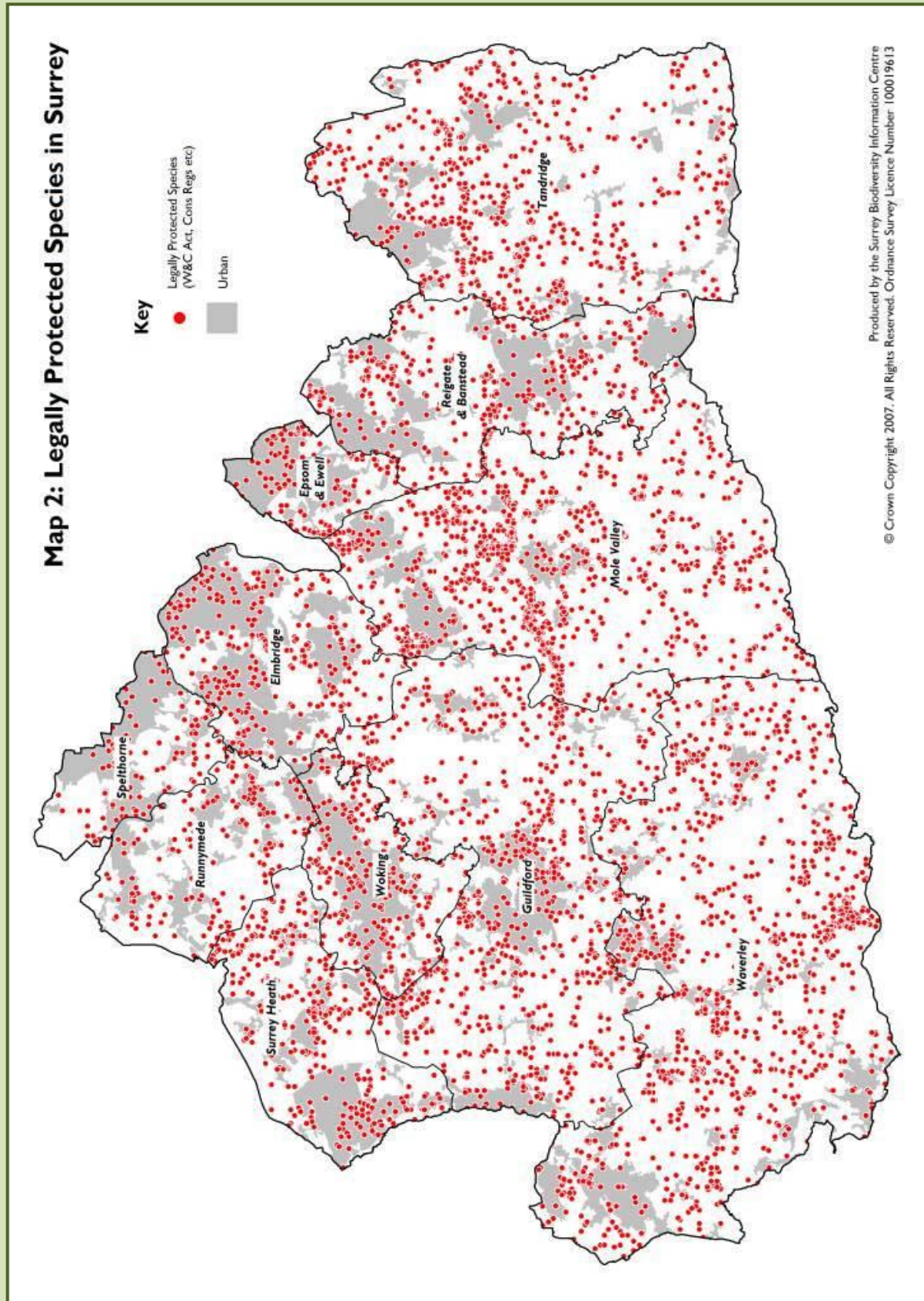
Badgers are protected under the Protection of Badgers Act 1992 against killing, injury or taking. Badger setts are also protected against damage, destruction or obstruction and it is illegal to disturb a badger in its sett.

A badger survey and report will be needed if a development is likely to impact on a badger sett, and appropriate mitigation will need to be put in place if impacts cannot be avoided.

Key organisations

- ▶ Environment Agency
- ▶ Local authorities
- ▶ Natural England
- ▶ RSPB

Map 2

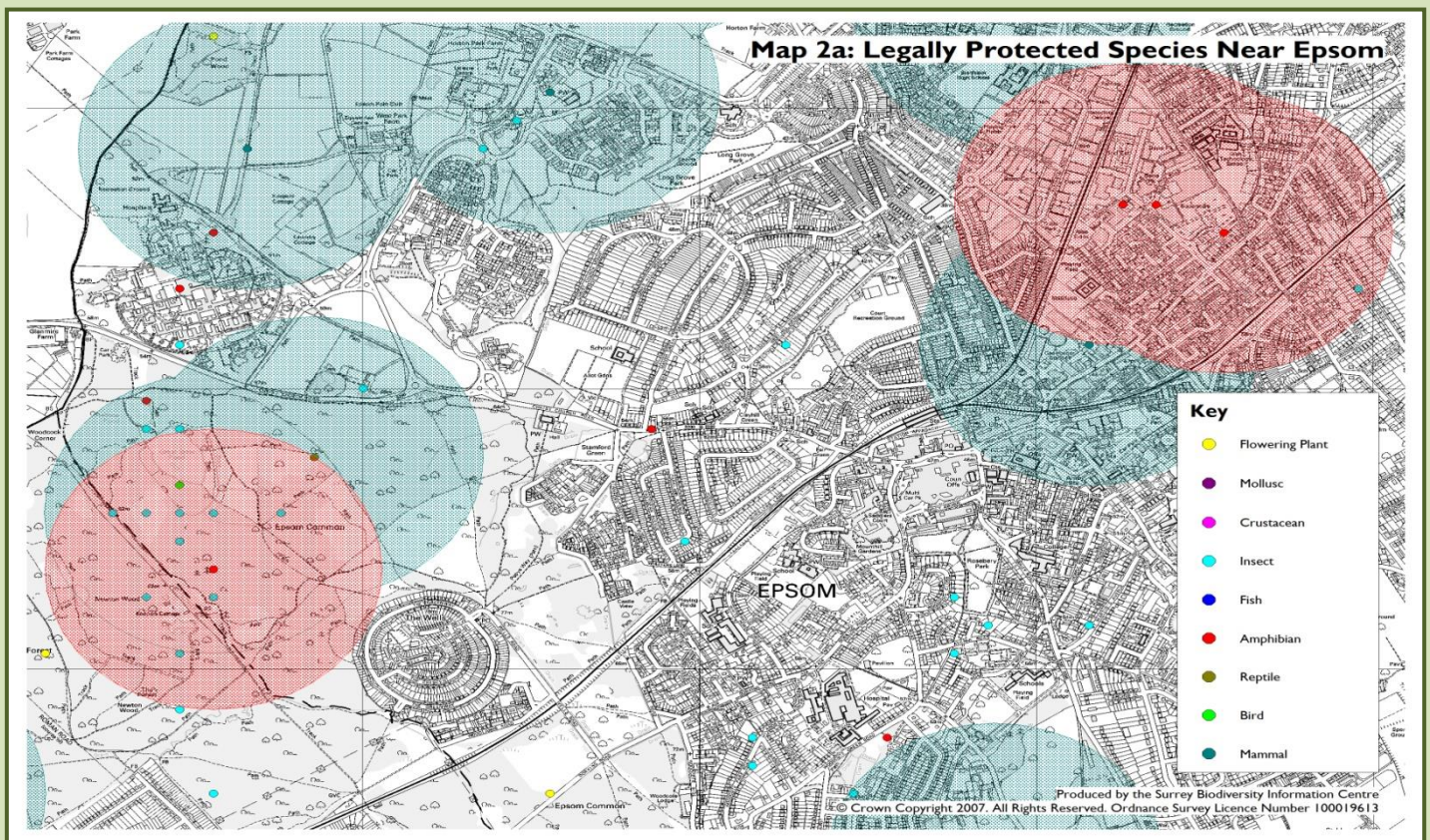


2b Legally protected species

Where are protected species likely to occur?

As **Map 2** demonstrates, there are many records for protected species across Surrey. **Map 2a below** is an **example** of information produced by Surrey Biological Records Centre to aid local authorities in determining the likely occurrence of protected species in relation to planning issues, it shows the locations where protected species have been recorded. Buffers have been applied around these records to give an indication of where there is a high likelihood of this species occurring. Local authorities can use this information to help work out when protected species survey information needs to be provided to help determine a planning application.

More information on how to determine when a protected species survey is required has been produced by Natural England in a [Standing Advice Note](#). It is important to bear in mind that protected species surveys can usually only be undertaken at certain times of year. For example, surveys of ponds for great crested newts must be undertaken between mid-March and mid-June when newts return to ponds to breed.



Water Vole

Further information

- ▶ Badgers and Development (Natural England)
- ▶ Bat Mitigation Guidelines (Natural England)
- ▶ Circular 06/05: Biodiversity and Geological Conservation — Statutory Obligations and Their Impact Within the Planning System
- ▶ Dormouse Conservation Handbook (Natural England)
- ▶ Great Crested Newts Mitigation Guidelines (Natural England)
- ▶ Natural England Standing Advice on Protected Species
- ▶ Water vole guide for planners and developers (BBOWT)
- ▶ Water voles — the law in practice (Natural England)

3 Local sites and priority habitats and species



Butcher's Grove – Horton Country Park Local nature reserve



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Protection through the planning system

The following biodiversity features are protected through the planning system:

- ▶ Local Wildlife Sites
- ▶ Ancient Woodland
- ▶ Priority Habitats
- ▶ Priority Species

Normally, development which would adversely affect these features is not acceptable. *Only in special cases, where the importance of a development outweighs the impact* on the feature, would an adverse effect be permitted. In such cases, planning conditions or obligations would be used to mitigate the impact.

