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Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Site Office building, Crabbet Park Equestrian Centre, Tuner Hill Rd, Worth, Crawley RH10 4ST

Client:

Peacock 5 Ltd

Survey date:

04/03/2025

Project:

This report is prepared to inform a planning application with the Mid Sussex District Council. The proposal is described as:

The demolition of the existing site office and construction of a new dwelling.

[Unsubmitted]

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

Site Location and Context					
The survey site is centred on National Grid Reference TQ 30548 37255 and has an area of approximately 0.074ha. The site comprises one building (B1), an area of grassland, scattered trees and an unsealed surface track that connects the site to Turner Hill Road. It is situated within Crabbet Park Equestrian Centre, within the rural outskirts of east Crawley. There are scattered trees within the site that extend into the local landscape, particularly as there are areas of a scattered trees within the immediate local landscape that connect to a substantial parcel of woodland to the east. Aerial imagery shows the local landscape to have a mixed character. To the west of the site, the landscape is highly urban, consisting of residential development, small parcels of grassland and woodland. Whereas the remaining landscape to the north, east and south comprises of parcels of woodland, areas of grassland and scattered residential and commercial properties Water bodies can be found nearby, including several ponds, there closest located ~0.23km to the northeast. Burley’s Brook ~0.37km to the northwest. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles.					
Survey Details					
The site survey was undertaken by Rebecca Gane BSc (Hons) Graduate Ecologist, an accredited agent on the Natural England survey licences for bats [2018-33540-CLS-CLS] (class 1).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
04/03/2025	11	38	0	0	None
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report. Due to health and safety reasons, an internal inspection could not be undertaken. This has been taken into account within the recommendations for further surveys.					

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice. Habitats and plants: Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare). Appendices: Habitat map in appendix 1, location plan in appendix 2, PRA map appendix 3, BERS plan appendix 4, proposal plan in appendix 5, photos in appendix 6 and condition tables in appendix 7).
Summary of Survey Findings (UKHab codes used)	The site contains no listed habitats of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). However, the site contains two scattered trees which are of good quality and could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Further notable habitats are present within 2km. On-site habitat descriptions <u>u1b5 – Buildings</u> A single storey building (B1) is located along the eastern boundary of the site. A smaller, second building (B2) is located on the southern side of B1. <u>u1c - Artificial unvegetated, unsealed surface</u> An unsealed tracked connects B1 to Turners Hill Road. A review of MAGIC shows the western portion of the site to contain priority deciduous woodland, however upon undertaking the ecological appraisal the trees within this area, that are all offsite, more accurately resemble a line of trees as opposed to deciduous woodland. These treelines are composed entirely of horse chestnut and have been heavily managed in the past. After reviewing the findings and aerial imagery, it is considered to be more accurate to classify this area as artificial, unsealed surface. <u>g4 – Modified grassland with scattered trees [32]</u> Species-poor grassland is surrounding the north, west and southern aspects of B1. To the north there is a small managed strip that contains (D) perennial rye-grass, (O) red fescue, common nettle, bramble and (R) broadleaf dock. To the south, the area contains (D) Yorkshire fog, (F) cock’s-foot, yarrow, ribwort plantain, (O) bramble, creeping buttercup, broadleaf dock and creeping cinquefoil. There is an area that appears to be previously dominated by nettles, but due to the survey being undertaken in the suboptimal season, this area is currently lacking in dense vegetation. Please see appendix 2 for specific location.

	Some works have already taken place onsite, in the form of a roof strip and vegetation removal, therefore large piles of clay tiles and brash are currently located within the southern grassed area. There is <6 vascular plant species present per metre squared across the whole area and whilst the sward height is homogeneously short in the northern portion of the grass, the southern area (not obscured by rubble and brash piles) remains unmanaged and has developed a heterogenous sward height. Low levels (<20% coverage) of bramble are found in this area and no remnants of bracken and no invasives were found. As stated above, some site clearance has taken place, and >5% of the grassland has been damaged. <table><tr><th>ID</th><th>Tree species</th><th>Size class and DBH (mm - approximate)</th><th>Ecological niches present (Yes/No) and details.</th><th>To be removed?</th></tr><tr><td>T01</td><td>Ash</td><td>Small - ~290mm</td><td>No</td><td>Yes</td></tr><tr><td>T02</td><td>Hazel</td><td>Small - ~15mm (multi-stem, largest stem measured)</td><td>No</td><td>Yes</td></tr></table> Local notable habitats Patches of lowland mixed deciduous woodland (LMDW) are present adjacent to the site. Further parcels are located across the 2km radius, with the second closest parcel located ~0.05km to the west, with a third patch of LMDW ~0.14km to the southeast. The trees on-site likely have functional connectivity to these patches of woodland, given their proximity to the site and the presence of numerous trees throughout the landscape. LMDW is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site, including ancient woodland (~0.04km west, ~0.13km southeast, ~0.19km east), woodpasture and parkland (~1.8km east), and traditional orchards (~1.8km east).	ID	Tree species	Size class and DBH (mm - approximate)	Ecological niches present (Yes/No) and details.	To be removed?	T01	Ash	Small - ~290mm	No	Yes	T02	Hazel	Small - ~15mm (multi-stem, largest stem measured)	No	Yes
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T01	Ash	Small - ~290mm	No	Yes												
T02	Hazel	Small - ~15mm (multi-stem, largest stem measured)	No	Yes												
Foreseen Impacts	On-site habitats The habitats on-site are widespread and not notable, however the proposed development will result in the loss of ~210m² (0.021ha) modified grassland habitat. Furthermore, 2 trees will be felled to facilitate the development. This is likely to have minimal impact on biodiversity considering the small area of commonplace habitat being lost. Furthermore, the trees being felled are young and lack decay features which may provide ecological niches lowering their ecological value. As there are extensive trees within the locality, their loss is unlikely to significantly impact biodiversity.															

