

# Preliminary Ecological Appraisal Report



Foresters,  
Cross  
Colwood Lane  
Bolney, West  
Sussex, RH17  
5RX

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December  
2024

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<i>Revision</i>	-
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Where assessments of works or costs identified in this report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available.

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## EXECUTIVE SUMMARY

<b>Purpose</b>	Planning permission is being sought for the development of Forest Lodge, Cross Colwood Lane Bolney, West Sussex, for the purpose of a demolition of existing one storey residential building and redeveloping the site.  A Preliminary Ecological Appraisal (PEA) of the site was commissioned to support the application for planning permission on the site.
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Species/Habitats	Impact	Avoidance and Mitigation	Compensation and Enhancements
All	Potential pollution damage during construction works.	Preparation of robust CEMP. Adherence of standard pollution prevention measures from GOV.UK; fuel kits to be kept on site and fuelling of all vehicles done off-site.	N/A
Nesting birds	Potential loss of nesting sites within trees.	Retention of trees where possible. Removal of trees and other vegetation should be done outside of nesting bird season (generally accepted as March to August inclusive) unless otherwise checked prior to works commencing by a suitably qualified ecologist.	Installation of new bird boxes incorporated into the design of the new building. Foraging enhancement of the site by planting of new native trees and shrubs, especially fruit bearing varieties such as hawthorn and ivy. Use of green roof wherever possible.
Bats	Potential loss of roost/resting places.	Further bat surveys to assess species and population size. Lighting plan that is low lux, of hooded design, direct.	Permanent built-in bat roosting features post construction. Planting of native and wildlife-friendly species throughout the proposed development including whenever possible use of green roof.
Amphibians (inc. great crested newts)	Low	Preparation of robust CEMP. Limiting potential harm during construction phase.	N/A
Reptiles	Negligible	If any reptiles found, the ecologist should be contacted at the earliest opportunity.	No recommendations advised.
Hedgehogs	Low to moderate potential for loss of shelter, foraging and traversing grounds.	Use of mammal ladders for any holes, ditches and/or trenches.	Implementation of raised fences or hedgehog gravel boards to create hedgehog highways.
Badgers	Negligible	Use of mammal ladders for any holes, ditches and/or trenches.	No recommendations advised.

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## **1.0 INTRODUCTION AND AIMS**

**1.1** Enviro-reporter was commissioned by the applicant to undertake a Preliminary Ecological Appraisal (PEA) and Preliminary Bat Roost Assessment (PRA) at the Forest Lodge, Cross Colwood Lane, Bolney, West Sussex, RH17 5RX.

**1.2** This report has been prepared in support of the application being submitted by The Applicant to Mid Sussex District Council for the redevelopment of Forest Lodge, Cross Colwood Lane, Bolney, West Sussex ('the site').

**1.3** The objectives of this PEA and PRA were to:

- Map the main ecological features within the site and compile a plant species list for each habitat type;
- Make an initial assessment of the presence or likely absence of species of conservation concern, survey the buildings on site, and identify the presence or likely absence of bats and nesting birds;
- Identify any legal and planning policy constraints relevant to nature conservation which may affect the development;
- Determine any potential further ecological issue;
- Determine the need for further surveys and mitigation; make recommendations for minimising impacts on biodiversity and providing net gains in biodiversity, where possible, in accordance with Section 15: Conserving and Enhancing the Natural Environment, of the National Planning Policy Framework (NPPF) (DfCLG,2023).

**1.4** The site survey was undertaken by a suitably qualified ecologist, on the 22nd of November 2024. Weather conditions were suitable with 0% cloud cover, a slight breeze, and no rain. The timing of the survey was within the optimal surveying month of November.

**1.5** The site comprises of a one-storey detached residential dwelling with hardstanding areas, vegetated garden with several mature trees, one storey detached garage, managed grassland and shrubs. At the time of the survey the grounds were under a moderate level of management and maintenance.