Where a development has the potential to impact on a local site, or a priority habitat or species, a biodiversity survey and report will be required; in some circumstances an Environmental Impact Assessment may be needed. The following pages give information on these features as they occur in Epsom & Ewell.

Valuable sites for Epsom & Ewell's local wildlife

Local Sites are sites of substantive nature conservation value or geological interest. In Epsom & Ewell, Local Sites are termed Sites Of Nature Conservation Importance (SNCI). There are 12 SNCI in the Borough and these are shown on **Map 3 which shows SNCI across Surrey**. There are no Regionally Important Geological Sites (RIGS).

All Local Sites which meet the necessary criteria are designated; this differs significantly from the process of identifying SSSIs, as the latter are a representative sample of sites. Thus, Local Sites can be equal in quality to SSSIs. Local Sites do not have statutory status, but do receive protection through the planning system (see right).

The identification of SNCI is an ongoing process including monitoring and review which is undertaken by the Local Sites Partnership (see below). The List of SNCI in the borough is available in Appendix II. Please Note: As the number of SNCI is under continual review the Surrey Biological Records Centre should be contacted for the most up-to-date information.

Before formal selection, proposed SNCI are identified for survey; if a development is likely to affect a proposed SNCI ecological surveys will be necessary. Ideally the site should be visited by the Wildlife Sites Survey Officer, and survey information presented to the Local Sites Selection Panel before a planning application that is likely to affect a proposed SNCI is considered. In any case, a biodiversity survey and report will be necessary to establish any likely impacts.



Black Tailed Skimmer Dragonfly

Legislation

Local Sites are non-statutory sites: no additional legislation applies

Planning policy

NPPF Paragraph 113:

“Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks”.

Core Strategy Policy CS3:

“Development that would harm SNCIs or Local Nature reserves will not be permitted unless:

- Suitable mitigation measures are put in place, and
- It has been demonstrated that the benefits of a development would outweigh the harm caused”.

Surrey's Local Sites Partnership

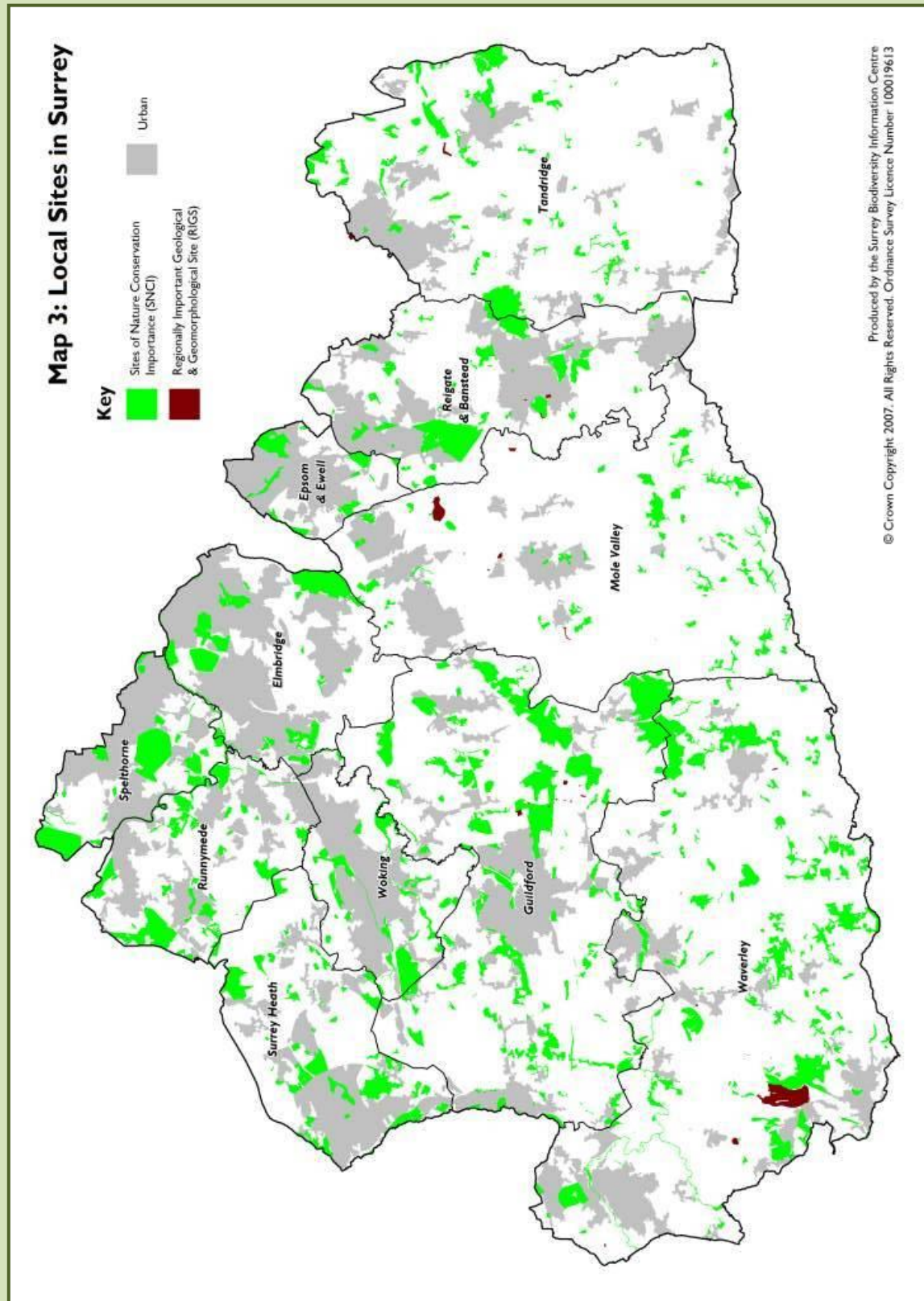
Local Sites are selected at a county level and the process is overseen by a Local Sites Partnership. The Surrey Local Sites Partnership is jointly run by Surrey County Council and Surrey Wildlife Trust, with support from Surrey districts for example Epsom & Ewell Borough Council.

Please note: The performance of local authorities for biodiversity is measured by assessing the number of SNCI in positive conservation management and it is reported on annually by Surrey County Council to the Department of Local Communities and Local Government.

Key organisations

- Surrey Wildlife Trust
- Local authorities
- Surrey Biological Records Centre

Map 3



Trees and woodlands

Ancient woods are those that are known to have had continuous tree cover since at least 1600 AD. They are found across Epsom & Ewell, There are thirteen 'Ancient Woodlands' in Epsom & Ewell — these are identified on **Map 4**.

Ancient and veteran trees are old trees, they may be associated with woodlands, wood pasture and parkland, traditional orchard Biodiversity Action Plan (BAP) habitats, or may stand alone, for example, old trees are often found on old parish boundaries. Ancient trees are often in the third and final stage of their life and are old relative to other trees of the same species. Veteran trees on the other hand are usually in the second or mature stage of their life and contain important wildlife features such as holes, deadwood and wounds.

Ancient woodlands, and ancient and veteran trees, are likely to have biodiversity interest, as well as cultural and historical significance. Ancient woodlands, and ancient and veteran trees, may be protected by tree preservation orders, but they are also protected by planning policy (see right).

When assessing the potential impact of a development on trees and woodlands, potential impacts on tree roots, as well as the above ground features, must be taken into account as issues such as compaction or alterations to drainage could have significant impacts on trees.

Biodiversity of ancient woodlands and veteran trees

Ancient woodlands are likely to have greater biodiversity interest than more recently planted woodlands; some ancient woodlands will also be Biodiversity Action Plan priority habitats. Many woodland plants with limited dispersal abilities are associated with ancient woodlands — some of these are used to help identify the presence of an ancient woodland and are known as ancient woodland indicators. In addition to ground flora interest, ancient woodlands are likely to support protected species, such as bats and dormice, as well as woodland birds and butterflies.

It has been estimated that Britain supports 80% of Europe's veteran trees, veteran trees are particularly important for the invertebrate communities they support, as well as providing good roosting habitat for bats and nesting sites for birds. Old trees are also likely to support a rich variety of lichens and mosses.

Key organisations

- ▶ Lower Mole Countryside Management Project
- ▶ Local authorities
- ▶ Natural England
- ▶ Woodland Trust

Further information

- ▶ Natural England Standing Advice for Ancient Woodland

Legislation

Town and Country Planning Act 1990:
Tree Preservation Orders

Planning policy

NPPF Paragraph 118:

“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”