	Notable habitats No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to deciduous woodland, indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.
Recommendations	On-site habitats To compensate for the proposed habitat losses at the site, the following habitat creation measures should be incorporated: Native tree and shrub planting could be incorporated into the proposed landscaping. Notable habitats Best practice measures to minimise the possibility of pollution affecting the nearby woodland must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a biodiversity net gain calculation to ensure the proposed development delivers a 10% net gain.
Locality and Designated Sites	
Summary of Survey Findings	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There is 1 statutory site within 2km of the site, as detailed below: High Weald National Landscape ~0.4km south The High Weald National Landscape encompasses a diverse range of semi-natural habitats resulting from long-term human land use and geological processes. The ancient woodlands, that represent one of the largest concentrations in England, provide structurally complex ecosystems that support high species diversity, including hazel dormouse and nightingale. Ghyll woodlands, confined to steep-sided ravines, create humid microclimates that sustain bryophytes and shade-tolerant vascular plants of conservation significance. Species-rich unimproved grasslands, dominated by sweet vernal grass yellow rattle, contribute to high botanical diversity and support invertebrate populations. Hedgerows, function as linear habitats and ecological corridors, promoting genetic exchange among fragmented populations of small mammals and invertebrates. Ponds and wetland features provide breeding sites for great crested newt and support a range of aquatic invertebrates, while remnant

	heathlands represent a rare habitat supporting species such as adder and nightjar. The connectivity of these habitats underpins the landscape's ecological integrity and biodiversity value. The site is considered to be suitably connected to High Weald National Landscape via grassland and woodland. Site of Specific Scientific Interest (SSSI) Impact Zones The site lies within the impact risk zone for Worth Forest SSSI and Turner's Hill SSSI. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Sussex Biodiversity Record Centre.
Foreseen Impacts	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers. The site lies within the impact risk zone for Worth Forest SSSI and Turner's Hill SSSI. The proposed development is not listed as a possible high risk for this designation.
Recommendations	On-site designations None required. Statutory and non-statutory designated sites None required.
Invasive / Non-native species	
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.
Foreseen Impacts	N/A
Recommendations	No further surveys but remain vigilant.

Invertebrates												
Summary of Survey Findings	The habitats present on-site, including timber-clad buildings, well-managed grassland and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.											
Foreseen Impacts	Modified grassland and trees will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.											
Recommendations	No further surveys. Suggested biodiversity enhancements The inclusion of native forb and shrub planting into the proposed landscaping of the new dwelling will increase the foraging and refuge value for local invertebrate populations. Additionally, the incorporation of bug hotels close to foraging resources will provide additional refuge.											
Bats												
Summary of Survey Findings	EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is 1 EPSL within a 2km radius of site as detailed below: <table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2018-36875-EPS-MIT</td><td>C-PIP</td><td>~1.2km west</td><td>Destruction of a resting place</td></tr></table> Foraging and commuting habitat Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of species-poor semi-improved grassland, woodland and scattered trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the woodland on site is mature and extend beyond the site adding to the continuity of foraging habitat present in the wider landscape. He linear gap generated by the road adjacent creates a linear feature. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.				EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2018-36875-EPS-MIT	C-PIP	~1.2km west	Destruction of a resting place
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2018-36875-EPS-MIT	C-PIP	~1.2km west	Destruction of a resting place									

	Roosting habitat Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There are a total of 2 buildings on site; the site office (B1), and an outbuilding (B2). B1 and B2 were surveyed as they will both be impacted by the proposed development. Internal inspection of both buildings was not possible due to health and safety risks. No evidence of roosting bats was identified on B1, B2 or any of the surveyed trees on-site. Offsite roosting habitat The trees located offsite the western portion of the site are all mature horse chestnuts that have been subject to historic limb reductions and pollarding. Therefore, limbs on these trees are relatively young when compared to the age of the tree and lack decay and damage that might create suitable roosting features. Four of the trees had dense ivy grown that inhibited an assessment of the stem, however trees with a visible stem lacked suitable roosting features. Regardless, these trees will not be impacted by this development.	
B1 Building description		Photographs
<i>Summary</i> B1 is a single-storey building which is timber clad with a clay-tiled roof. The majority of the clay tiles have been removed, exposing the batons and interior of the building. A small portion of the roof on the “granary” portion has been retained. The structure presents suitable bat roosting and access features under timber boards, soffits and roof tiles. The building will be partially removed during development, with the granary portion being retained and repaired. The building has high habitat value.		