**1.6** The proposals are for demolition of existing dwelling and garage and redevelop the site.

## 2.0 METHODOLOGY

### Preliminary Ecological Appraisal

- 2.1 The walkover survey was conducted following the UK Habitat Classification system (UKHab). UK Habitat Classification is a standardised technique for classifying and mapping British habitats. The system categorises UK habitats into primary habitats which are arranged in five hierarchical levels of increasing detail. Levels 2 to 5 are coded with alternate letters and numbers. In UKHab mapping rules every habitat feature must have a single Primary Habitat code. Secondary codes can then be used to give more detail on the environment, management and origin of mapped features and/or to map habitat mosaics or complexes and identify species features within the Primary habitat.
- 2.2 Incidental records of fauna were also made during the survey and the habitats identified were evaluated for their potential to support legally protected species, other species of conservation concern and any listed species of principal importance under the NERC Act (2006). When appraising the overall potential of protected species during the survey, the habitat(s) on site were assessed as present, high, moderate, low, and negligible.
- 2.3 The survey included habitats within the proposed site boundary, and adjacent habitats up to 30m around the red line boundary where applicable.
- 2.4 Invasive species listed under Schedule 9 of the Wildlife Countryside Act (1981 as amended) were searched for and recorded.
- 2.5 The survey was undertaken by Rita Smoldareva MSc, a senior ecologist who follows CIEEM institutes Code of Professional conduct when undertaking surveys (CIEEM, 2022).

### Desktop Study

- 2.6 Syntegra Consulting undertook a basic internet-based search of statutory designated sites and protected species licenses within 2 km of the site using the Natural England/DEFRA web-based MAGIC database ([www.MAGIC.gov.uk](http://www.MAGIC.gov.uk)) for MAGIC.
- 2.7 Ordnance survey maps and aerial images of the site were examined online using [bing.com/maps](http://bing.com/maps) and [maps.google.co.uk](http://maps.google.co.uk).

### Zone of Influence (ZoI)

- 2.8 The ZoI is used to assess any potential direct and indirect impacts or risks to the site and the immediate surrounding habitats. The ZoI is also used to determine the feasibility for enhancements for the site and within the surrounding areas/habitats. The ZoI is based on the following: the site itself, the areas directly adjacent to the site and areas up to 1km outside of the site including statutory and non-statutory designated sites. The ZoI looks for potential impacts to habitats and species with possible connectivity to the site itself.

### Preliminary Roost Assessment and Preliminary Ground Level Tree Roost Assessment

- 2.9 The surveys were carried out by Rita Smoldareva MSc, a Senior Ecologist, holds level 1 Natural England Licence since July 2022. The survey followed guidelines by the Bat Conservation Trust (2023) Bat Surveys Good Practice Guidelines 4th edition. The buildings and trees were assessed as either negligible, low, moderate, high, or confirmed, refer to table 1 below. The tree inspections were carried out during the sub-optimal period for surveying, with the trees generally having dense foliage.

Category	Description of Roosting Habitat	Number of Surveys Required
Negligible	Little to no suitable locations for roosting, not ideal for supporting bats.	No further surveys.
Low	A structure or tree with one or more potential roosting spaces that could be used by opportunistic individuals. The features and surrounding habitats do not provide enough suitable conditions and or space for use as a maternity or hibernation roost. A tree that could contain potential roosting features but not observed from ground.	One survey carried out between the May and August.
Moderate	A structure or tree with one or more potential roosting spaces that could be used by individuals based on the features (size, shelter, conditions, and surrounding habitat) but unlikely to support a roost of high conservation value.	Two further surveys (spaced two weeks or more) between May-September with one survey between May and August.
High	A structure or tree with one or more potential roosting spaces that are suitable for use regular use and/or larger numbers of bats for a more prolonged period due to the conditions and surrounding habitats. A tree with one or more potential roost sites suitable for use by a larger number of bats.	Three further surveys (spaced two weeks or more), carried out between May to September with two undertaken between May to August. The surveys must be undertaken two weeks apart, spaced surveys are preferred.
Confirmed	Positive evidence of bats - i.e. droppings, individuals, or bat records.	

### **3.0 CONSTRAINTS**

**3.1** The surveys were undertaken within the sub-optimal period in the year for botanical surveys, although some short-lived annual species may not have been identified. It is considered that no rare or threatened plant species are present on the site. Consequently, the timing of the survey does not significantly impact upon the findings detailed in this report as the ecologist was able to classify and assess the value of the habitats on site. It is possible that certain flowering herbs and/or ephemerals may have not been recorded during the summer survey and an extensive species list was not obtained but it is considered that the species characteristic to the habitats on site were recorded. The survey provides a snapshot of the site and does not show seasonal differences. Ecological surveys are limited by factors that affect the presence of plants and animals such as activity levels at time of year, weather, migration patterns, and behaviour. The survey was undertaken in June and represents a valid sample of ecological evidence present on that date. This report is not designed, nor is it required to, present a complete inventory of flora/fauna.