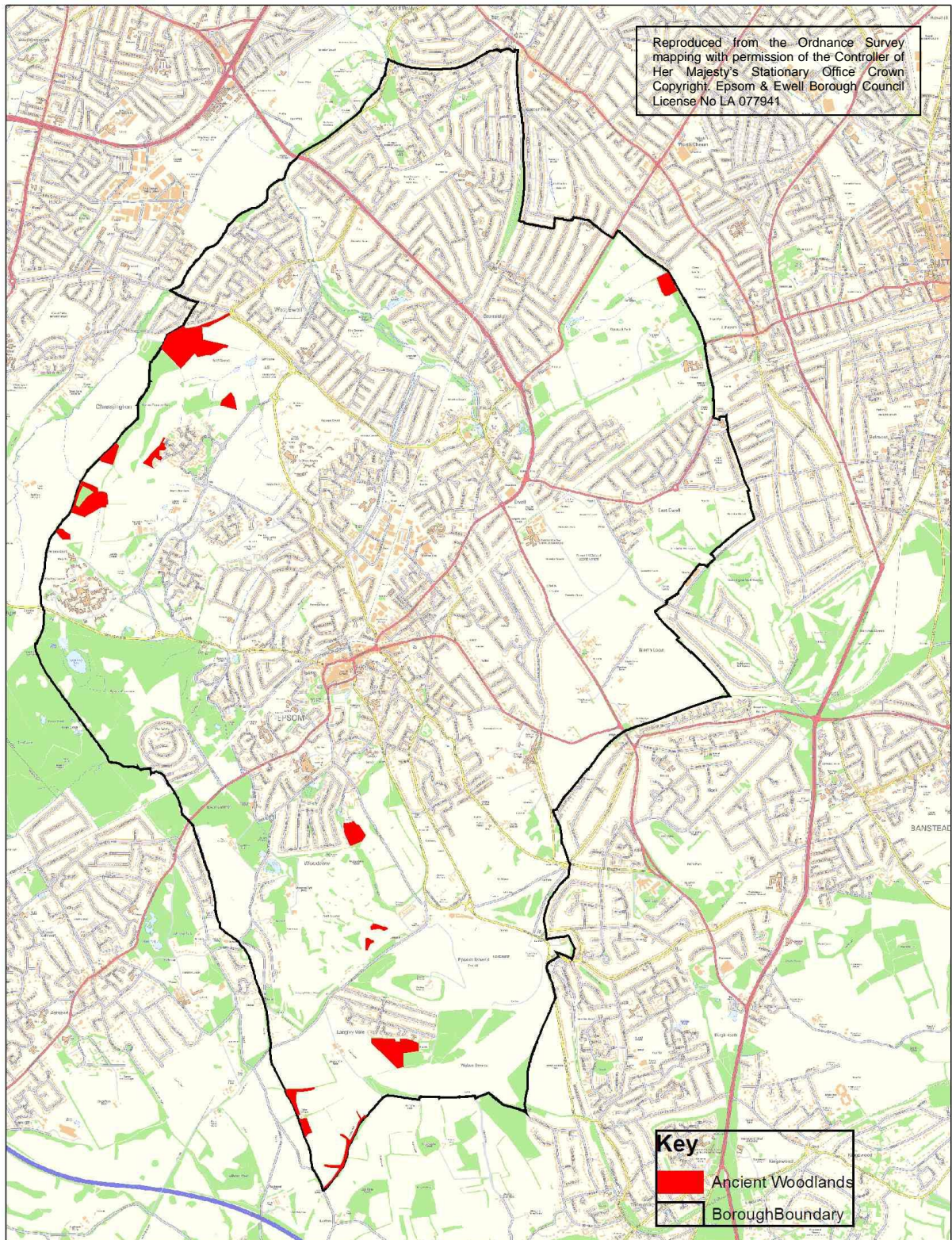
Along with the Borough's SSSIs, Core Strategy Policy CS3 affords identified Ancient Woodland a level of policy protection. Development that harms the scientific interest of Ancient Woodland will not be permitted.

The [proposals map](#) identifies the location and extent of Ancient Woodland located within the Borough. This map will be updated to reflect the latest information on the extent of Ancient Woodland coverage.

Development Management Policies DM4 & DM5 protect the Borough's biodiversity and its trees and landscape when considering new development proposals.



Map 4



Habitats of principle importance

Both habitats and species of principal importance were those that were identified as being the most threatened and requiring conservation action under the former UK Biodiversity Action Plan (UK BAP). The 'UK Post-2010 Biodiversity Framework', published in July 2012, has succeeded the UK BAP, but the lists of priority species and habitats were statutorily listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 and are now termed as habitats and species of principal importance (HPI/SPI)

A local BAP has been produced for Epsom & Ewell, identifying priority habitats as guided by the Surrey Habitat Action plans which were in turn guided by the UK BAP. The Epsom & Ewell BAP is available via the Council's website.

The distribution of known Surrey BAP priority habitats in Epsom & Ewell is identified on **Map 5**. These habitats do not receive statutory protection, but are protected by planning policy. They will be found both within and outside designated sites, and may occur in areas outside of those identified on Map 5.

Habitats of principal importance in Epsom & Ewell (Semi Natural Habitats)

► **Chalk Grassland (including chalk scrub):** This consists of a mixture of indigenous grasses and herbs occurring on, well-drained, nutrient-poor soils overlaying chalk; for example, Epsom and Walton Downs. Where grazing has ceased a natural succession of more woody species has developed which is an important habitat for many species of bird, mammal and invertebrate. A scrub component to chalk grassland is seen as essential in maintaining the highest possible levels of biodiversity on chalk grassland. For example Juniper Hill on Walton Downs.

► **Farmland:** This includes species rich/ancient hedgerows and cereal field margins; both HPI. In addition it includes habitats noted either of broad importance or local importance. These are improved grassland, land given over to arable/horticulture, for example, Langley Bottom Farm, Northey Fields and Horton Country Park Local Nature Reserve (LNR).

► **Lowland Heathland (Including Acid Grassland and Bog):** Open landscape generally occurring on poor, acidic sandy soils, characterised by dwarf shrubs of the heather family; ling (*Calluna vulgaris*), bell heather (*Erica cinerea*) and cross-leaved heather (*Erica tetralix*). It also includes acidic grassland, scattered trees and open water; for example, the remnant heathland areas on Epsom Common LNR.

► **Meadows:** Lowland Unimproved Neutral & Dry Acid Grassland are both HPI. Unimproved grassland is where land has seen little if any intensive farming and has been relatively undisturbed over many hundreds of years. Neutral grassland refers to the pH value of the soils which will also be neither too wet nor too dry. Outside of farmland and public open space these can be found in recreational sites, churchyards and road verges for example. Dry acid grassland occurs on sandy or acidic clay soils, often found on heathland and along woodland edges and rides. Examples of these habitats within Epsom and Ewell can be found in Nonsuch Park, the Hogsmill, Epsom Common and Horton Country Park Local Nature Reserves.

► **Standing Open Water & Large Reedbeds:** All Lakes, ponds (including seasonal) and their associated wetland areas and adjoining reedbeds are both HPI. Epsom and Ewell has remarkably few lakes and ponds and so Great Pond on Epsom Common and the ponds found in several parks and on Horton Country Park are a very scarce and valuable habitat within the Borough.

► **Wetland:** Habitats under the wetland heading are of broad or local importance. This includes streams and their tributaries with their associated reedbeds of emergent vegetation, including common reed and sedge opposite open water or not more than 1m wide, and mire. The streams running through Horton Country Park LNR are a good example within the borough.

► **Woodland:** Broadleaved mixed and Yew woodland is of broad importance and all other woodland of local importance. Wet woodland is identified as a priority habitat. Woodland is defined as vegetation dominated by trees more than 5m high when mature, forming a distinct though sometimes open canopy. Orchards and scrub, as a successional stage of woodland, are also included. Epsom and Ewell contains several areas of woodland although none is particularly large. Ancient woodland (existed before 1600 AD) can be found in Horton Country Park LNR and Epsom Common. Woodland can be found on other large open space areas such as Epsom Downs and Nonsuch Park. Wet woodland can be found on Epsom Common and Horton Country Park LNR's.

Habitats of principle importance in Epsom & Ewell (Semi Natural Habitats)

► **Wood Pasture & Parkland:** The habitat is characterised by a history of grazing amongst trees. The habitat is made up of trees, grazed grassland scrub and sometimes heathland. The trees are often large, some of great age, some pollarded; with partially open canopy, and dead wood on the ground. Epsom Common LNR is the borough's best example of this kind of habitat with potential on Epsom Common and sites such as Nonsuch Park to restore this habitat.

(Urban Habitats)

► **Managed Greenspace:** This encompasses areas managed primarily for recreation or amenity. It includes orchards, town parks, playing fields and open spaces, green corridors, golf courses, allotments, cemeteries, and churchyards, school and hospital grounds, roadside, corporate grounds, street trees, and private gardens. Within this category also, must be included greenspace managed by local authorities or local communities, sometimes statutory Local Nature Reserves, which may include some semi-natural habitat but which owe more of their wildlife interest to new planting.

► **Regenerating Habitats:** Human induced or naturally regenerating habitats occur on all types of disturbed ground. There is a process to some extent dependent on local conditions by which land is successively dominated first by annual plants and then tall herbs or "ruderal" species. Left to its own devices such an area will after 12 years or so, become scrub and ultimately woodland. Examples include industrial land, railway sidings and embankments, canal side, abandoned allotments, neglected gardens, demolition sites, and other vacant plots. Related habitats include "hard surfaces" such as buildings, roofs, walls and gravestones, all of which can be colonised by plants and tunnels which are frequently used by bats as roosting sites. Churchyards can be especially valuable for mosses and lichens and may also have species-rich grassland communities.

► **Areas of urban semi-natural habitat:** These persist in the urban areas from a more rural past: e.g. various unimproved grasslands, heathland, ancient species-rich hedgerows and woodland.

► **Urban wetlands:** Rivers, brooks, ponds, and springs, canals, flooded mineral workings, reservoirs, artificial lakes and sewage treatment works.

Please note:- There is a Surrey County Council Roadside Verge HAP which is currently (2015) in draft form. This HAP is not a part of the Urban HAP and has not been formerly adopted.

Further information

- **Ponds — A Priority Habitat: best practice guidance for development control planning officers (Pond Conservation)**
- www.ukbap.org.uk

Legislation

Natural Environment and Rural Communities (NERC) Act 2006, Section 41 lists habitats of principle importance for the conservation of biodiversity in England (this replaces the list under Section 74 of the CROW Act 2000).

Planning policy

NPPF Paragraph 117:

Planning policies should "promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan".

Core Strategy Policy CS3 states:

"...development that is detrimental to the Borough's biodiversity will be minimised, and where it does take place, adequate mitigating measures should be provided. Wherever possible, new development should contribute positively towards the Borough's biodiversity".

Development Management Policy DM4 also seeks to protect priority habitats from inappropriate development.