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Office building, Crawley RH10 4ST

			
Feature	Materials	Condition/description/suitability	Photograph(s)
Walls	Timber clad	Condition/description Numerous raised boards on north east and west elevations, particularly pronounced one east and west ends. Suitability/access/evidence of bats Raised external boards provide ideal roosting habitat for crevice dwelling bats and could support maternity roosts. No evidence found but recent and current rain would wash this away externally.	

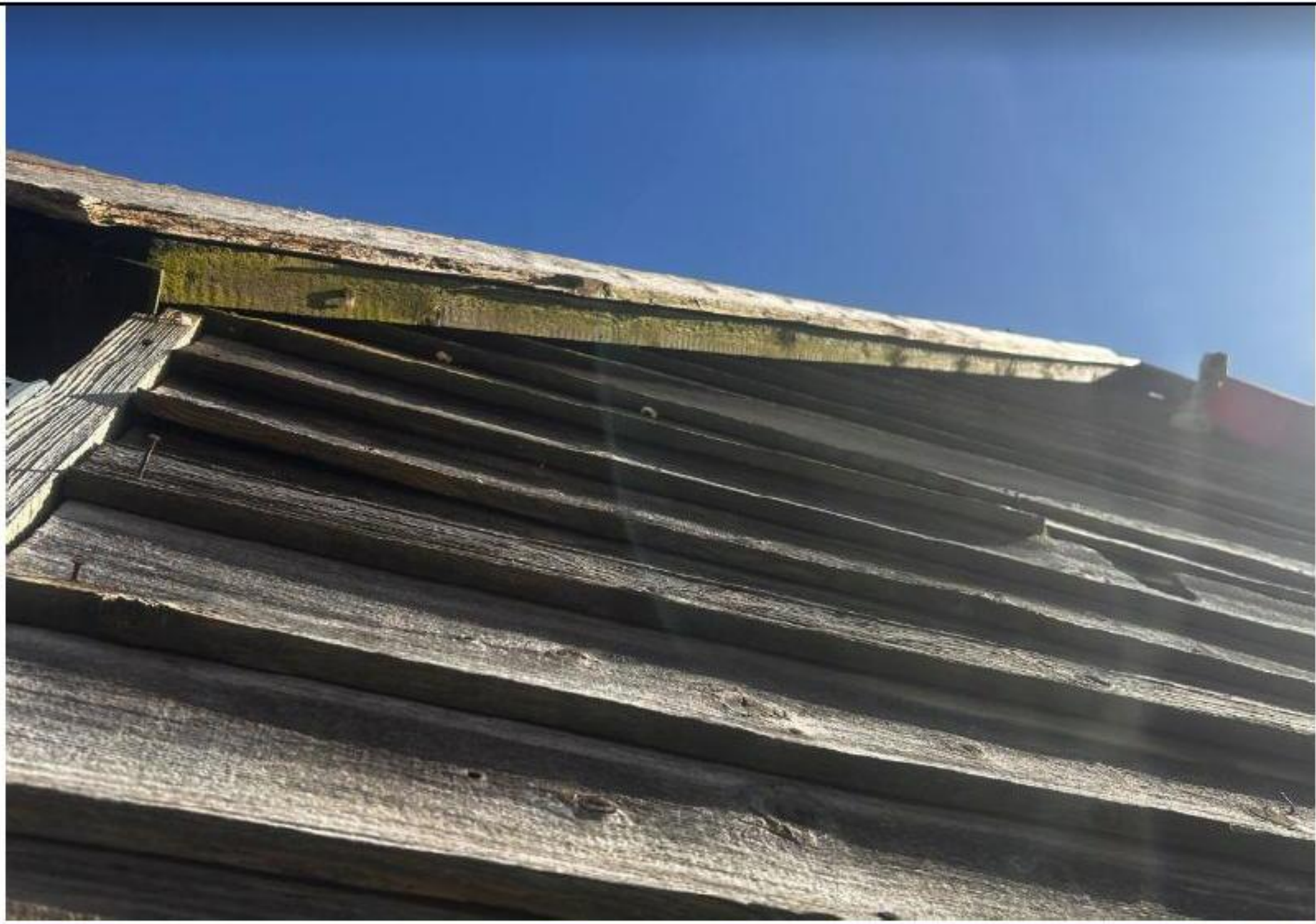
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Roof	Clay	Condition/description Gabled roof, cat slide to the southern elevation. Raised tiles present throughout. Suitability/access/evidence of bats Space under tiles could accommodate crevice dwelling bats. due to the size of the roof and the sheer volume of available habitat, this is suitable to support maternity roosts of crevice dwelling bats. No evidence found but recent and current rain would wash this away externally	
Eaves	Overhanging	Condition/description Gaps/crevices on wall tops. Suitability/access/evidence of bats Provides possible bat access into internal void and crevices on wall tops. No evidence found but recent and current rain would wash this away externally. Could support maternity roosts of crevice dwelling bats.	

