



PRELIMINARY ECOLOGICAL APPRAISAL

**Land at Selby Close
Hammonds Ridge
Burgess Hill
West Sussex
RH15 9RT**

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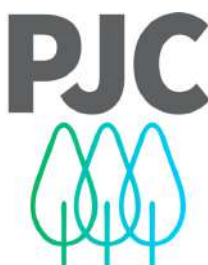
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CONTENTS

1	EXECUTIVE SUMMARY	4
2	INTRODUCTION	5
2.1	Instruction	5
2.2	Survey Objectives	5
2.3	Documents and Information Provided	5
2.4	Scope of Report	5
2.5	Site Description	5
2.6	Legislation and Planning Policy	6
3	METHODOLOGY	7
3.1	Desk Study	7
3.2	Ecological Walkover Survey	7
3.3	Daytime Bat Walkover Survey.....	7
3.4	Limitations of Survey	8
4	RESULTS.....	9
4.1	Desk Study	9
4.2	Ecological Walkover Survey	9
4.3	Daytime Bat Walkover Survey.....	10
5	DISCUSSION AND RECOMMENDATIONS.....	11
5.1	Statutory Designated Sites	11
5.2	Protected and Notable Habitats.....	11
5.3	Protected and Notable Species	11
5.4	Ecological Enhancements.....	15
6	REFERENCES	18
7	APPENDICES	19
	Appendix I: Site Location Plan.....	19
	Appendix II: Legislation and Planning Policy.....	20
	Appendix III: Ecological Walkover Survey Map	29
	Appendix IV: Site Photographs	30
	Appendix V: Precautionary Non-Licensed Method Statement	32



1 EXECUTIVE SUMMARY

PJC Consultancy Ltd was commissioned by Cross Homes Lewes Ltd to provide a Preliminary Ecological Appraisal in support of the proposed development at Land at Selby Close, Hammonds Ridge, Burgess Hill, West Sussex, RH15 9RT. The purpose was to classify the habitats present, highlight the potential of the site to support protected species, and recommend suitable avoidance, mitigation, compensation and ecological enhancement measures where appropriate. When implemented successfully, these recommendations will ensure that the development proceeds in line with all relevant laws pertaining protected species and their habitats, as well as contributing to an increase in site biodiversity. This report has been produced in accordance with the National Planning Policy Framework (NPPF) (2024) – more specifically Chapter 15 ‘Conserving and Enhancing the Natural Environment’ as well as the Mid Sussex District Plan 2014-2031 (Mid Sussex District Council, 2018).

Based on current proposals, the results of the Preliminary Ecological Appraisal can be summarised in the following table:

Protected Species/Habitats	Suitable Habitat Present	Recommended Further Surveys	Ecological Mitigation
Bats (Foraging and Commuting)	The Site was identified as having low habitat suitability to support commuting and foraging bats.	None required providing the mitigation measures are adhered to.	A sensitive lighting strategy and general best construction environmental practice should be adopted during the construction and operational phases of the proposed development.
Reptiles	The Site was identified as having some potential to support reptiles providing foraging, commuting, basking and hibernating opportunities.	None required providing the mitigation measures are adhered to.	All habitat clearance works should be undertaken under the supervision of a suitability qualified ecologist using a Precautionary Method of Works.
Nesting Birds	The Site was identified as having potential to support nesting birds.	None required providing the mitigation measures are adhered to.	Habitat clearance works should be undertaken outside the main nesting bird season. Should this not be possible, all trees and buildings must be inspected by an ecologist to determine the presence/absence of any nesting birds immediately prior to clearance.



2 INTRODUCTION

2.1 Instruction

- 2.1.1 PJC Consultancy Ltd was commissioned by Cross Homes Lewes Ltd to provide a preliminary ecological appraisal (PEA) which includes an ecological walkover survey and a daytime bat walkover (DBW) survey in support of the proposed development at Land at Selby Close, Hammonds Ridge, Burgess Hill, West Sussex, RH15 9RT (hereafter referred to as the 'Site').

2.2 Survey Objectives

- 2.2.1 The aim of this PEA is to identify potential ecological constraints and opportunities associated with the Site by undertaking both an ecological walkover survey, ecological desk study and DBW survey. The objectives were to:

- Identify the broad habitat types present on the Site;
- Identify the potential of the Site to support protected and notable habitats and/or species;
- Identify the potential of any trees and buildings within the Site to support roosting bats;
- Highlight known or potential legal or planning policy constraints in relation to ecology and recommend avoidance, mitigation and enhancement measures to satisfy legal and planning policy requirements where appropriate; and
- Identify, where necessary, the requirement for further survey.