The Hogsmill River

Key organizations

- Epsom & Ewell Nature Biodiversity Partnership
- Epsom & Ewell Borough Council
- Surrey County Council
- Surrey Wildlife Trust
- Lower Mole Countryside Management Project

Map 5

Please note as a part of implementing the Epsom & Ewell Local Biodiversity Action Plan we are working with the Surrey Biodiversity Information Centre to complete a priority habitats map for the borough.

3d Priority Species

Species of principle importance

In addition to listing priority habitats (see Section 3c) Section 41 of the NERC Act statutorily protects identified species of principle importance (SPI) in the UK as per the former UK BAP. There are ? SPI and locations where SPI have been recorded in Epsom & Ewell are identified on **Map 6**. SPI are likely to be found both within and outside of designated sites, many SPI will be associated with habitats of principal importance but not exclusively so.

SPI include rare and declining species of mammals, birds, reptiles, amphibians, fish, plants, mosses, lichens and liverworts.

Inclusion on the SPI list does not imply legal protection although some SPI are also protected under law (see Section 2b). The SPI list is found, under Section 41 of the NERC Act, of species of principle importance for the conservation of biodiversity in England.

Species of principal importance in Epsom & Ewell

A full list of SPI occurring in Epsom & Ewell can be found in Appendix II. Below are two examples of SPI that could be protected or enhanced through the planning system in Epsom & Ewell:

► **Stag Beetle:** Britain's largest native beetle. This species is rare in the UK; its distribution is restricted largely to localities in southern eastern Britain. Formerly much more widespread their decline is closely linked to the loss of native woodland and decaying timber. They are known to be present in Epsom & Ewell and have been chosen as the 'Totemic' species in the biodiversity action plan as their presence indicates the existence of woodland and decaying timber which is a vital habitat for many other species. Planning applications should avoid where possible the complete removal of tree stumps and encourage wood from any tree removal to be kept on site in the form of habitat piles.

► **Farmland birds,** including skylark, linnet, yellowhammer, reed-bunting, tree sparrow, bullfinch, starling, song thrush and turtle dove, have shown dramatic declines within the last 30 years. All individual birds are protected under the Wildlife and Countryside Act 1981, however, opportunities should be taken to maintain and enhance the populations of these farmland birds wherever possible. Development could impact on these species by direct loss of habitat, but also through increased recreational disturbance, especially associated with residential developments. Species such as tree sparrow can benefit from the provision of suitable nest sites. Development should avoid habitat fragmentation and impacts on the hydrology of these areas. Opportunities should be taken to improve and extend suitable habitat; this may be combined with areas needed to provide flood protection.

Legislation

Section 41 of the NERC Act 2006 lists species of principle importance for the conservation of biodiversity in England.

Planning policy

NPPF Paragraph 117:

Planning policies should "promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan".

Core Strategy Policy CS3 states:

"...development that is detrimental to the Borough's biodiversity will be minimised, and where it does take place, adequate mitigating measures should be provided. Wherever possible, new development should contribute positively towards the Borough's biodiversity".

Policy DM4 also requires appropriate mitigation measures if development affects protected species.

Key organisations

- Surrey Wildlife Trust
- Surrey Amphibian and Reptile Group
- Bat Conservation Trust
- Butterfly Conservation
- Environment Agency
- Epsom & Ewell Borough Council
- Surrey County Council
- Epsom Common Association
- Lower Mole Countryside Management Project
- Mammal Society
- Royal Society for the Protection of Birds
- People's Trust for Endangered Species
- Woodland Trust



Demoiselle Damselfly



Comma



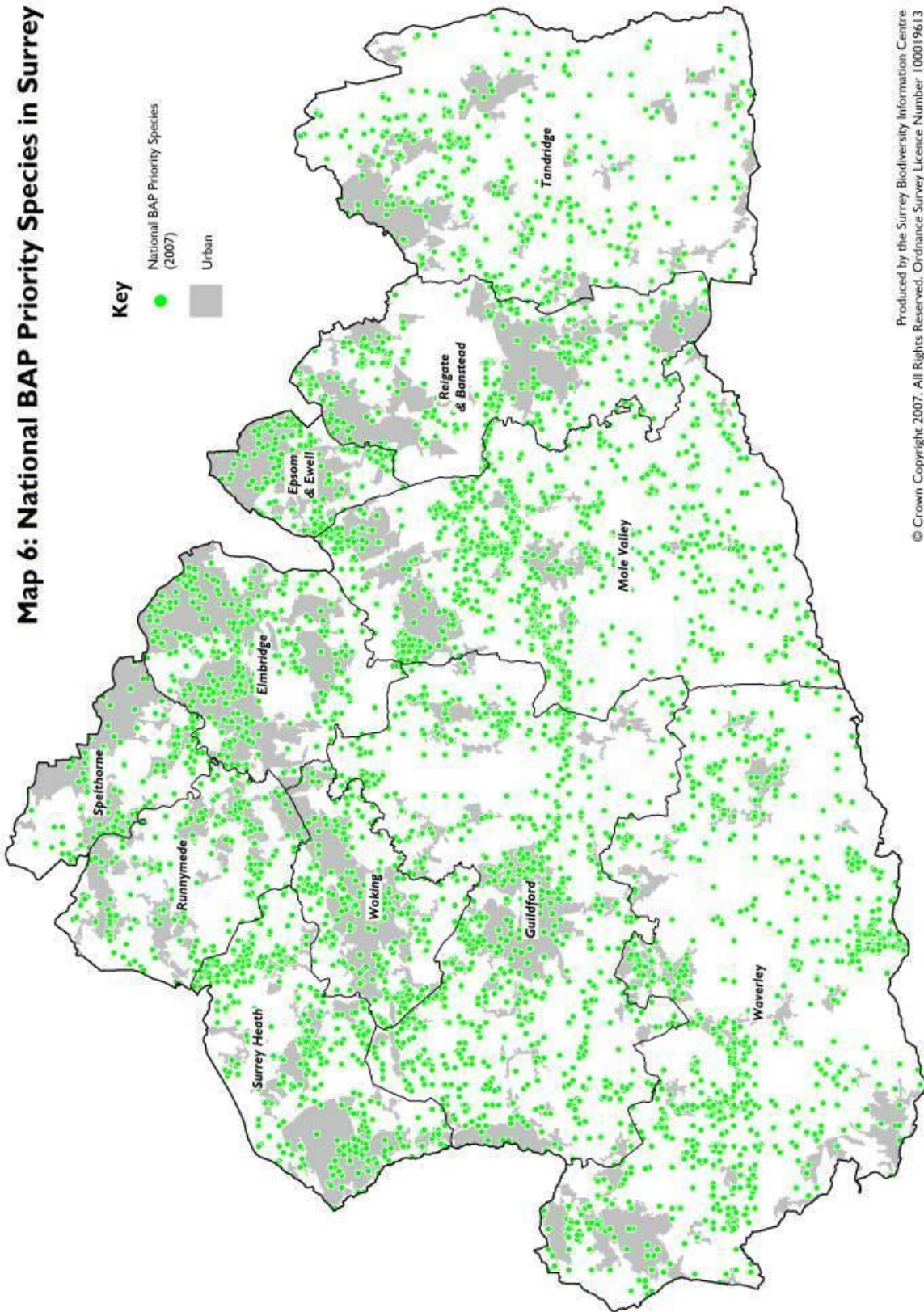
Weasel



Adder

Map 6

Map 6: National BAP Priority Species in Surrey



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3e Other areas of importance to biodiversity

There are a number of areas and sites of importance to biodiversity within the borough which are identified in addition to (and via other mechanisms to) the biodiversity planning policy and legislation covered by this document. These include nature reserves and Areas of Great Landscape Value.

Nature Reserves

The term 'nature reserve' is used to describe a range of different types of site important for wildlife and people. Some of these nature reserves have a statutory designation in their own right; in other cases, the term 'nature reserve' does not in itself imply any special protection. However, most of these sites will receive another form of designation (SAC, SSSI, SNCI) and most, if not all, support protected species or priority habitats or species. See **Map 7** which in addition to 'Green Belt' shows all sites currently designated for their biodiversity value within Epsom & Ewell.

National Nature Reserves (NNRs): These protect sensitive biodiversity or geological features, provide sites for ecological research and offer opportunities for people to experience the natural environment. NNRs are a statutory designation made by Natural England. Epsom & Ewell does not currently have an NNR but it should be noted that Ashted Common which forms one half of the Epsom and Ashted Commons Site of Special Scientific Interest is a NNR. Epsom Common is currently being assessed for possible NNR status.

Local Nature Reserves (LNRs): These are important for people and wildlife; they have features of local biodiversity or geological interest and offer opportunities for learning. LNRs are a statutory designation made by local authorities. There are 4 LNRs in Epsom & Ewell.

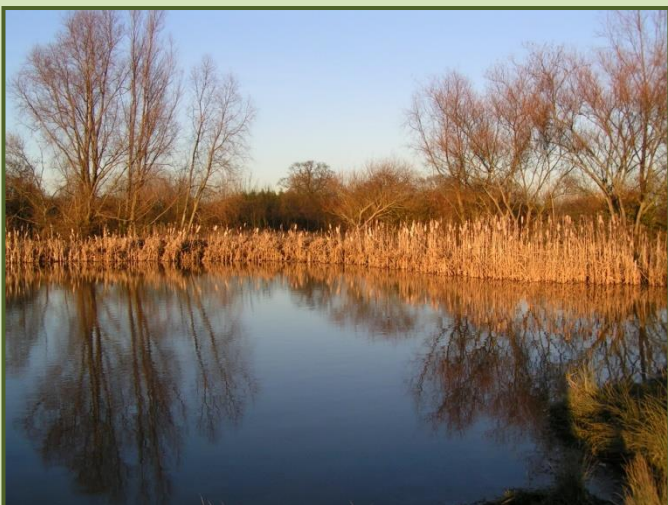
Epsom & Ewell Borough Council Nature Reserves: EEBC manages 3 nature reserves within Epsom & Ewell to protect important biodiversity, and to provide opportunities for people to enjoy local wildlife. These are Epsom Common, Horton Country Park and the Hogsmill LNR's. All have SNCI status and Epsom Common is a SSSI

Surrey Wildlife Trust Reserves: SWT manages Howell Hill LNR

Other Areas

Green Belt: The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; their most important attribute being their openness. About 42% of the Borough is covered by the Green Belt. Approximately 40% of the Green Belt is public open space, including Epsom Downs, Horton Country Park and Epsom Common. It plays an essential role in providing recreational opportunities, securing the Borough's wider landscape setting and in creating the special identity of the area.