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Barge boards/fascia boards	N/A	N/A	
Window/doors frames and lintels	Timber	Poor condition but no suitable roosting features identified.	

B2 Building description		Photographs
<i>Summary</i> B2 is a single-storey outbuilding/ shed which is timber clad with a flat roof. The cladding is tight fitting, and no suitable roosting features were identified. The building will be removed during development. The building has negligible habitat value.		
Foreseen Impacts	Roosting habitat [Buildings] The proposed development will result in the demolition of both buildings. This could result in the destruction of any bat roosts present within B1 and could cause disturbance, death or injury to bats. Roosting habitat [Trees] T1 and T2 will be felled to facilitate the development. No features were identified on these trees and as such there are unlikely to be any impact to bats as a result of felling. Foraging and commuting habitat The proposed development will result in the loss of small areas of modified grassland and two small trees, but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.	
Recommendations	Roosting habitat [Buildings] Three bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.	

	These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. One of the surveys could be a dawn re-entry survey, or all three can be at dusk if supported by night vision aids (NVA). Three surveyors are required to provide full coverage of the building’s elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located. Lighting mitigation may be required based on the outcome of the night bat survey(s). If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. Surveys are likely to be required before planning permission can be granted. If bat roosts are confirmed in the building an EPSL application will be required to Natural England. The EPSL application requires that all surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 Suggested biodiversity enhancements Enhancements are dependent on the outcome of further surveys.
Birds	

Summary of Survey Findings	Buildings No evidence of nesting birds was identified on B1, however the building is considered suitable for nesting for species such as robins and sparrows. Trees and vegetation No bird nests were identified within the trees on-site, however they all offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
Foreseen Impacts	Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen. Overwintering birds None foreseen.
Recommendations	Buildings/trees Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.

	Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes within the fabric of the new dwelling will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Woodstone Nest Box (buildings or trees) Or a similar alternative brand. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability Habitats recorded on site are assessed to provide limited foraging and commuting opportunities for reptiles, due to lack of scrub and rank grassland, but the presence of large piles of clay tiles create suitable refugia and basking opportunities. More suitable habitat is located offsite, in the form of woodland and hedgerows, but the habitats bounding the site, such as buildings, unsealed surface, hardstanding and horse-grazed grassland, limit the connectivity of suitable surrounding habitats to the site itself. Nevertheless, the presence of reptiles on site cannot be discounted, albeit likely limited to low numbers within refugia. Wider landscape The adjacent sections of the woodland are of elevated ecological value within the wider landscape and may represent important resources for local reptile populations. These adjacent habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted.

Foreseen Impacts	Although a small area of suitable habitat is being removed as part of the development, there is a low risk that a low number of reptiles could be present in the vicinity of the works. These could be injured or killed without mitigation.
Recommendations	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Removal of rubble and brash piles by hand outside of the reptile hibernation season. • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Amphibians	
Summary of Survey Findings	EPSL and survey data A review of the MAGIC database returned 2 granted EPSL records for great crested newts within 2km of the site but no evidence indicating the presence of great crested newts resulting from historic pond surveys undertaken in 2017. These records are located ~1.4km north. Great crested newts exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton <i>et al.</i> 2001). As such, the great crested newt metapopulation known to be present 1.4km north are not suitably connected to the site. Aquatic habitat suitability (including ponds within 500m) Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton <i>et al.</i> 2001). There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of three ponds within 500m.