2.3 Documents and Information Provided

- 2.3.1 Development proposals are anticipated to include the construction of nine residential dwellings with associated, parking, access, and gardens.

- 2.3.2 The following documents were used to aid in the preparation of this report:

- Selby Close Burgess Hill- Feasibility Studies (drawing no. DA2404-SK-20, Datum Architects 2025);
- Proposed Block Plan (drawing no. DA2603-P-03, Datum Architects 2026);
- Existing Site Survey Plan (drawing no. DA2603-P-02, Datum Architects 2026); and
- Location Plan (drawing no. DA2603-P-01, Datum Architects 2026).

2.4 Scope of Report

- 2.4.1 This PEA is only concerned with the habitats and features within the property boundaries of the Site, or in areas that have the potential to be affected by the proposed new development.

2.5 Site Description

- 2.5.1 The Site, approximately 0.2ha in size, comprises a parcel of derelict land, immediately surrounded by residential development, and primarily formed of hardstanding and grass. The Site lies within a suburban environment, approximately 2.4km from Burgess Hill town centre (centred on OS Grid Reference TQ 30288 18369). Burgess Hill is predominantly residential, comprising a mix of housing, commercial development, public open spaces, and employment land. The surrounding landscape transitions into a mosaic of agricultural land, grassland, hedgerows, woodland, and watercourses within the Low Weald, providing ecological connectivity across the wider Sussex countryside. The location of the Site within its environs is presented in Appendix I.

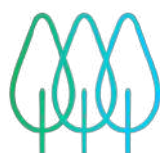


2.6 Legislation and Planning Policy

2.6.1 This PEA has been compiled with reference to relevant wildlife and countryside legislation, planning policy and the UK Biodiversity Framework. Their context and applicability is explained as appropriate in the relevant sections of the report and additional details are presented in Appendix II.

2.6.2 The key articles of relevance are:

- The Conservation of Habitats and Species (Amendment) Regulations 2017;
- The Wildlife and Countryside Act 1981, as amended (WCA);
- The Countryside and Rights of Way (CROW) Act 2000;
- The Natural Environment and Rural Communities (NERC) Act 2006;
- National Planning Policy Framework (NPPF) 2024 (Ministry of Housing, Communities and Local Government, 2024);
- [REDACTED]
- The UK Post-2010 Biodiversity Framework (2011-2020); and
- The Mid Sussex District Plan 2014-2031 (Mid Sussex District Council, 2018).



3 METHODOLOGY

3.1 Desk Study

- 3.1.1 Datasets from Natural England (MAGIC, 2026) were reviewed to identify the presence of UK statutory designated sites and notable habitats within the zone of influence, including woodlands listed on the ancient woodland inventory, habitats of principal importance (HPI) listed on the priority habitat inventory and statutory designated for their nature conservation value at the national scale such as sites of scientific interest (SSSI) and at the European and/or international scale namely: special areas of conservation (SACs), special protection areas (SPAs), and internationally designated wetland (Ramsar) sites. These sites collectively are hereafter referred to as ‘European Sites’. Where measurements are included with the record, these provide the distance of the designated site from the closest point of the Site
- 3.1.2 Data for sites within the zone of influence where European Protected Species Mitigation (EPSM) licences have been granted, were also reviewed. This information allows a greater understanding of the potential for European protected species to be present in the local area.
- 3.1.3 The zone of influence is the area over which ecological features, such as designated sites of nature conservation importance and protected and notable habitats and species, may be affected by the biophysical changes caused by the proposed development and associated activities. Due to the size of the Site and nature of the proposed development, it is considered that a zone of 1km from the centre of the Site is appropriate for the gathering of information for the desk study (CIEEM, 2018).