Areas of Great Landscape Value (AGLV): The landscape quality of the area that covers Walton Downs, in the south-eastern corner of the Borough and extends into adjoining districts to the south and east has been identified as being of County-wide significance.



Meadow Pond
Horton Country Park Local Nature Reserve

Further information

- ▶ Epsom Common LNR Management Plan
- ▶ Horton Country Park LNR management Plan
- ▶ Hogsmill LNR Management Plan
- ▶ Epsom & Ewell Local Development Framework



Hogsmill Local Nature Reserve

Legislation

National Nature Reserves are designated under the Wildlife and Countryside Act (Section 35) and the National Parks and Access to the Countryside Act 1949

Local Nature Reserves are designated under the National Parks and Access to the Countryside Act 1949

Green Belts were originally founded in planning legislation published in 1935 and reinforced by the Town & Country Planning Act 1947. The codification of Green Belts came with the publication of a historic government circular in 1955.

The first AGLV areas were originally identified by the County Plan in 1958, subsequent amendments and additions being made to the extent of the AGLV in 1971 and during the early 1980s.

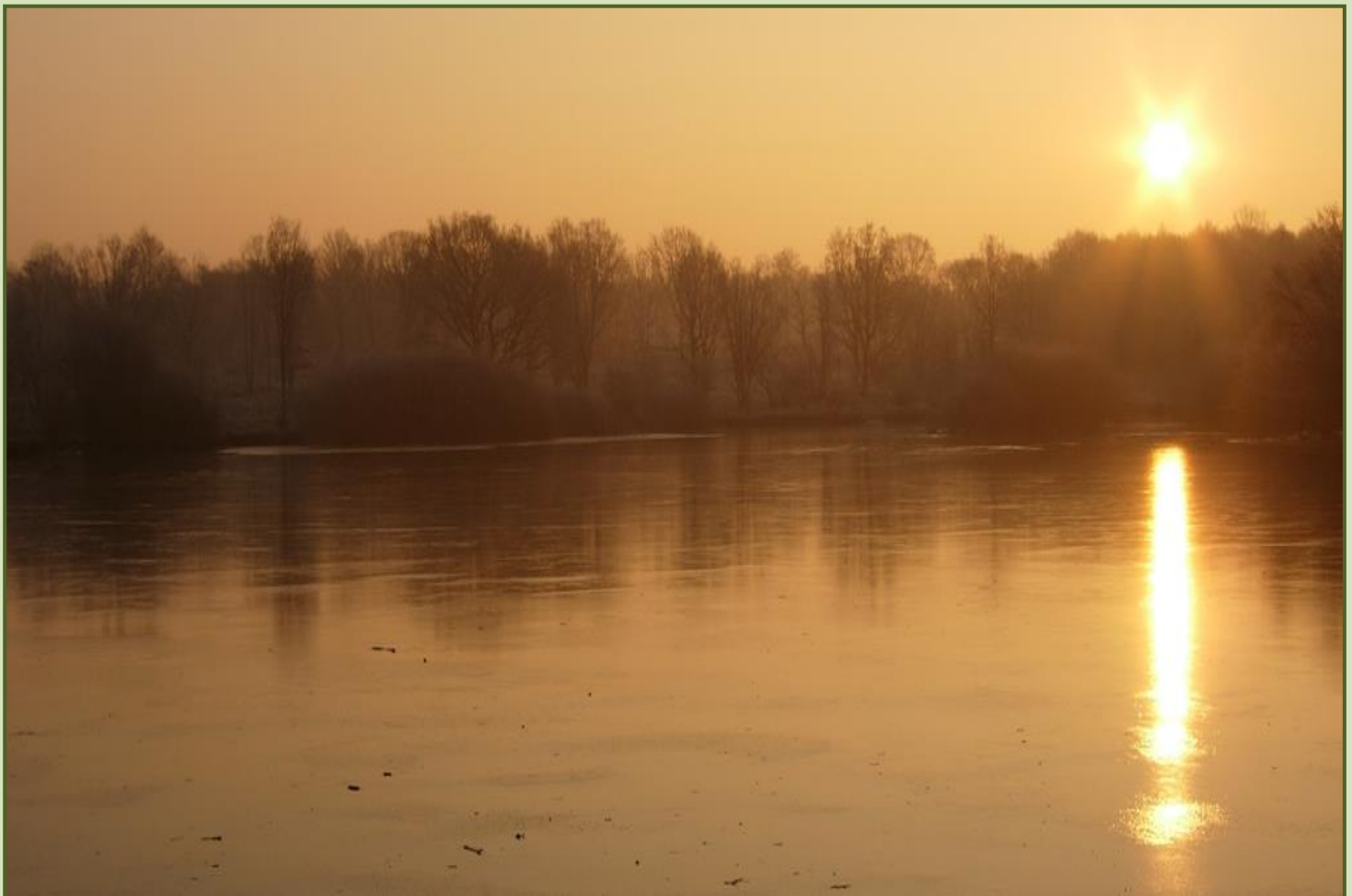
Planning policy

Chapter 9 of the NPPF sets out national planning policy on the role and function of Green Belts and how local planning authorities will determine development proposals in these areas.

Core Strategy Policy CS2 seeks to maintain the general extent of the Green Belt. Whilst new development continues to take place within Green Belt, notably on the previously developed footprint of five former hospital sites, there is no strategic need for a review of the Borough's Green Belt. The extent of the Green Belt is identified on the [Proposals Map](#).

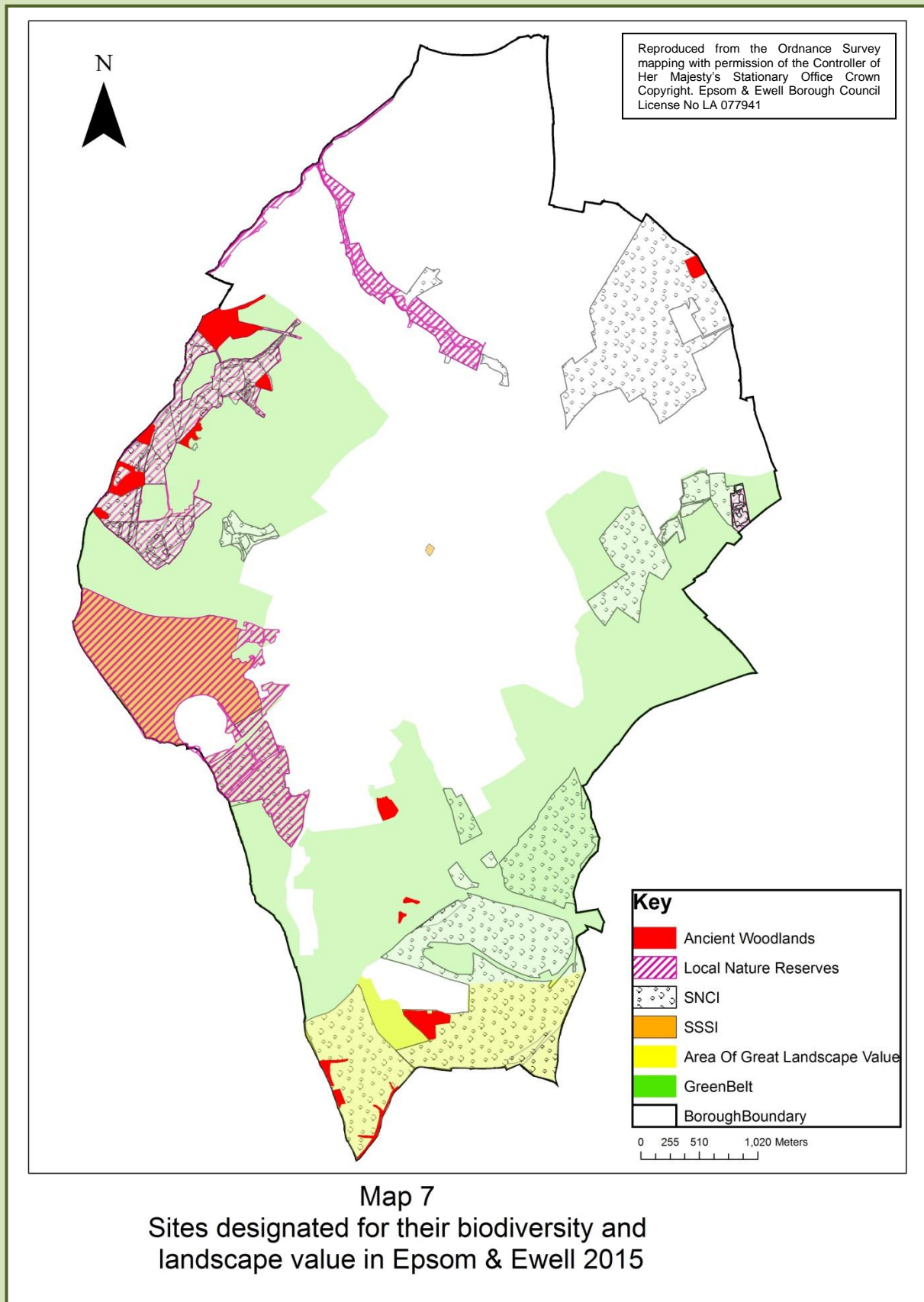
The Development Management Policies Document clarifies the extent of the Green Belt via Policy DM1. Policies DM2 and DM3 relate to control of development proposals within the Green Belt.