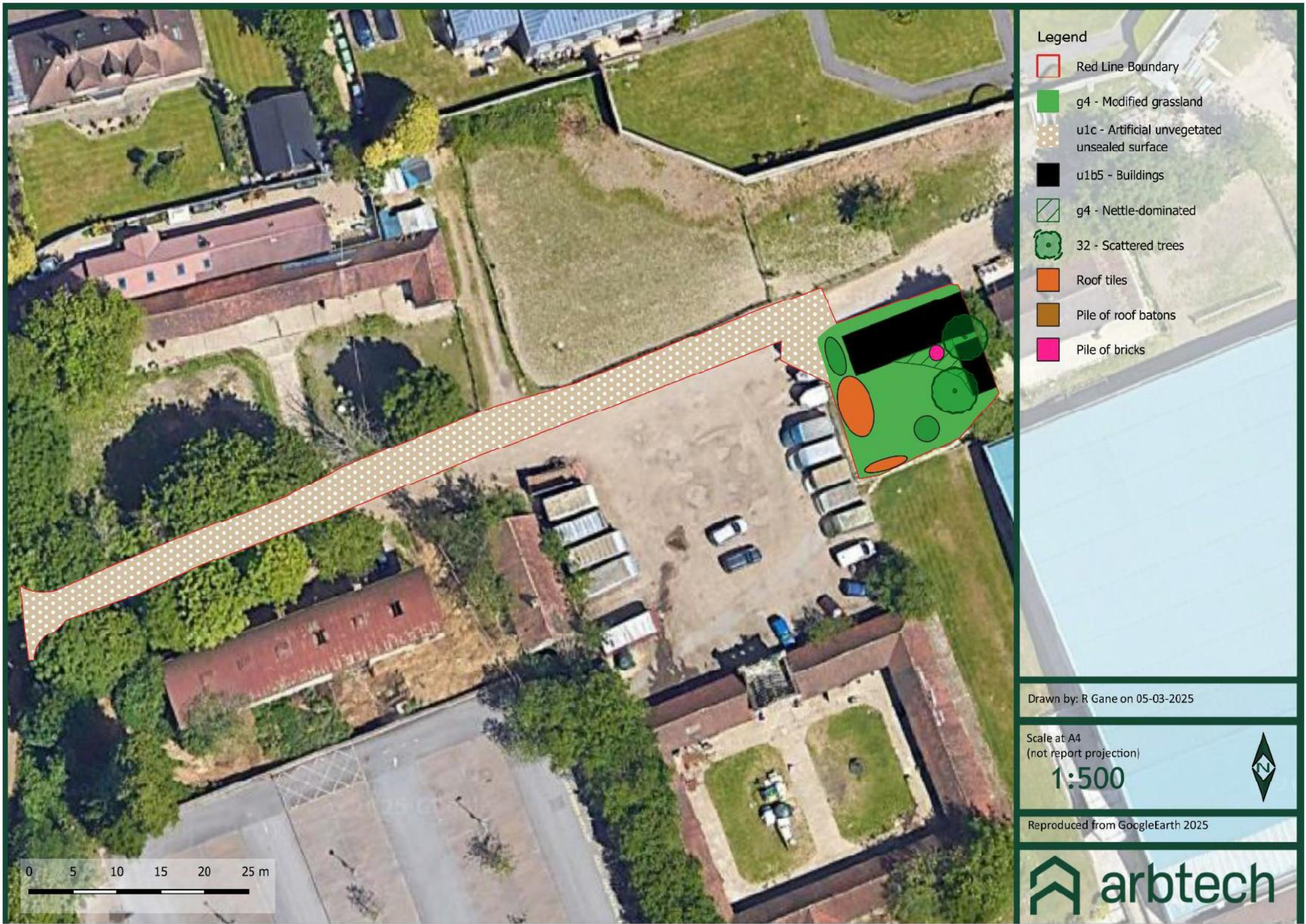
	Pond (P1) is located ~0.23km to the northeast of the site. Pond 2 (P2) ~0.31km north of the site and is situated adjacent P1, and Pond 3 ~0.44km east of the site and is located ~100m southeast of P1. Terrestrial habitat suitability Habitats located between the site and the cluster of ponds include deciduous woodland, managed modified grassland, buildings and unsealed surface. The presence of woodland and scattered trees provides connectivity for GCN. The site itself provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland) but similar to reptiles, the heaps of clay tiles within the grassland portion likely provide amphibians with a refuge area. The areas of buildings, unsealed surface, and hardstanding that surround the site offer sub-optimal habitat for terrestrial amphibians and limit connectivity of suitable habitat offsite to the site itself; however their presence onsite cannot be discounted, particularly within the refugia. Even if GCN do not occupy the site on a long-term basis, it is likely possible that the site would be used to commute between more optional habitat.																								
Foreseen Impacts	When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of trees and 0.01ha of short-sward modified grassland. If great crested newts are present within the ponds to the north and east, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces an Green risk score, which states: Offence Highly Likely (see Figure 1 below). <table><tr><th>Component</th><th>Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)</th><th>Notional offence probability score</th></tr><tr><td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land within 100m of any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land 100-250m from any breeding pond(s)</td><td>0.01 - 0.1 ha lost or damaged</td><td>0.01</td></tr><tr><td>Land >250m from any breeding pond(s)</td><td>0.01 - 0.1 ha lost or damaged</td><td>0.001</td></tr><tr><td>Individual great crested newts</td><td>No effect</td><td>0</td></tr><tr><td colspan="2">Maximum:</td><td>0.01</td></tr><tr><td colspan="2">Rapid risk assessment result:</td><td>GREEN: OFFENCE HIGHLY UNLIKELY</td></tr></table>	Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score	Great crested newt breeding pond(s)	No effect	0	Land within 100m of any breeding pond(s)	No effect	0	Land 100-250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.01	Land >250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.001	Individual great crested newts	No effect	0	Maximum:		0.01	Rapid risk assessment result:		GREEN: OFFENCE HIGHLY UNLIKELY
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Individual great crested newts	No effect	0																							
Maximum:		0.01																							
Rapid risk assessment result:		GREEN: OFFENCE HIGHLY UNLIKELY																							