**3.2** The tree inspections were undertaken during the sub-optimal surveying period, when most trees have foliage obscuring features. Whilst every effort was made to complete a full tree roost assessment, potential roosting features, and/or signs of bat presence may not have been visible from the ground. As such, it is possible that not all trees offering bat roost potential and/or hosted actual bat roosts were recorded. However, the potential for use within the onsite trees was established.

**3.3** The client is responsible for reading and understanding the advice given in this report. The client must ensure that, where recommended, avoidance, mitigation, and compensation is followed through.

## 4.0 RESULTS

### UKHab Habitat Survey

**4.1** The site comprises of one storey detached residential dwelling with associated small, detached garage and garden to the rear and front of the site. At the time of the survey the grounds were under a moderate level of management and maintenance.

**4.2** The site is triangular in shape and is approximately in 0.42 ha size, however the blue boundary is the extent of the survey area for the proposed development. The wider landscape comprises of some residential properties to the west. To north, east and south, pockets of deciduous woodland (priority habitat) and ancient/semi-natural woodland were also noted.

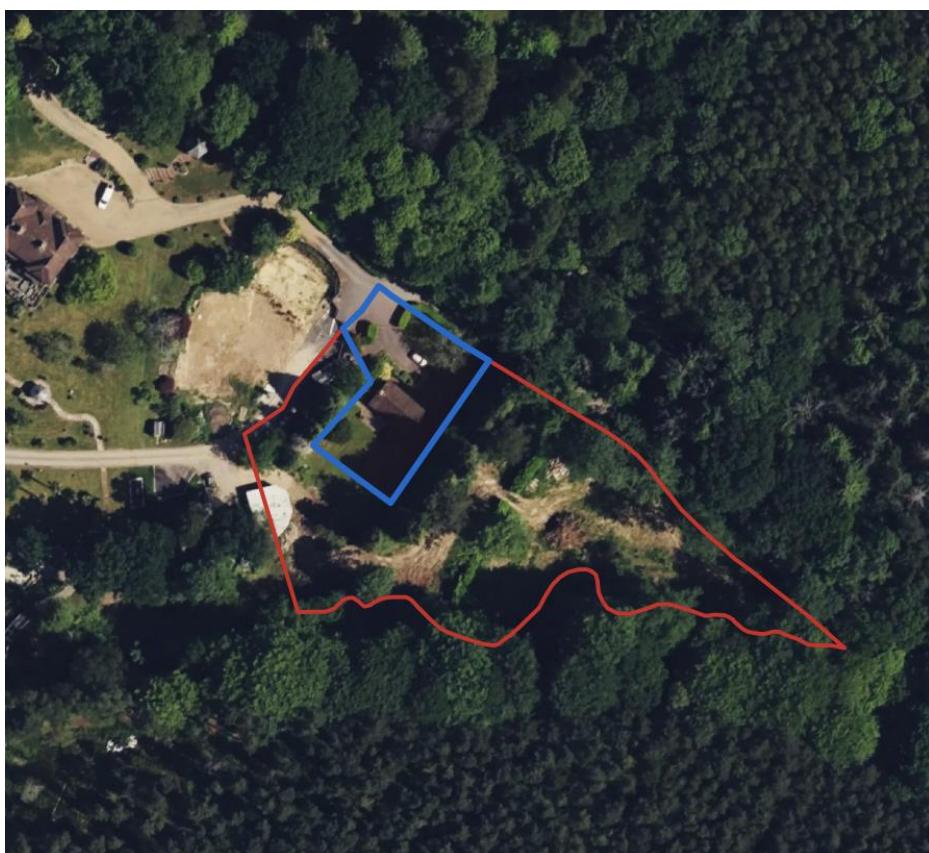


Figure 1. Image of the Site with Red Line Boundary (Google Earth, 2024)

**4.3** All habitats identified on site are described in Table 2 (below) together with a preliminary assessment of their potential to support notable species, protected species, and LBAP Priority Habitats and Species. The table also evaluates potential impacts relative to the proposed development. The locations and extent of habitats are shown within Appendix I: Pre-Development Plan (UKHab Survey Map).