3.2 Ecological Walkover Survey

- 3.2.1 An ecological walkover survey (formerly referred to as ‘extended phase 1 habitat survey’) was undertaken on the 3rd of June 2026 by David Blagden BSc(Hons). As part of the ecological walkover survey, habitats were identified and mapped in accordance with ‘UK Habitat Classification 2.0’ (UKHab Ltd, 2023) (Appendix III).
- 3.2.2 UK Habitat Classification 2.0 comprises a five-level ‘Primary Habitat Hierarchy’ and a list of ‘Secondary Codes’, the latter is sub-divided into Essential and Additional Codes. For the purpose of this assessment, habitats have been allocated a single Primary Habitat Code up to Level 4 as well as all associated Essential Secondary Codes, and where relevant Additional Secondary Codes.
- 3.2.3 The ecological walkover survey was extended to include consideration of protected and notable species in accordance with good practice guidance for preliminary ecological appraisal (CIEEM, 2017). The dominant plant species in each habitat were recorded, as were any evidence of protected and notable species. The potential for the Site to support protected and notable species was also assessed. Those ecological features not classified as a habitat are denoted using a target note.

3.3 Daytime Bat Walkover Survey

- 3.3.1 All trees within the Site were also subject to a DBW survey. The ground inspection of trees was to assess potential roosting features (PRFs) such as those presented in Table 2. The DBW survey was undertaken in accordance with best practice survey standards (Collins, 2023 and BTHK, 2018).

Table 1: Features of trees commonly used by bats.

Features of trees used as bat roosts	Signs indicating possible use by bats
Natural holes.	Tiny scratches around entry point.
Woodpecker holes.	Staining around entry point.
Cracks/splits in major limbs.	Bat droppings in, around or below entrance.
Loose bark.	Audible squeaking at dusk or in warm weather.
Hollows/cavities.	Flies around entry point.
Dense epicormic growth (bats may roost within it).	Distinctive smell of bats.
	Smoothing of surfaces around cavity.



Bird and bat boxes.

- 3.3.2 The trees were assessed in accordance with the criteria listed above and assigned to one of five categories as listed in Table 2 below.

Table 2: Categorisation system for visual inspection of trees.

Category	Description
None	A tree with no features capable of supporting roosting bats or highly unlikely to be any present.
FAR	Further assessment required to establish if any PRFs are present in the tree.
PRF	A tree with at least one PRF present.
PRF-I	Individual PRF considered suitable to support individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	Individual PRF considered suitable to support multiple bats and may therefore be used by a maternity colony.

3.4 Limitations of Survey

- 3.4.1 The protected species assessment provides a preliminary view of the likelihood of protected species occurring on Site, based on the suitability of the habitat and any direct evidence on Site. It should not be taken as providing a full and definitive survey of any protected species group. Additional surveys may be recommended if, on the basis of this assessment it is considered reasonably likely that protected species may be present.
- 3.4.2 The habitats present, and their management are likely to change over time, thus the findings of the ecological walkover survey are only considered valid for a period of up to two years.
- 3.4.3 A full biological record centre desktop study was not undertaken as part of this assessment. This was not considered necessary given the limited scale of the proposed development, the nature of the on-site and surrounding habitats and limited potential for impacts to arise within or outside of the Site.
- 3.4.4 This report includes a preliminary assessment of likely impacts of a development project only. The primary audience for a PEA is the client or developer and relevant members of the project team, such as the architect, planning consultant, and landscape architect. It is normally produced to inform a developer (or other client), and their design team, about the key ecological constraints and opportunities associated with a project, possible mitigation requirements and any detailed further surveys required. Under normal circumstances, it is not considered appropriate to submit a PEA in support of a planning application because the scope of a PEA is unlikely to fully meet planning authority requirements in respect of biodiversity policy and implications for protected species. In most cases, particularly when further surveys have been recommended within the PEA, a more detailed and comprehensive Ecological Impact Assessment (EclA) should be submitted in support of a planning application instead.
- 3.4.5 This document has been prepared for the stated proposal (2.3.1) and should not be relied upon or used for any other project without an additional check being carried out by the author as to its suitability in relation to any updated proposals. PJC Consultancy accepts no responsibility or liability for the consequence of this document being used for a purpose other than the purposes for which it was commissioned. PJC Consultancy accepts no responsibility or liability for this document to any party other than the person by whom it was commissioned.



4 RESULTS

4.1 Desk Study

Statutory Designated Sites

- 4.1.1 No statutory designated sites of nature conservation importance were identified within the zone of influence as part of the desk study.

Protected and Notable Habitats

- 4.1.2 Overall, four parcels of ancient woodland listed on the ancient woodland inventory were identified within the zone of influence as part of the desk study, the nearest being approximately 60m east the Site.