The Borough's AGLV is identified on the [Proposals Map](#). As this area lies entirely within the Green Belt, it is protected against inappropriate development by national and local planning policies.



Dawn at Great Pond
Epsom Common Local Nature Reserve

Map 7



4a Biodiversity Opportunity Areas

Important areas for wildlife conservation

Biodiversity Opportunity Areas (BOAs) identify the most important areas for wildlife conservation in Surrey, where targeted conservation action will have the greatest benefit. The main aim within BOAs is to restore biodiversity at a landscape scale through the maintenance, restoration and creation of BAP priority habitats. BOAs in Surrey are identified on **Map 8**, and link with BOAs mapped across the whole of Southeast England in the South East Biodiversity Strategy.

National planning policy requires local planning authorities to set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure, and BOAs provide an important basis for this.

Development that would prevent the achievement of the aims of a BOA should be avoided. In many cases this involves protecting the designated and priority habitats and species in the BOA (see Sections 2 and 3), but consideration should also be given to whether development will affect habitat connectivity, either positively or negatively.

As with all development, proposals within or adjacent to a BOA will be expected to deliver biodiversity enhancements, but within a BOA such enhancements will be most effective when they are tailored to meet the aims of a BOA. The scale of enhancements should be proportional to the size of the development. Examples of measures that might be involved include:

- ▶ Restoration or maintenance of habitats through suitable management secured by planning obligations;
- ▶ Habitat creation to link fragmented habitats;
- ▶ Funding towards conservation initiatives in the BOA, secured by planning conditions and obligations; and
- ▶ Provision of capital items needed to secure biodiversity enhancements (such as fencing to allow grazing).

Where a development has the potential to impact, either positively or negatively, on the known biodiversity interest of a BOA, a biodiversity survey and report will be required, to identify both constraints and opportunities. In some circumstances an Environmental Impact Assessment may be needed.



Silver Washed Fritillary

Planning policy

NPPF Paragraph 114:

Local planning authorities should “set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure”.

NPPF Paragraph 117:

Planning policies should “identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnership for habitat restoration or creation”; and “promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan”.

Delivering biodiversity gains in Surrey’s Biodiversity Opportunity Areas

There are currently around 47 BOAs covering some 39% of Surrey, and these are listed in **Appendix II**. The BOAs were mapped by SBIC in consultation with local authorities and conservation organisations in Surrey. They were identified by taking into account existing concentrations of BAP habitat and important areas for priority species. The potential for habitat restoration was also considered and took into account geology, topography and hydrology.

A statement is in preparation for each BOA identifying the features of biodiversity importance and targets for maintenance, restoration and creation of habitats.

The BOAs provide a focus for co-ordinated biodiversity action in the county, including:

- ▶ Biodiversity project work by a range of organisations;
- ▶ Delivery of agri-environment schemes;
- ▶ Provision of biodiversity enhancements through the planning system

Delivery of BOA aims is coordinated by the Surrey Biodiversity Partnership (SBP), who will also co-ordinate working groups for BOAs. Details of organisations to lead these working groups are available from SB

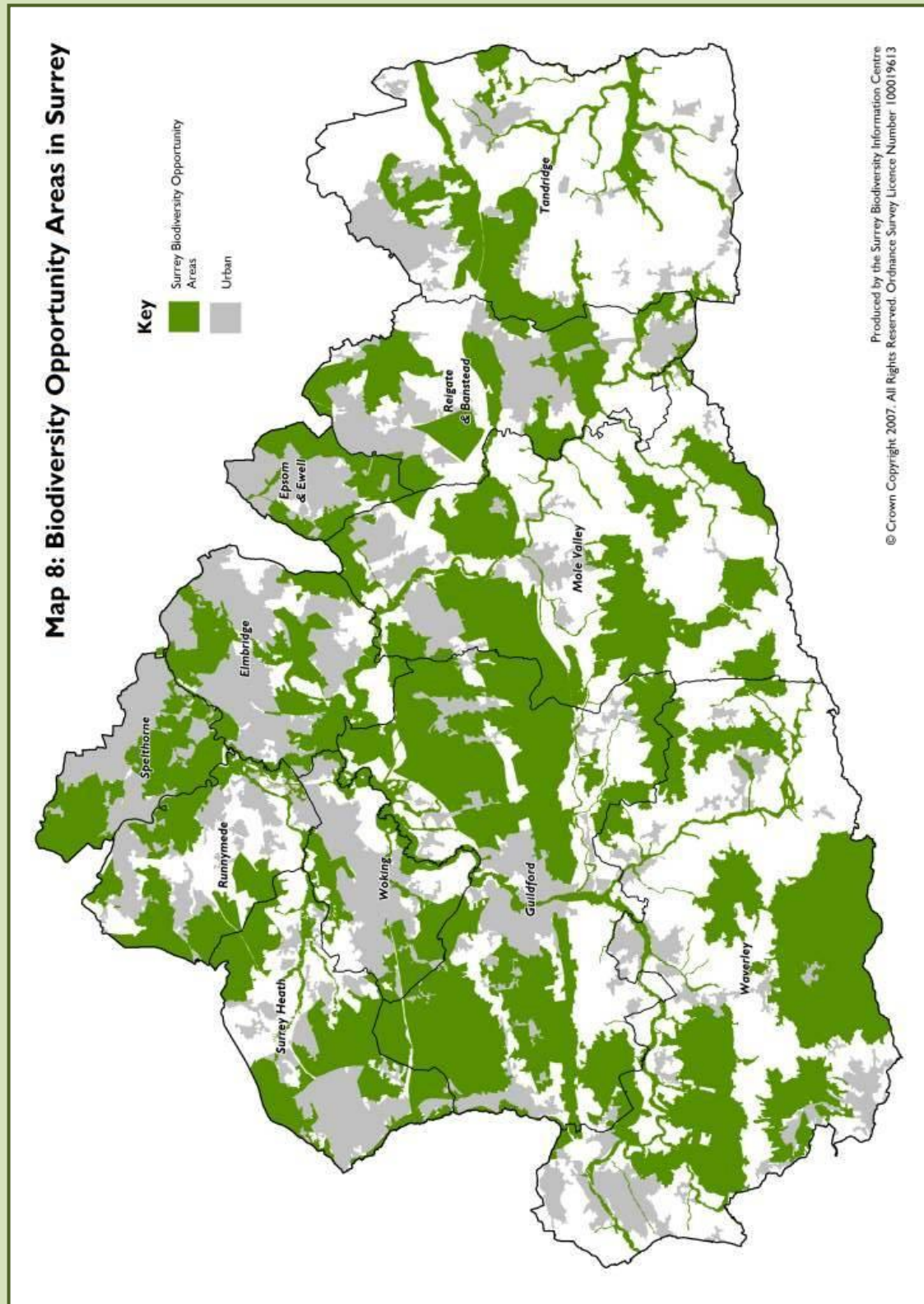
Key organisations

- ▶ Surrey Wildlife Trust
- ▶ Environment Agency
- ▶ Local authorities
- ▶ Natural England
- ▶ South East England Biodiversity Forum
- ▶ Surrey County Council
- ▶ Surrey Biodiversity Partnership
- ▶ Surrey Biodiversity Information Centre



Horton Country Park Local Nature Reserve

Map 8



4b Green Infrastructure

Networks of green spaces

Green Infrastructure consists of the green areas in both urban and rural settings. It fulfills a variety of functions including provision for biodiversity, alongside delivery of recreational and cultural objectives. Green Infrastructure can include nature reserves, designated sites, recreational grounds, parks and open spaces, public rights of way, canals, allotments, cemeteries and many other green areas.

Green Infrastructure should provide a network of interconnected habitats to enable dispersal of species across the wider environment. Open spaces within developments should be linked to biodiversity in the wider countryside, including on designated sites and BAP habitats. Green Infrastructure should also be planned to provide ecosystem services such as flood protection, microclimate control and filtration of air pollutants. New developments should be designed to maintain existing Green Infrastructure.

In delivering biodiversity enhancements, measures should be taken to contribute to the Green Infrastructure network to maintain existing habitats and to reduce habitat fragmentation. Production of a Green Infrastructure master-plan should be considered for large scale developments. Development should aim to provide enough accessible natural green space relative to the scale of the development to achieve the Accessible Natural Green space Standard (see below) and meet relevant aims of the Rights of Way Improvement Plan. Some planning authorities have developed their own local standards for the provision of natural/semi-natural green space. Local planning authorities should be including policies that address aspects of Green Infrastructure within their Local Plans.

The development plan for Epsom & Ewell, through Core Strategy and 'saved' Local Plan policies currently identifies a loose network of Strategic, formal and informal open and recreation spaces across the Borough. It is anticipated that the emerging Site Allocations Document will formalise these spaces, and many of the sites already mentioned within this document, as a Borough-wide Green Infrastructure Network.

The Accessible Natural Greenspace Standard (ANGSt)

Access to natural spaces is known to improve quality of life, with benefits to health and well-being, as well as social cohesion. Natural England has developed a standard for the provision of accessible natural green space, known as ANGSt, the standards required are as follows:

- ▶ An accessible natural green space, of at least 2 ha in size, no more than 300 metres (5 minutes walk) from home
- ▶ Local Nature Reserves at a minimum level of 1 ha per thousand population
- ▶ At least one accessible 20 ha site within 2 km of home
- ▶ At least one accessible 100 ha site within 5 km of home
- ▶ At least one accessible 500 ha site within 10 km of home

It is recognised that some of these targets cannot be achieved over a short time period, but they provide a long term goal. In Epsom & Ewell, access to natural green space currently falls short of the standard (see An Analysis of Accessible Nature Green space Provision in the South East):

- ▶ 3% of households are within 300 m of a 2 ha site
- ▶ 36% of households are within 2 km of a 20 ha site
- ▶ 41% of households are within 5 km of a 100 ha site
- ▶ No households are within 10 km of a 500 ha site

It is important to note that whilst access to natural green space is essential, there will be some areas where allowing access would be detrimental to sensitive biodiversity.