**Table 2. Habitat Descriptions and Evaluation**

u – 828 vegetated gardens	
<p>The site is dominated by vegetated garden with modified grassland, shrubs and scattered trees.</p>	
<p>Species observed include: Rosemary (<i>Rosemarinus officinalis</i>), Roses (<i>Rosa sp.</i>), Primroses (<i>Primula spp.</i>), Geraniums (<i>Geranium spp.</i>), Hebe (<i>Hebe spp.</i>), Winter Jasmine (<i>Jasminum nudiflorum</i>), Euonymus (<i>Euonymus spp.</i>), Choisya (<i>Choisya spp.</i>), Privet (<i>Ligustrum spp.</i>), Bramble (<i>Rubus fruticosus</i>), perennial ryegrass (<i>Lolium perenne</i>), with occasional common nettle (<i>Urtica dioica</i>) and docks (<i>Rumex obtusifolius</i>).</p>	<p><b>Rear Garden</b></p>
<p>Potential constraints:</p>	<p>The habitat is of moderate ecological value. The introduced shrub and trees provide foraging and sheltering opportunities for invertebrates, birds, and small mammals.</p> <p>Although no nesting birds were observed during the survey, the shrubs and trees could provide nesting opportunities for a range of species and works to these areas should take place outside of the nesting season (February – August), unless checked prior to works commencing by a suitably qualified ecologist.</p>
	
	<p><b>Shrubs</b></p>  <p><b>Managed grassland</b></p>

<b>U1b5 – Building and garage</b>	
<p>There was main residential building (B1) and a detached garage. The proposed works will impact this residential building and the garage. It was noted that the building was vacant for several months. This habitat occupied approximately 120m<sup>2</sup> of the site. The garage was detached single storey with large single access door on the southern elevation and single access door on the northern elevation.</p> <p>During the external assessment, it was noted that several lifted and partly missing roof tiles on both western and eastern elevations. The gable ends to the rear and front of the dwelling showed slight wear and tear creating small gaps for fauna to utilize. Further details of the external assessment can be found in section 4.4.</p>	 <p><b>Overview of the building</b></p>
<p><b>Potential constraints:</b></p> <p>The building was classed as moderate potential therefore requiring further survey effort to conclude if bats are utilising the dwelling. The garage was classed as low potential to support roosting bats therefore requiring further survey effort.</p>	
<b>H2b – other hedgerows</b>	
<p>Along the entrance to the site, off the access track, evergreen hedge was noted creating a screening boundary.</p> <p>Species: Cherry laurel <i>Prunus laurocerasus</i>.</p> <p><b>Potential constraints:</b></p> <p>The habitat is of low ecological value. The hedgerow provide foraging and sheltering opportunities for invertebrates, birds, and small mammals.</p> <p>Although no nesting birds were observed during the survey, the hedgerow could provide nesting opportunities for a range of species and works to these areas should take place outside of the nesting season (February – August), unless checked prior to works commencing by a suitably qualified ecologist.</p>	 <p><b>Hedgerow along the access track</b></p>
<b>U1b – developed land. sealed surface</b>	
<p>The paving forms access to the site and car park area. The paving extends further to access the dwelling and in form of paving slabs in the garden.</p> <p><b>No potential constraints.</b></p>	

#### Preliminary Roost Assessment

**4.4** The daytime external inspection consisted of one-storey residential dwelling. The exterior of the building was inspected for access points, crevice roosting opportunities, and evidence of bats and nesting birds. Any internal spaces which were accessible were inspected for access points, crevice roosting opportunities, and evidence of bats or nesting birds.

The dwelling was one storey in height, brick built with a pitched roof. The roof was in good state of repair however gaps and crevices were noted on the day of inspection. The wooden cladding on all elevations was also in good condition however small gaps were noted. The dwelling was occupied at the time of the survey.



**Figure 2. Wooden cladding on all elevations**



**Figure 3. Gaps between the wooden cladding**



**Figure 4. Gap within the wooden cladding**



**Figure 5. Ingress points noted on southern elevation**



**Figure 6. Gaps between concrete tiles (southern elevation)**



**Figure 7. Gap between the roof tiles (northern elevation)**

External Assessment

**4.5** The gable ends on the northern and southern elevations showed possible ingress points as some mortar was missing in places. The windows and doors were all intact and showed no possible cracks and crevices.

**4.6** There was no evidence of nesting birds present during the survey, with no notable features for nesting birds. Similarly, during the external check no evidence of bats was noted such as droppings.

Internal Assessment

**4.7** Internally, a single loft void is present. The floor to apex height is approximately 1.5m. The loft floor was insulated and partially boarded. Felt lining was present between the roof tiles and the timber rafters, which was in good condition. The gable ends were partial brickwork and breezeblock and were in good condition however a small ingress point was noted on the eastern elevation. Small window was noted at the end of the loft.