- 4.1.3 Overall, 23 parcels of HPI listed on the priority habitat inventory were identified within the zone of influence as part of the desk study. All were parcels of broadly classified deciduous woodland with the closest parcel located approximately 60m east of the Site.

Protected and Notable Species

- 4.1.4 No EPSM licences granted in relation to protected species were identified within the zone of influence as part of the desk study.

4.2 Ecological Walkover Survey

- 4.2.1 Habitat types and descriptions and associated primary and secondary codes are provided in Table 3 below in accordance with UK Habitat Classification 2.0. The distribution of these habitats are presented in Appendix III, together with Site photographs, which are presented in Appendix IV.

Table 3: Habitat types present within the Site.

Habitat Type				
Level 2	Level 3	Level 4	Secondary Codes	Description
Urban (u)	Built-up areas and gardens (u1)	Developed land; sealed surface (u1b)		Approximately 40% of the Site was occupied by a tarmac/adam/asphalt surface, which extended from the western boundary towards the centre of the Site.
Grassland (g)	Modified grassland (g4)	N/A	Ruderal or ephemeral (81) Mown (106) Recent management (517)	A substantial area of the Site comprised grassland, which extended outward from the central hardstanding to the northern, eastern, and southern extents of the Site. Evidence of routine management was apparent, with the sward maintained at an approximate height of 10 cm. Bare earth was visible across much of the grassland. Species recorded included Yorkshire fog <i>Holcus lanatus</i> , perennial rye-grass <i>Lolium perenne</i> , and great brome <i>Bromus diandrus</i> , as well as yarrow <i>Achillea millefolium</i> , creeping buttercup <i>Ranunculus repens</i> , common fleabane <i>Pulicaria dysenterica</i> , bristly oxtongue <i>Helminthotheca echinoides</i> , ragwort <i>Jacobaea vulgaris</i> , clover <i>Trifolium</i> spp., bitter dock <i>Rumex</i>



				<i>obtusifolius</i> , cutleaf geranium <i>Geranium dissectum</i> , black medick <i>Medicago lupulina</i> , dandelion <i>Taraxacum officinale</i> , creeping cinquefoil <i>Potentilla reptans</i> , and drooping sedge <i>Carex pendula</i> .	
				Scattered trees (32)	Multiple Goat willow <i>Salix caprea</i> trees were recorded within the southern aspect of the Site.
				Native (522)	
Heathland and shrub (h)	Hedgerows (h2)	Native hedgerow (h2a)	Recent management (517)	Native (522)	A hedgerow approximately 28m in length, 3m in height, and 2m in width was recorded within the eastern aspect of the Site. The hedgerow exhibited a dense structure indicative of previous management. Variations in stem and twig lengths, including some growth extending beyond the main hedge profile, suggested that management was not being undertaken on a regular basis. The hedgerow was dominated by native species including blackthorn <i>Prunus spinosa</i> , dog rose <i>Rosa canina</i> , bramble <i>Rubus fruticosus</i> agg., elm-leaf blackberry <i>Rubus ulmifolius</i> , and tutsan <i>Hypericum androsaemum</i> , with occasional ash <i>Fraxinus excelsior</i> . Sycamore <i>Acer pseudoplatanus</i> , a naturalised non-native species, was also present.

4.3 Daytime Bat Walkover Survey

- 4.3.1 A description of the buildings and trees and any potential roosting features (PRF) are detailed in Table 4 below:

Table 4: DBW survey results of trees within or immediately adjacent the Site.

All trees
All trees appeared structurally sound with no defects, flaws, or crevices suitable for roosting bats observed.
Evidence of Bats
None recorded at the time of the assessment.
Potential Roost Features
None recorded at the time of the assessment.
Suitability of Potential Roost Features
Negligible/None



5 DISCUSSION AND RECOMMENDATIONS

5.1 Statutory Designated Sites

- 5.1.1 No statutory designated sites of nature conservation importance were identified within the zone of influence as part of the desk study. On this basis, no adverse impacts are anticipated on statutory designated sites and their qualifying criteria for designation as a result of the proposed development and are therefore not considered an ecological constraint and are not considered further in this report.