Recommendations	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: • Removal of rubble and brash piles by hand outside the amphibian hibernation window and when overnight temperatures have not fallen below 5 degrees Celsius. • A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.
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Riparian animals	
Summary of Survey Findings	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.
Recommendations	None required.
Hazel dormouse	
Summary of Survey Findings	EPSL data A review of the MAGIC database returned 10 granted EPSL records for hazel dormice within 2km of the site. The two closest EPSLs are ~1.3km south. Habitat suitability Dormice typically utilise a three-dimensional habitat structure to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low. However, the habitats surrounding the site, particularly the trees located adjacent the western portion provide suitable habitat for hazel dormice. For isolated habitats in the UK, research indicates that dormice require 20ha of woodland habitat to support a viable population (Bright <i>et al.</i> 1994). Although 20ha of woodland is not present onsite, the trees adjacent the western portion of

	the site are connected to an extensive woodland network within the local landscape, which in turn, are connected to further woodland pockets in the wider landscape. Habitats on site are assessed to provide suboptimal foraging, commuting, and nest building opportunities for. However, the site to the west is bounded by suitable habitat.
Foreseen Impacts	As no suitable habitats are located onsite, and no adjacent habitats will be affected by the proposed development, no impacts are anticipated on hazel dormice as a result of the proposed development.
Recommendations	None foreseen.
Other e.g. hedgehog	
Summary of Survey Findings	The ruderal herb onsite provides limited foraging and commuting opportunities for hedgehogs, with woodland habitat nearby.
Foreseen Impacts	Modified grassland and trees will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
Recommendations	Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: - Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. - Creation of brash piles or installation of hedgehog houses in shady areas. - Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

Appendix 1: Survey/Habitat map



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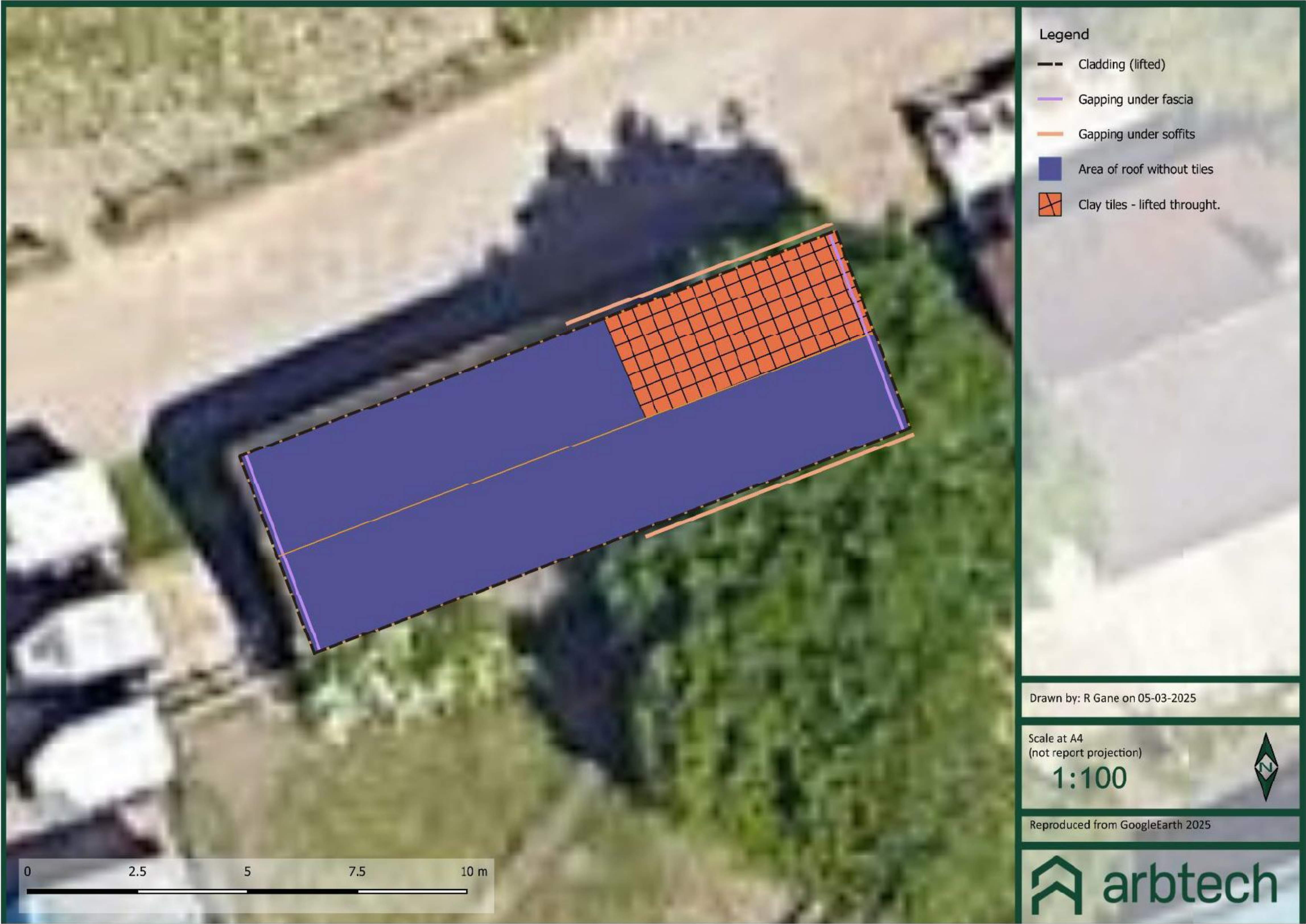
Office building, Crawley RH10 4ST