**Figure 8. Overview of the loft**



**Figure 9. Ingress point noted (eastern gable end)**

## 5.0 IMPACT ASSESSMENT

### Statutory Sites

5.1 Extending the ZOI to 2km and use of DEFRA's MAGIC Maps, four known statutory sites were noted. Parcels of ancient deciduous woodland and priority woodland habitat were noted within 1km of the site. Statutory nature conservation sites located within the proximity to the survey area are summarized below:

Site Name	Designation	Habitats on site
High Weald	Area of Outstanding Natural Beauty (AONB)	It is a medieval landscape of wooded, rolling hills; studded with sandstone outcrops and a rich patchwork of small fields, scattered farmsteads and ancient routeways. <sup>1</sup>

The Site is within SSSI Impact Zone however due to small scale of the development; it is believed that no opposing impact will be caused to habitats and species associated with SSSI sites within 10 km radius.

### European Protected Species

The Magic Map search revealed three European protected species within a 2km radius relating to bat species.

Granted European Protected Species Applications (England)	Description
2018-36519-EPS-MIT	Licence allowing the destruction of a resting and breeding place belonging to brown long eared <i>Plecotus auritus</i> , common pipistrelle <i>Pipistrellus pipistrellus</i> and whiskered bats <i>Myotis mystacinus</i> .
2020-49087-EPS-MIT	Licence allowing the destruction of a resting and breeding place belonging to brown long eared, common pipistrelle and Brandt's bats <i>Myotis brandti</i> .
2020-50547-EPS-MIT	Licence allowing the destruction of a resting and breeding place belonging to brown long eared and common pipistrelle bats.

### Protected Habitats

5.2 No onsite (within application site boundary) habitats qualify for habitats of principle importance under the Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

<sup>1</sup> <https://highweald.org/about-the-landscape/>

**5.3** **Directly adjacent to the north and south of the site, priority habitat – deciduous woodland** qualify for habitats of principle importance under the Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

**5.4** The planning policies look to **paragraphs 174-182 of the National Plan Policy Framework (2023)**, in particular paragraph 174 (d), ‘minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures’; as well as paragraph 179 (b), ‘promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity’; and 180 (d), ‘development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate’.

**Protected Species**

**Plants**

**5.4** All plant species recorded on the site are common and widespread, and it is considered that no rare or threatened plant species are present on the site. It is likely that some short-lived annual species were missed due to the timing of the survey. As no important invasive species were found no precautions are required relating to these, however, should workers subsequently find species such as Japanese knotweed or giant hogweed on site works should stop within 7 m of the area until further advice can be sought from an ecologist or specialist knotweed or invasive species control contractor.

**Bats**

**5.5** All bat species are legally protected under Section 9 of the Wildlife and Countryside Act 1981 (as amended) and under Regulation 43 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. It is an offence to deliberately capture or kill a wild animal of a European protected species, deliberately disturb any such animal and/or to damage or destroy a breeding site or resting site making bats a material consideration in the planning process.

**5.6** The record search noted that four species of bats were recorded within 2km of the site boundary. Species included *Myotis sp.* brown long eared and pipistrelle species.

**5.7** In line with Bat Surveys: Good Practice Guidelines, published by the Bat Conservation Trust, buildings with moderate potential to support roosting bats do require additional surveys.

**5.8** The site is considered to contain ‘moderate to high’ quality foraging habitat, as it largely comprises of areas of introduced shrubs, scattered trees, modified grassland and hardstanding. Given the wider landscape having suitable habitats, as well and linear features such as hedgerows and allotments, it is likely that the local and wider landscape supports a range of species. These species include light sensitive species, more common, and often light tolerant pipistrelle bats. The site is providing connectivity across the local and wider landscape, as such lighting proposals must ensure minimal light spill to avoid impacts on foraging and traversing bats. The proposals must incorporate an appropriately designed landscaping scheme, that will enhance the site for traversing and foraging bats and along with measures proposed in section 6.2, it is unlikely that the development will adversely affect local bat populations.

*Birds*

**5.8** The site is characterised by hard standing with areas of introduced shrub and trees. The trees provide suitability for use by nesting birds. No signs of active or remnant nesting were noted at the time of the survey. The habitats on site host suitability for foraging birds. The site is deemed as having site importance for nesting and foraging birds.

**5.9** The site itself would provide suitability for the more common 'garden' species such as house sparrow. The versatility of most bird species means they can utilise almost any habitats encountered, and it is considered that the habitats on site could provide suitable habitat for nesting birds. It is recommended that clearance works to on site and works adjacent to suitable vegetation areas are carried outside of nesting bird season (March to August inclusive) or unless first checked by a suitably qualified ecologist. The loss of potential nesting sites will require compensation.