5.2 Protected and Notable Habitats

- 5.2.1 Overall, four parcels of ancient woodland and 23 parcels of HPI were identified within the zone of influence as part of the desk study. The nearest parcel of ancient woodland was located approximately 60m east of the Site. The nearest parcel of HPI, a parcel of broadly classified deciduous woodland, was located approximately 60m east of the Site.
- 5.2.2 Given the distance between the Site and the nearest parcel of ancient woodland and HPI and given the size of the Site and nature of the proposed development, adverse effects upon these protected and notable habitats are not considered likely. Protected and notable habitats are therefore not considered an ecological constraint and are not considered further in this report.

5.3 Protected and Notable Species

- 5.3.1 The Site was considered to provide opportunities for protected and notable species. The suitability of habitat on Site to support species is considered below.

Bats

- 5.3.2 All bats are European protected species (EPS) and both individual animals and their roosts are afforded protection under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act, 1981 (as amended). Certain bat species are also listed as Species of Principal Importance (SPI) under the NERC Act 2006.

Roosting Suitability

- 5.3.3 As part of the DBW survey and trees within the Site were identified as having negligible/none suitability to support roosting bats and therefore roosting bats are highly likely absent from the buildings and trees. Roosting bats are therefore not considered an ecological constraint and are not considered further in this report.

Foraging and Commuting Suitability

- 5.3.4 The Site was considered to provide suitable commuting and foraging habitat for bats, primarily its hedgerow, and was classified as having low suitability to support foraging and commuting bats.
- 5.3.5 However, these features are not considered to function as an important corridor for bats given the large network of connected woodland 60m east of the Site and within the wider landscape that also provides plentiful foraging and commuting opportunities for bats. On this basis, the proposed development is considered unlikely to result in the loss or degradation of bat foraging and commuting habitat or sever important commuting routes and obstruct access between potential bat roosts and important foraging habitats, providing the mitigation measures in relation to lighting described below are implemented during the construction and operational phase of the proposed development. It is recommended that any new artificial lighting associated with the proposed development aims to:
- Use minimum light levels necessary. For example, there should be times throughout the evening (when bats are most active) when all outdoor security lights are unlit to avoid affecting bat activity. Lighting can also be installed using a timer or movement sensor to avoid long periods of an area being lit at night;



- Lighting should be a warm white spectrum and feature peak wavelengths higher than 550nm to lower the range of species affected by lighting. Using LED luminaires where possible and avoid luminaires with UV elements, specifically avoiding metal halide and fluorescent sources (Institute of Lighting Professionals, 2023); and
- Internal luminaries can be recessed where installed in proximity to windows to reduce glare (Institute of Lighting Professionals, 2023) and light spill and use hoods, louvres or other similar design features to avoid light spill and direct light away from areas of mature vegetation.

Hazel Dormice

- 5.3.6 Hazel dormice *Muscardinus avellanarius* are EPS and are afforded protection under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act, 1981 (as amended). Dormice are also listed as SPI under the NERC Act 2006.
- 5.3.7 A dense hedgerow was present along the eastern boundary of the Site. However, the habitat is considered to provide negligible suitability for dormice. Dormice typically favour well-connected networks of species-rich hedgerows, scrub, and woodland that provide a continuous supply of food resources, nesting opportunities, and sheltered commuting routes throughout the year. The hedgerow on Site is isolated from suitable surrounding habitat and is disconnected from the wider ecological network by roads and intensively managed residential gardens. Furthermore, it lacks connectivity to more extensive areas of woodland, scrub, and linked hedgerows that would be expected to support a local dormouse population.
- 5.3.8 On this basis, the Site was identified as having negligible potential to support dormice and are therefore not considered an ecological constraint and are not considered further in this report.