Appendix 2: Location map

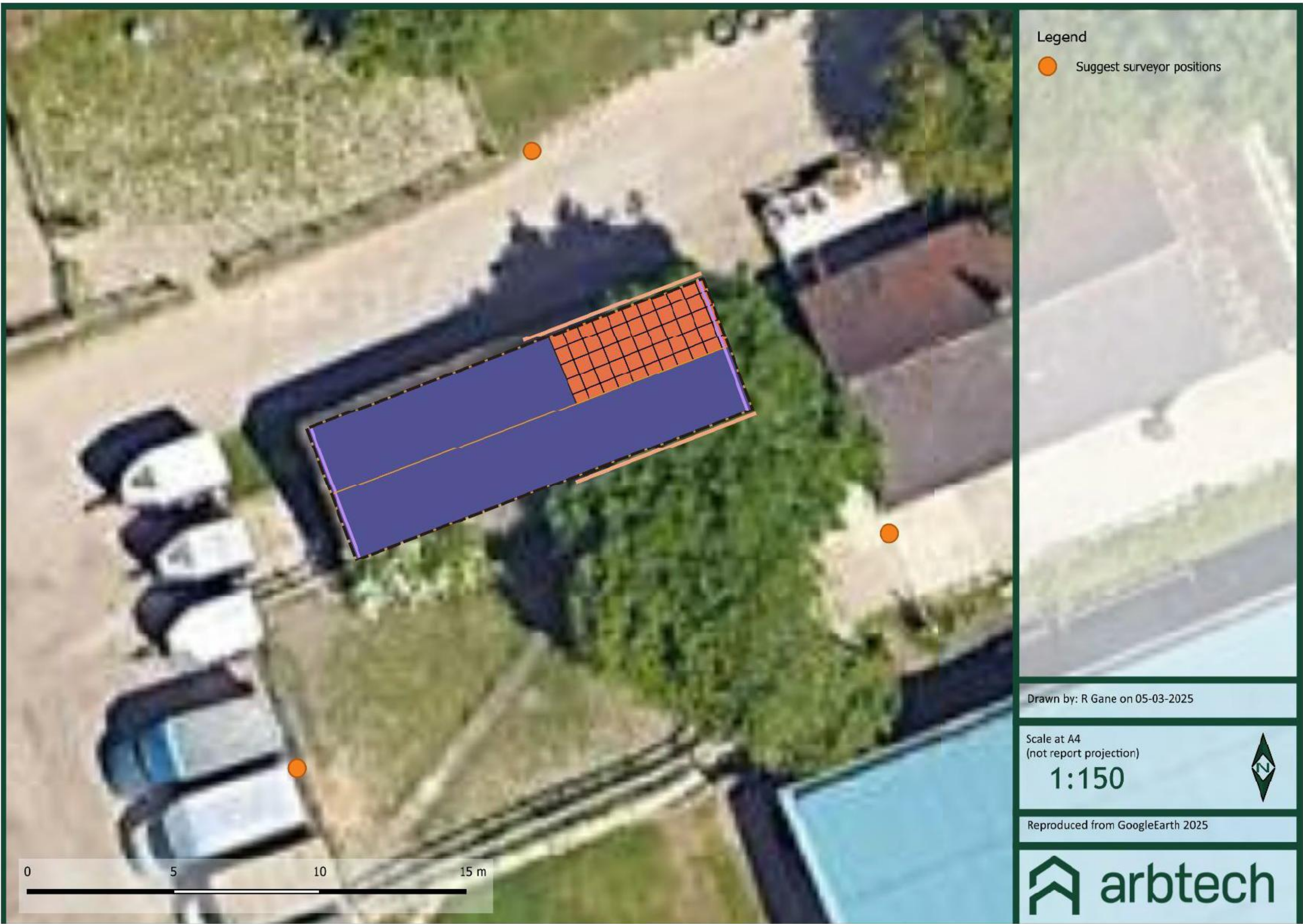


Preliminary Ecological Appraisal and Roost Assessment

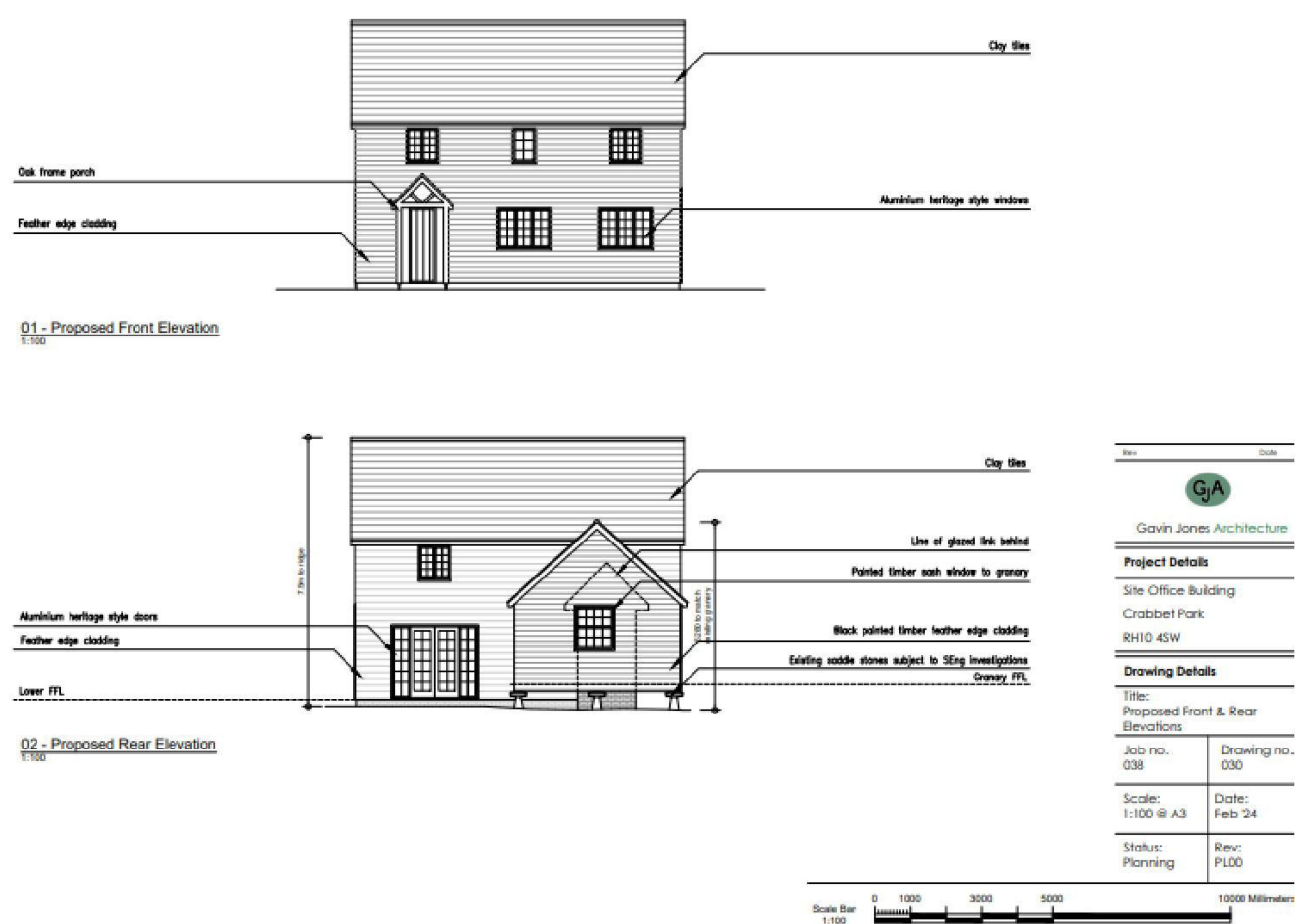
Appendix 3: PRA map



Appendix 4: BERS plan



Appendix 5: Proposed plan



Appendix 6: Habitat Photos

Modified grassland	
Photograph	Description
	Figure 1: Modified grassland (to the south of B1)

Scattered trees	
Photograph	Description
	Figure 2: T01 (left) and T02 (right).
Artificial unsealed surface	
Photograph	Description
	Figure 3: Unsealed surface track

Other	
Photograph	Description
	Figure 4: Pile of roof batons and tiles to the west of B1
	Figure 5: Area that is likely nettle-dominated outside of the winter months. Pile of bricks beneath T01 and brash pile located next to the southern boundary.



Figure 6: Two dead chestnut trees (offsite)



Figure 7: Offsite chestnut trees when facing east.

Appendix 7: Condition tables

MODIFIED GRASSLAND					
Condition Assessment Criteria		Criterion passed (Yes or No)	Condition Assessment Result	Metric Score	Score Achieved ×/✓
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	N	Good Passes 6 or 7 criteria including passing essential criterion A	3	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Y	Moderate Passes 4 or 5 criteria including passing essential criterion A	2	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).	Y	Poor Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	1	✓
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y (assumed yes prior to works)	Score achieved:		POOR
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y			
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y			
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y			

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INDIVIDUAL TREES					
Condition Assessment Criteria		Criterion passed	Condition Assessment Result	Metric Score	Score Achieved ×/√
A	The tree is a native species (or at least 70% within the block are native species).	Y	Good Passes 5 or 6 criteria	3	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Moderate Passes 3 or 4 criteria	2	√
			Poor Passes 2 or fewer criteria	1	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	Score achieved:		MODERATE
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y			
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N			
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N			

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