**5.10** The proposals must incorporate an appropriately designed landscaping scheme that will enhance the site for nesting and foraging birds along with measures proposed in section 6.2. It is unlikely that the development will adversely affect local bird populations.

*Badgers*

**5.11** Badgers (*Meles meles*) are legally protected under The Protection of Badgers Act 1992 and, as such, are of consideration when applying the principles of the NPPF (DfCLG, 2023). It is a criminal offence to:

- Wilfully kill, injure, or take any badger;
- Possess or cruelly ill-treat a badger;
- Possess any dead badger or part of one;
- Possess or control a living, healthy badger;
- Intentionally or recklessly damage, destroy or obstruct access to a sett, or disturb a badger whilst it is occupying a sett.

**5.12** No evidence indicating that badgers have excavated setts on the site were found during the survey and no evidence of foraging or dispersal activity was found (e.g. snuffle holes, latrines, pathways, hair, feeding remains). No mammal holes were found onsite.

**5.13** Precautionary measures are advised for the works. Any holes, ditches, and or trenches must have a means of escape provided in the form of an inclined mammal ladder, as this will also seek to protect other smaller mammals.

*Great Crested Newts*

**5.14** Great crested newts (GCN) are legally protected under section 9 of the Wildlife and Countryside Act 1981 (as amended) and regulation 43 of The Conservation of Habitats and Species Regulations (2017) thus making GCN a material consideration of the planning process.

**5.15** From studying OS maps and aerial photographs, there were five waterbodies within 250/500m of the site (please refer to Appendix 2). The habitats on site are of negligible to low value to GCN for foraging and shelter due to managed grassland and hardstanding however due to presence of five waterbodies within 500m and no restrictions to dispersal, there is low potential to support GCN and other amphibians on site. No further survey effort is advised at

the time of the report however it is advised that a robust Construction Ecological Management Plan is in place to highlight and raise awareness of potential for protected species to be on site and limit any potential harm during the construction phase.

Reptiles

- 5.16** All native reptiles are legally protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).
- 5.17** The site's habitats offer limited potential for foraging and sheltering opportunities as well as traversing grounds for local reptiles. The site itself consists mainly of buildings, hard standing and is further bound by roads, reducing the overall potential for movement.

Hedgehogs

- 5.18** Hedgehog (*Erinaceus europaeus*) are protected under UK law by the Wildlife and Countryside Act 1981 (as amended) and are listed as a species of principle importance for biodiversity conservation in the Section 41 list of the NERC Act (2006).
- 5.19** The habitats present on site offer low to moderate potential to support populations of hedgehogs in the form of foraging, traversing grounds and shelter.
- 5.20** During the works any holes, trenches, and/or ditches be supplied with an inclined mammal ladder to provide a means of escape. Implementation of raised fences or hedgehog gravel boards to create hedgehog highways will be an overall enhancement for the local hedgehog population.

Invertebrates

- 5.21** The site is likely to support a small amount of common invertebrate species, such as butterflies, moths, flies, bees, and beetles. It is not considered that any further surveys are required, however precautionary measures will be required in the event of removal of any dead wood such as log piles that may be present on site. Stag beetles are protected by UK and European law and are active above ground from mid-May to July. If a stag beetle larva is found during works, the larvae should be moved offsite to a suitable area. There, a hole should be dug, and the larvae is placed in the hole with old rotting wood from the original site. It should be covered loosely with soil.
- 5.22** The proposals must incorporate an appropriately designed landscaping scheme that will enhance the site along with measures proposed in section 6.2. It is unlikely that the development will adversely affect local invertebrate populations.

## 6.0 CONCLUSION

**6.1** The proposals are for the construction of a replacement dwelling. If any works carried out are preceded by the report recommendations, and any habitats lost during the works are offset onsite by compensating for loss of habitats, the impacts of the works will be limited to negligible. These prescribed avoidance, mitigation, and enhancement measures recommended within this report would meet the aims of the biodiversity policies in the Local Plan, and NPPF.