Great Crested Newts and other Amphibians

- 5.3.9 Great crested newts (GCN) *Triturus cristatus* are EPS and are afforded protection under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act, 1981 (as amended). GCN and common toad *Bufo bufo* are also listed as SPI under the NERC Act 2006.
- 5.3.10 No waterbodies were identified within the Site or within a 250m radius of the Site as part of the desk study. On this basis, the Site was considered to provide negligible breeding opportunities for breeding GCN.
- 5.3.11 Given the absence of suitable waterbodies for breeding GCN within the Site and immediate surroundings, GCN are considered likely absent from the Site during both their aquatic and terrestrial lifecycle phases. The proposed development is therefore considered highly unlikely to result in the death or injury, or disturbance to GCN or result in the damage or destruction of a GCN breeding site or resting place given the isolation of the Site in a developed environment, the absence of both suitable aquatic and terrestrial habitat within the Site and GCN records identified as part of the desk study. On this basis, GCN are not considered an ecological constraint and are not considered further in this report.
- 5.3.12 This is supported by the rapid risk assessment tool within the GCN licence application form (WML-A14-2), which was used to assess the risk of the proposed development on GCN. Based on the current proposal that comprises no suitable terrestrial habitat loss within 250m of any potential GCN breeding waterbodies, the tool indicates a 'green' risk meaning the risk of an offence being committed is considered to be highly unlikely and that a European Protected Species (EPS) licence is not required.

Reptiles

- 5.3.13 Native, widespread reptile species (common or viviparous lizard *Zootoca vivipara*, adder *Vipera berus*, grass snake *Natrix helvetica* and slow worm *Anguis fragilis*) are protected under Schedule 5 of The Wildlife and Countryside Act 1981 (as amended), making it an offence to kill or injure individual animals. All widespread reptile species are also listed as SPI under the NERC Act 2006.



- 5.3.14 Habitats recorded within the Site, including the hedgerow and, to a lesser extent, the grassland, were considered to provide some limited opportunities for reptile foraging, commuting, basking and sheltering. However, the overall suitability of the Site for reptiles was considered to be low. The grassland was generally short and sparse, with areas of exposed bare ground visible throughout, offering limited structural diversity and little suitable cover for reptiles. Such habitats are unlikely to provide the warm, humid microclimates and refuge features typically favoured by reptiles for sheltering, hibernation and predator avoidance. Furthermore, the Site lacked tussocky grassland, log piles, rubble, dense scrub and other habitat features commonly associated with supporting reptile populations. Consequently, whilst reptiles may occasionally pass through or utilise the Site on a transient basis, the habitats present were considered unlikely to support a significant or resident reptile population.
- 5.3.15 Nevertheless, as a precautionary measure, in order to comply with legislation protecting reptiles, the mitigation measures detailed below should be adhered to.
- 5.3.16 It is recommended that clearance of hedgerow be undertaken using a sensitive vegetation clearance approach whereby a two phased cut is undertaken, firstly reducing the vegetation to 150mm above ground level, and then after a 24hr period, reducing the vegetation to ground level. Vegetation clearance should be undertaken in a north to south direction, making these areas unsuitable for reptiles. This will encourage them to disperse into retained semi-natural habitats immediately south of the Site. The timing of these works should coincide with reptiles being active (generally in dry, warm weather and greater than 9°C air temperature).
- 5.3.17 As a precaution, it is therefore recommended that construction works (including habitat clearance works) be undertaken in accordance with a Precautionary Method of Works (see Appendix V).
- 5.3.18 Providing the avoidance and mitigation measures detailed within the Precautionary Method of Works are implemented in full, the proposed works are considered highly unlikely to result in the death or injury of any reptiles potentially present within the Site. On this basis, further reptile presence/likely absence surveys are not required prior to proposed works commencing.

Birds

- 5.3.19 All birds, their nests and eggs are protected from killing and injury of individuals, damage and destruction of nests and destruction of eggs under the Wildlife and Countryside Act 1981 (as amended). Species listed in Schedule 1 (Part 1) of the Act are also protected from disturbance whilst nesting or whilst with dependent young, by special penalties. Many bird species are also listed as SPI under the NERC Act 2006.
- 5.3.20 The Site supported a hedgerow and scattered trees, which were considered to provide good nesting and foraging opportunities to a wide range of common bird species.
- 5.3.21 Works associated with any proposed development of the Site, for example habitat clearance, could therefore result in direct adverse impacts on nesting birds. On this basis, nesting birds are therefore considered a potential ecological constraint. In order to comply with legislation protecting nesting birds the mitigation measures detailed below should be adhered to.
- 5.3.22 It is recommended that habitat clearance works be undertaken outside the main nesting bird season. The nesting bird season for most British bird species is between March and August (inclusive).
- 5.3.23 Should this not be possible, all suitable nesting habitat must be inspected by an ecologist to determine the presence/absence of any nesting birds prior to clearance. In the event of an active nest being identified, a temporary exclusion zone would need to be placed around the nest and development paused until the dependent young have fledged which may be several weeks. The ecologist will determine safe working distances and the distances will be dependent upon the bird species present.
- 5.3.24 The permanent loss of suitable foraging and nesting habitat for birds should be compensated for by incorporating new suitable foraging and nesting habitat into the landscape designs. Habitat creation examples including planting a variety of native fruit and nut bearing tree and shrub species such as



birch *Betula* spp., holly *Ilex aquifolium*, rowan *Sorbus aucuparia*, elder *Sambucus nigra* and crab apple *Malus sylvestris*.