Key organisations

- ▶ Surrey Wildlife Trust
- ▶ Environment Agency
- ▶ Surrey County Council
- ▶ Natural England
- ▶ North Downs AONB
- ▶ Epsom & Ewell Borough Council

Further information

- ▶ Natural England's Green Infrastructure Guidance
- ▶ South East Green Infrastructure Framework
- ▶ An Analysis of Accessible Natural Greenspace Provision in the South East



Stream in Pond Wood
Horton Country Park Local Nature Reserve



Brimstone



Wood Mouse



Bee Fly



Essex Skipper



Small Skipper

Planning Policy

NPPF Paragraph 114:

Local planning authorities should “set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure”.

NPPF Paragraph 117:

Planning policies should “identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnership for habitat restoration or creation”; and “promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan”.

Core Strategy Policy CS4 places particular emphasis upon the continued protection and enhancement of the Borough’s two Strategic Open Spaces of Nonsuch Park and the Hogsmill River, both of which are identified on the [Proposals Map](#). Policy CS4 also seeks to maintain the amount and quality of open space across the Borough, in order to enable the creation and maintenance of an accessible network of green spaces within the built-up area. Development proposals that result in a deficit of open space provision will not be permitted.

Development Management Policy DM6 protects against the loss of open spaces, outdoor recreation facilities and allotments. Policies DM10 and DM12 and the forthcoming Design Quality SPD will ensure that appropriate amenity and recreational space is provided for in new developments.

The forthcoming Site Allocations Document (C2016) will identify the existing green infrastructure networks in the Borough, map potential opportunity areas, and allocate sites for potential green infrastructure enhancement to enable habitat restoration or creation, linking together existing green infrastructure sites within the wider network.



Map 9

For future inclusion in this document following identification of the Borough's Green Infrastructure

Biodiversity is not only found in rural areas; the built environment also provides opportunities to deliver enhancements for biodiversity. For large developments, features for biodiversity should be strategically planned to link up to Green Infrastructure and the wider environment.

Landscaping

Appropriate landscaping within developments can help reduce fragmentation of habitats by allowing wildlife to live within and move through built areas to the wider countryside. Landscaping should aim to retain and enhance existing biodiversity features. Landscaped areas will be of most benefit to wildlife where native plant species are used as they are likely to support a wider range of native animals. Plant species originating from the local area will be even more beneficial. Section 4 of this document can provide useful background information in determining the most appropriate plants to use in landscaping schemes in different parts of Epsom & Ewell. Ponds can also provide an important habitat for wildlife. They should be designed with gently sloping edges to allow animals easy access in and out, and a variety of depths so that they are suitable for a range of different plants. Consideration should be given to the design of balancing ponds to provide wildlife habitat. Landscaping should, wherever possible, link up areas supporting biodiversity. For example, native hedgerows could link up open spaces, providing routes along which species such as hedgehogs, butterflies and bats can move. A series of ponds can link with wetland features in the wider countryside. Street trees can add to the wildlife linkages through developed areas and, again, native species will provide the most benefits. Gardens also contribute to habitat for wildlife within a built area and their layout should be designed to create a network linking with open spaces and Green Infrastructure.

Buildings

Developments are being built to ever increasing environmental standards, and biodiversity should not be forgotten here. There are very simple steps that can be taken to provide nesting and roosting opportunities for species such as bats and birds within buildings. Nest boxes can be mounted on the outside of buildings, special bat or swift bricks can be incorporated into the structure, and entire roof spaces can be designed to provide opportunities for bats to roost. A step further is to provide a green roof, which can provide foraging opportunities for birds, and support a range of native plants. Thought should be given to the impact of lighting on wildlife, especially bats; areas of no or low level lighting along bat foraging routes should be considered.

Roads

Roads can provide a barrier to wildlife, and collisions with animals such as deer can also pose a safety threat. Mammal fencing can be used to exclude mammals from the road, and underpasses can be created for a range of species including badger, hedgehog and amphibians. Green bridges can be created in order to provide a safe crossing for both people and animals.



Rosebery Park

Planning policy

NPPF Paragraph 118:

“When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity”; and “opportunities to incorporate biodiversity in and around developments should be encouraged”.

Development Management Policy DM4: “...new development will be encouraged to be of net benefit to biodiversity. To this end, an assessment of the existing nature conservation assets on a development site should be undertaken and suitable biodiversity enhancements proposed”.

Protecting wildlife habitats within developments

Both new and existing biodiversity features within, or adjacent to, a development may be sensitive to human impacts such as recreational disturbance and vandalism.

Buffering of biodiversity features from areas of high human activity, such as roads, residential development or play areas can help to reduce impacts. Interpretation materials can be provided in wildlife conservation areas, where suitable. Community involvement in managing local wildlife areas can help to engender a feeling of ownership and can help ensure the long term survival of such areas.

A monitoring and management plan should be drawn up for green spaces to ensure long term suitable management.

Key organisations

- Surrey Wildlife Trust
- Commission for Architecture and the Built Environment
- Environment Agency
- Epsom & Ewell Borough Council
- Town and Country Planning Association

Further information

- UK Green Building Council Portal
- Biodiversity by Design (Town and Country Planning Association)

5 Key legislation and policy

Legislation

Conservation (Natural Habitats, & c.) Regulations 1994 and guidance notes	www.opsi.gov.uk/si/si1994/uksi_19942716_en_1
Countryside and Rights of Way Act 2001	www.opsi.gov.uk/acts/acts2000/ukpga_20000037_en_1
EC Birds Directive	www.jncc.gov.uk/page-1373
EC Habitats Directive	www.jncc.gov.uk/page-1374
EIA Regulations	www.opsi.gov.uk/si/si1999/19990293
National Parks and Access to the Countryside Act 1949	www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1949/cukpga_19490097_en_4#pt3
Natural Environment and Rural Communities Act 2006	www.opsi.gov.uk/acts/acts2006/ukpga_20060016_en_1
Protection of Badgers Act 1992	www.opsi.gov.uk/ACTS/acts1992/ukpga_19920051_en_1
Wildlife and Countryside Act 1981	www.jncc.gov.uk/page-3614

Policy

[National Planning Policy Framework](#)

[Circular 06/05: Biodiversity and Geological Conservation — Statutory Obligations and Their Impact Within the Planning System](#)

[Epsom & Ewell Core Strategy 2007](#)

[Epsom & Ewell Development Management Policies Document](#)

[Epsom & Ewell Site Allocations Document \(Emerging\)](#)

[Epsom & Ewell Proposals Map](#)



Butcher's Grove-Horton Country Park Local Nature Reserve



Hawthorn Blossom

6 Useful Contacts

Bat Conservation Trust 15 Cloisters House, 8 Battersea Park Road, London SW8 4BG T: 020 7501 3635 E: enquiries@bats.org.uk W: www.bats.org.uk	Butterfly Conservation Manor Yard, East Lulworth, Wareham, Dorset BH20 5QP T: 01929 400209 E: info@butterfly-conservation.org W: www.butterfly-conservation.org	East Surrey Badger Protection Society Dr Helen Dorrell, PO Box 2774, Purley, Surrey , CR8 1WY T: 0208 660 9827 E: W: www.badger.org.uk/content/Groups.asp
Environment Agency T: 03708 506 506 W: www.environment-agency.gov.uk	Lower Mole Countryside Management Project 2 West Park Farmhouse Horton Country Park Horton Lane, Epsom, Surrey, KT19 8PL T: 01372 743783 W: www.surreycc.gov.uk	Mammal Society 3 The Carronades, New Road, Southampton SO14 0AA T: 02380 237874 E: enquiries@mammal.org.uk W: www.mammal.org.uk
Natural England, Government Team South East T: 0118 9581222 W: www.naturalengland.gov.uk	North Downs AONB T: 01372 220 653 W: www.surreyhills.org	Pond Conservation c/o School of Life Sciences, Oxford Brookes University, Gipsy Lane, Headington, Oxford OX3 0BP T: 01865 483294 E: info@pondconservation.org.uk W: www.pondconservation.org.uk
Royal Society for the Protection of Birds W: www.rspb.org.uk	Surrey Amphibian and Reptile Group W: www.surrey-arg.org.uk/	Surrey Biological Records Centre T: 01483 795448 W: www.surreywildlifetrust.org
Surrey Wildlife Trust School Lane, Pirbright, Woking, Surrey, GU24 0JN T: 01483 486505 W: www.surreywildlifetrust.org	Town and Country Planning Association 17 Carlton House Terrace, London SW1Y 5AS T: 0207 930 8903 W: www.tcpa.org.uk	Woodland Trust Autumn Park, Dysart Road, Grantham, Lincs NG31 6LL T: 01476 581111 E: enquiries@woodlandtrust.org.uk W: www.woodlandtrust.org.uk

7 Glossary

AGLV	Area of Great Landscape Value
ANGSt	Accessible Natural Green Space Standard
AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
BOA	Biodiversity Opportunity Area
CABE	Campaign for the Architectural & Built Environment
DPD	Development Plan Document
EELBAP	Epsom & Ewell Local Biodiversity Action Plan
EIA	Environmental Impact Assessment
HPI	Habitat of principal importance
HRA	Habitat Regulations Assessment
LNR	Local Nature Reserve
NERC	Natural Environment & Rural Communities Act 2006
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
RSPB	Royal Society for the Protection of Birds
SAC	Special Area of Conservation (European)
SBIC	Surrey Biological Information Centre
SNCI	Site of Nature Conservation Importance
SPI	Species of principal importance
SPA	Special Protection Area (European)
SSSI	Site of Special Scientific Interest
SWT	Surrey Wildlife Trust
WCA	Wildlife & Countryside Act 1981

8 Acknowledgements

The production of this document has been made possible by contributions and assistance from the following individuals and organisations. Above all though, thanks must go to Oxfordshire County Council and their partners Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust (BBOWT) and the Thames Valley Environmental Records Centre (TVERC) for allowing us to base this document on their publication 'Biodiversity and Planning in Oxfordshire'. In addition several of the maps included in this document have been sourced from the Surrey Biodiversity Information Centre.