**6.2** The nature of the proposed development, with mitigation, and precautionary measures in place (Table 4), will ensure that the proposals will reduce any adverse impacts upon surrounding habitats, protected species, and wildlife in general. The following further methods are recommended:

**Table 4. Potential Key Species/Habitats on Site and Proposed Avoidance, Mitigation, Compensation and Enhancement**

Species/Habitats	Impact	Avoidance and Mitigation	Compensation and Enhancements
All	Potential pollution damage during construction works.	Preparation of robust CEMP. Adherence of standard pollution prevention measures from GOV.UK; fuel kits to be kept on site and fuelling of all vehicles done off-site.	N/A
Nesting birds	Potential loss of nesting sites within trees.	Retention of trees where possible. Removal of trees and other vegetation should be done outside of nesting bird season (generally accepted as March to August inclusive) unless otherwise checked prior to works commencing by a suitably qualified ecologist.	Installation of new bird boxes incorporated into the design of the new building. Foraging enhancement of the site by planting of new native trees and shrubs, especially fruit bearing varieties such as hawthorn and ivy. Use of green roof wherever possible.
Bats	Potential loss of roost/resting places.	Further bat surveys to assess species and population size. Lighting plan that is low lux, of hooded design, direct.	Permanent built-in bat roosting features post construction. Planting of native and wildlife-friendly species throughout the proposed development including whenever possible use of green roof.
Amphibians (inc. great crested newts)	Low	Preparation of robust CEMP. Limiting potential harm during construction phase.	N/A
Reptiles	Negligible	If any reptiles found, the ecologist should be contacted at the earliest opportunity.	No recommendations advised.
Hedgehogs	Low to moderate potential for loss of shelter, foraging and traversing grounds.	Use of mammal ladders for any holes, ditches and/or trenches.	Implementation of raised fences or hedgehog gravel boards to create hedgehog highways.
Badgers	Negligible	Use of mammal ladders for any holes, ditches and/or trenches.	No recommendations advised.

**6.3** It is considered that any potential adverse impacts from the proposed development upon specific protected species will be able to be wholly mitigated through an ecologically lead

design process. In addition, a sensitive landscape design could provide enhancements to the habitats on and adjacent to the site which in turn will benefit multiple species and biodiversity in general, in accordance with Section 15 of the NPPF (DfCLG, 2023), and Local Policy. Proposed enhancements include:

- Nesting bird boxes and bat boxes
- Raised fences or gravel boards for hedgehogs
- Built-in bee bricks within the new development (if design allows)
- Wildlife-friendly planting scheme
- Lighting plan that is direct and of low light spill

## 7.0 REFERENCES

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UKHab Habitat Mapping. Version 2. UKHab, 2023.

Appendix 1 –Pre-Development Plan (UKHab Map)