- 5.3.25 Artificial bird nest boxes should also be installed onto any retained trees within the Site. Given their designation as SPI, particular consideration should be given to the installation of starling (i.e. Schwegler 3S or similar) nest boxes and/or general bird nest boxes used by house sparrow and spotted flycatcher (i.e. Schwegler 1B, 2HW, 2GR or similar).

Other Mammal Species

Riparian Mammals

- 5.3.30 Water voles *Arvicola amphibious* and their places of shelter are protected under the Wildlife and Countryside Act, 1981 (as amended) which makes it an offence to kill, injure or take any water vole, damage, destroy or obstruct access to any place of shelter or protection that the animals are using, or disturb voles while they are using such a place. Water voles are also listed as SPI under the NERC Act 2006.
- 5.3.31 Otters *Lutra lutra* are protected under the Conservation of Habitats and Species Regulations (2019) as amended and under the Wildlife and Countryside Act, 1981 (as amended) which makes it an offence to kill, injure or capture an otter, intentionally or recklessly disturb otters; or to damage, destroy or intentionally or recklessly obstruct access to a holt or other resting places. Otters are also listed as SPI under the NERC Act 2006.
- 5.3.32 Eurasian beavers *Castor fiber* are protected under the Conservation of Habitats and Species Regulations (2019) as amended and under the Wildlife and Countryside Act, 1981 (as amended) which makes it an offence to kill, injure or capture a beaver, deliberately disturb beavers; or to damage or destroy the breeding site or resting place of a beaver.
- 5.3.33 No aquatic and very limited suitable terrestrial habitat was recorded within the Site and immediate surroundings.

On this basis, the Site was identified as having negligible potential to support water vole and are therefore not considered an ecological constraint and are not considered further in this report.

European Hedgehog

- 5.3.34 The European hedgehog *Erinaceus europaeus* is classified as an SPI under the NERC Act 2006. Therefore, the presence of this species on site would be a material consideration in the planning process.
- 5.3.35 The Site supported some suitable semi-natural habitat for hedgehogs. However, the proposed development is considered unlikely to result in impacts on European hedgehogs given the size and



nature of the Site and presence of other suitable habitat within the wider surroundings and providing mitigation measures detailed below are adhered to.

- 5.3.36 Hedgehogs should be specifically watched for during the removal of features considered to provide potential sheltering habitat, particularly the hedgerow. If any hedgehogs are found, they should be carefully moved to retained areas of vegetation outside of the Site.
- 5.3.37 Furthermore, any new boundaries required as part of the proposed development should be permeable to hedgehogs in order to maintain habitat connectivity across the Site and wider surroundings. This can be achieved by creating ground-level boundary holes (approximately 13cm x 13cm) which should link as many neighbouring land parcels as possible.
- 5.3.38 In addition, parcels of dense scrub, shrubs and tussocky grassland and features such as deadwood and brash piles should be maintained and/or created across the Site in order to provide important foraging and nesting opportunities for hedgehogs.

Invertebrates

- 5.3.39 A number of invertebrate species such as stag beetles *Lucanus cervus* are afforded protection under the Conservation of Habitats and Species Regulations 2017 (as amended) and under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended). Many invertebrate species including the stag beetle are also listed as SPI under the NERC Act 2006.
- 5.3.40 Overall, the Site was considered to provide very limited opportunities for protected and notable invertebrate species given the absence of invertebrate microhabitats such as woodland edge, herb-rich grassland habitats and deadwood. Protected and notable invertebrate species are therefore not considered an ecological constraint and are not considered further in this report.