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Pete Howarth
Stewart Cocker

Oxfordshire County Council
Surrey Biodiversity Information Centre
Surrey County Council
Epsom & Ewell Borough Council
Epsom & Ewell Borough Council
Epsom & Ewell Borough Council
Epsom & Ewell Borough Council
Epsom & Ewell Borough Council

Appendix 1: Protected Species in Epsom & Ewell

The following lists identify the species that are known to, or thought to, occur in Epsom & Ewell at the time of publication, and which are protected under the identified pieces of legislation.

Conservation (Natural Habitats etc.) (Amendment) Regulations 2007

It is illegal to:

Deliberately capture or kill a wild animal of a European protected species.

Deliberately disturb any such animal, including in particular any disturbance which is likely to impair their ability - to survive, to breed or reproduce, or to rear or nurture their young; or in the case of animals of a hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong; deliberately take or destroy the eggs of such an animal; or to damage or destroy a breeding site or resting place of such an animal.

It is also an offence to keep, transport, sell or exchange, or offer for sale or exchange, any live or dead wild animal of a European protected species, or any part of, or anything derived from, such an animal.

All Bats
Common Dormouse
Great Crested Newt
Natterjack Toad
Otter
White Clawed Crayfish
Pine Martin

Chiroptera
Muscardinus avellanarius
Triturus cristatus
Bufo calamita

Wildlife and Countryside Act 1981, Schedule 5 - Section 9 parts 4 (b) and (c) and 5 only (but see also Habitats Regulations)

It is illegal to:

Intentionally or recklessly disturb the animal whilst it is occupying a structure or place which it uses for shelter or protection, or to obstruct access to any structure or place which the animal uses for shelter or protection. It is also illegal to sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative) or to advertise for buying or selling such things.

All Bats
Common Dormouse
Great Crested Newt
Natterjack Toad
Otter
White Clawed Crayfish
Pine Martin

Chiroptera
Muscardinus avellanarius
Triturus cristatus
Bufo calamita

Water Vole

Wildlife and Countryside Act 1981, Schedule 5, parts 1, 5(a) and (b)

It is illegal to:

Intentionally kill, injure, or take the animal. Also sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative) or to advertise for buying or selling such things.

Adder	Vipera berus, Part 1 in so far as it relates to killing and injury only
Common Lizard	Lacerta vivipara, Part 1 in so far as it relates to killing and injury only
Grass Snake	Natrix natrix, Part 1 in so far as it relates to killing and injury only
Slow-worm	Anguis fragilis, Part 1 in so far as it relates to killing and injury only

Wildlife and Countryside Act 1981, Schedule 5, Section 9 parts 1, 2 and 5

It is illegal to:

Intentionally kill, injure, or take the animal. Possess or control a wild animal (live or dead, part or derivative). Also sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative) or to advertise for buying or selling such things.

Roman Snail?	Helix pomatia
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Wildlife and Countryside Act 1981, Schedule 5, Section 9 all parts

It is illegal to:

Intentionally kill, injure, or take the animal. Possess or control a wild animal (live or dead, part or derivative). Also sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative) or to advertise for buying or selling such things. Damage, destroy, or obstruct access to any structure or place used by the animal for shelter or protection, and disturb the animal occupying such a structure or place.

Water Vole	Arvicola terrestris
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Wildlife and Countryside Act 1981, Schedule 5, Section 9 parts 5(a) and (b)

It is illegal to:

Sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative), or advertise for buying or selling.

Brown Hairstreak	Thecla betulae
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Chalk-hill Blue
Common Frog
Common Toad
Palmate Newt
Purple Emperor
Silver-studded Blue
Small Blue
Smooth Newt
Stag Beetle

Lysandra coridon
Rana temporaria
Bufo bufo
Triturus helveticus
Apatura iris
Plebejus argus
Cupido minimus
Triturus vulgaris
Lucanus cervus

Wildlife and Countryside Act 1981, Schedule 8

It is illegal to:

Pick, uproot, or destroy these plants.

A basidiomycete fungus?
Broad-leaved Cudweed
Creeping Marshwort?
Downy Woundwort?
Field Cow-wheat?
Grass-poly?
Green Hound's-tongue
Meadow Clary
Orange-fruited Elm-lichen?
Pennyroyal
Rough Marsh-mallow?

Buglossoporus pulvinus
Filago pyramidata
Apium repens
Stachys germanica
Melampyrum arvense
Lythrum hyssopifolia
Cynoglossum germanicum
Salvia pratensis
Caloplaca luteoalba
Mentha pulegium
Althaea hirsute

Wildlife and Countryside Act 1981, Schedule 8, Section 13 Part 2

It is illegal to:

Sell, offer for sale, possess or transport for the purpose of sale (live or dead, part or derivative).

Bluebell

Hyacinthoides non-scripta

Protection of Badgers Act 1992

It is illegal to:

Take, injure or kill or treat with cruelty. To interfere with setts, sell, possess mark or ring live badgers.

Badger

Meles meles

Wildlife and Countryside Act 1981, Schedule 1

It is illegal to:

Disturb birds or their dependent young while on the nest.

Appendix 2: Species of principal importance in Epsom & Ewell

The following lists identify the Natural Environment & Rural Communities Act 2006 section 41 list of species of principal importance and are a material consideration for planning applications. These species are known to, or may occur in Epsom & Ewell at the time of publication.

Species of principal importance:

<i>Vipera berus</i>	Adder
<i>Thecla betulae</i>	Brown Hairstreak
<i>Plecotus auritus</i>	Brown Long-eared Bat
<i>Spilosoma luteum</i>	Buff Ermine
<i>Pyrrhula pyrrhula</i> subsp. <i>pileata</i>	Bullfinch
<i>Euphrasia pseudokernerii</i>	Chalk eye bright
<i>Chamaemelum nobile</i>	Chamomile
<i>Zootoca vivipara</i>	Common Lizard
<i>Bufo bufo</i>	Common Toad
<i>Cuculus canorus</i>	Cuckoo
<i>Numenius arquata</i>	Curlew
<i>Prunella modularis</i> subsp. <i>occidentalis</i>	Dunnock
<i>Arvicola amphibius</i>	European Water Vole
<i>Natrix natrix</i>	Grass Snake
<i>Triturus cristatus</i>	Great Crested Newt
<i>Micromys minutus</i>	Harvest Mouse
<i>Muscardinus avellanarius</i>	Hazel Dormouse
<i>Larus argentatus</i> subsp. <i>argenteus</i>	Herring Gull
<i>Passer domesticus</i>	House Sparrow
<i>Vanellus vanellus</i>	Lapwing
<i>Acanthis cabaret</i>	Lesser Redpoll
<i>Aceras anthropophorum</i>	Man Orchid
<i>Nyctalus noctula</i>	Noctule Bat
<i>Mentha pulegium</i>	Pennyroyal
<i>Emberiza schoeniclus</i>	Reed Bunting
<i>Alauda arvensis</i> subsp. <i>arvensis</i>	Sky Lark
<i>Anguis fragilis</i>	Slow-worm
<i>Cupido minimus</i>	Small Blue
<i>Coenonympha pamphilus</i>	Small Heath
<i>Pipistrellus pygmaeus</i>	Soprano Pipistrelle
<i>Muscicapa striata</i>	Spotted Flycatcher
<i>Lucanus cervus</i>	Stag Beetle
<i>Sturnus vulgaris</i> subsp. <i>vulgaris</i>	Starling
<i>Streptopelia turtur</i>	Turtle Dove
<i>Erinaceus europaeus</i>	West European Hedgehog

Limenitis camilla	White Admiral
Spilosoma lubricipeda	White Ermine
Satyrus w-album	White-letter Hairstreak
Phylloscopus sibilatrix	Wood Warbler
Emberiza citrinella	Yellowhammer
Juniperus communis	Juniper
Galeopsis angustifolia	Red Hemp-nettle

Epsom & Ewell Biodiversity Action Plan Habitats of Principal Importance

Semi Natural Habitats:

- Chalk grassland (including chalk scrub)
- Farmland
- Lowland Heathland (including acid grassland and bog)
- Meadows
- Standing open water and large reed beds
- Wetland
- Woodland
- Wood pasture and parkland

Urban Habitats:

- Managed greenspace
- Regenerating Habitats
- Areas of urban semi-natural habitat
- Urban wetlands
- Road verges

Designated Sites

Special Areas for Conservation (SACs)

Site Name:

None exist within Epsom & Ewell

Sites of Special Scientific Interest (SSSI)

Site Name:

Epsom Common
Stones Road Pond

Local Sites (Sites of Nature Conservation Importance SNCI) – See Map 7 page 24

Site Name:

Epsom Golf Course	Livingstone Park Open Space
Epsom Cemetery	Northey Fields
Horton Country Park	Priest Hill Nature Reserve
Nonsuch Park	Howell Hill Nature Reserve
Epsom Common South	Hogsmill Local Nature Reserve

Epsom & Walton Downs
Thames Water Reservoir Downs Rd

Langley Bottom Farm