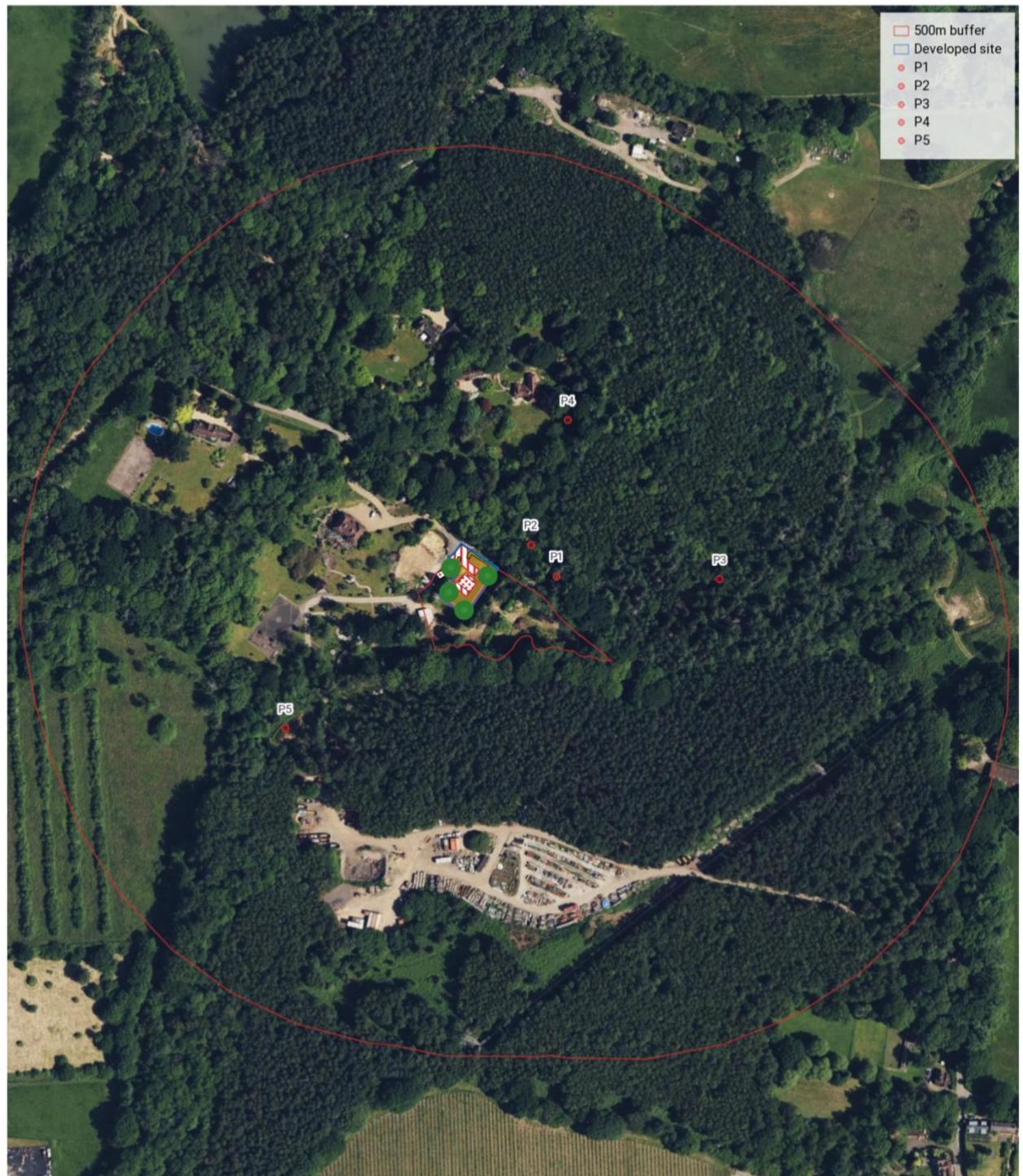
UKHab Habitat  
Pre-development Plan



Site: Forest Lodge,  
Cross Colwood Lane  
Bolney, West Sussex

## Appendix 2 – Water bodies

### Water bodies within 500m radius of the site boundary



### Appendix 3 – Legislation and Relevant Policies

This section details the legislation relevant to the protection of species and habitats. It also details the relevant policies within national, regional, and local planning policy.

#### *NPPF*

The National Planning Policy Framework in summary requires that the planning system should aim to contribute and enhance the natural and local environment. The aims are to: protect and enhance valued landscapes as well as geological conservation interests and soils; recognising the wider benefits of ecosystem services; and minimising impacts on biodiversity and providing net gains in biodiversity where possible.

#### *Biodiversity Laws*

Statutory protection is afforded to certain wild habitats and species through European Directive 92/43/EEC on the conservation of natural habitats and wild fauna and flora (the 'Habitats Directive'). This has been adopted into UK legislation under the 2017 Habitats Regulations. At the national level protection is found in the Wildlife and Countryside Act (WCA 1981; as amended) and it is designed to protect species and habitats considered to be of principal importance in order to conserve biodiversity.

Under Regulation 43 of the Habitats Regulations it is an offence to deliberately capture or kill a wild animal of a European protected species, deliberately disturb any such animal and to damage or destroy a breeding site or resting site. Since August 2007 amendments to the Conservation (Natural Habitats) Regulations 1994 have changed the term 'deliberately disturb' such that it is an offence if the species are disturbed in such a way that it is likely to significantly affect the colony's ability to survive, breed or rear their young; or affect the local distribution or abundance of that species.

The WCA 1981 (as amended) is the principle mechanism for the statutory protection of wild flora and fauna in the United Kingdom. Reptiles, including slow worms and grass snakes, are protected under Schedule 9(1) against intentional killing and injuring. Nesting birds are also protected under the WCA 1981 (as amended) which makes it an offence to intentionally kill, injure or take them, take, damage or destroy their nest whilst in use or being built, or to take or destroy their eggs.

All species of bats are strictly protected through UK and European regulations. Bats have been placed on protected lists due to the overall steady decline of species over the last century. Under section 9 in conjunction with Schedule 5 of the WCA 1981 (as amended), all bats are protected from intentional or reckless disturbance. Additional protection for all bat species is provided under Schedule 2 of The Conservation of Habitats and Species Regulations. Licences are needed if the disturbance is to produce a significant effect on the bat colony, which would otherwise be an offence. These may be granted for the purposes specified under section 16 of the WCA 1981 as well as under Section 55 under the Habitat Regulations, following the submission of a licence application to Natural England.

Badgers are protected under the Badger Protection Act 1992 and under Schedule 6 of the Wildlife and Countryside Act 1981 (as amended); badgers are classified as a species of conservation concern under the UK Biodiversity Action Plan and listed under Appendix III of the Bern Convention.