Plants

- 5.3.41 Wild plants are protected under the Wildlife and Countryside Act 1981 (as amended) which prohibits the unauthorised intentional uprooting of any wild plant species and forbids any picking, uprooting or destruction of plants listed on Schedule 8 of which there are over 150 species. In addition, nine plant species are afforded protection under the Conservation of Habitats and Species Regulations 2017 (as amended). Many plant species are also listed as SPI under the NERC Act 2006.
- 5.3.42 The habitats on Site were common and widespread and therefore provided limited potential to support protected and notable and rare plant species.
- 5.3.43 Section 14(1) of the Wildlife and Countryside Act 1981 (as amended) makes it illegal to plant or otherwise cause to grow in the wild any plant listed in Schedule 9 of the Act including Japanese knotweed *Fallopia japonica*.
- 5.3.44 No Schedule 9 non-native invasive plant species were recorded within the Site.
- 5.3.45 On this basis, protected and notable plants including non-native invasive plant species are not considered an ecological constraint and are not considered further in this report.

5.4 Ecological Enhancements

- 5.4.1 Under Section 40 of the NERC Act 2006 there is a duty to have regard to biodiversity conservation. In addition, the National Planning Policy Framework (2023) and the Mid Sussex District Plan 2014-2031 (Mid Sussex District Council, 2018) encourages ecological enhancement to be integrated into development projects in order to achieve an overall net-gain in biodiversity.
- 5.4.2 Furthermore, the Kent Local Nature Recovery Strategy (LNRS) provides a county-wide framework for identifying priorities and opportunities for conserving, restoring, and enhancing biodiversity, with a focus on priority habitats and species in decline, while also supporting wider objectives such as ecosystem resilience and climate adaptation. Under the Environment Act 2021, LNRSs are a statutory requirement, and public authorities must have regard to them in decision-making, including in the



planning process, making them an important material consideration for development proposals. In this context, the ecological enhancement measures proposed below are where possible aligned with the Kent LNRS and targeted towards its priority species (particularly those requiring bespoke measures) as well as other threatened / significant species included on the relevant species longlist, thereby contributing to halting biodiversity loss and supporting species recovery at both local and landscape scales, ensuring that site-level interventions deliver measurable ecological benefits in line with strategic conservation objectives.

5.4.3 Given the above, the following enhancement recommendations should be considered and incorporated into the final design proposals:

- Installation and maintenance of artificial bat bricks or bat tubes (i.e. Schwegler 1FR and 2FR bat tubes and Schwegler 1GS bat brick or similar) into any new buildings and installation of bat boxes (i.e. Schwegler 2FN or similar) on to suitable retained trees to increase the roosting opportunities for bats within the Site. Any artificial roosting features should be placed between 3m and 6m above ground in a variety of locations at slightly different heights and preferably positioned facing a variety of directions.
- Installation and maintenance of artificial bird nest boxes onto any retained trees and new buildings on Site to increase nesting opportunities for many bird species. Given their designation as SPI, particular consideration should be given to installing house sparrow (i.e. Schwegler 1SP or similar) and starling (i.e. Schwegler 3S or similar) nest boxes onto any retained trees and any new buildings within the Site.
- Planting of native species rich hedgerows and/or 'natural buffer strips' along the access roads and plot boundaries. Approximately five woody plants should be planted per metre of hedgerow, in double staggered rows. The hedgerow should be managed on an annual rotation, whereby half of each hedgerow is cut in any one year. This will encourage a diverse structure to produce both a wide and dense hedgerow. Woody species planted could include the following species:
 - Oak *Quercus* sp;
 - Hazel *Corylus avellana*;
 - Hawthorn *Crataegus monogyna*;
 - Blackthorn *Prunus spinosa*;
 - Field maple *Acer campestre*;
 - Holly *Ilex aquifolium*;
 - Elder *Sambucus nigra*; and
 - Crab apple *Malus sylvestris*.
- Incorporation of dead wood habitat piles within areas of retained suitable habitat for example underneath tree canopies and along pond margins. These are used by both invertebrates such as the stag beetle which is a SPI and by reptiles and widespread amphibians as refugia.
- Incorporation of a 'Beebrick' into the new building(s). The 'Beebrick' should be positioned facing a southerly direction, in an area that receives a lot of light and warmth throughout the day and without vegetational obstruction to the entrances. It is recommended that for every Beebrick installed, a minimum of 1m² of 'bee friendly' plant species be planted to support any solitary bees that would likely utilise the feature. The plant species could include:
 - Common yarrow *Achillea millefolium*;
 - Greater knapweed *Centaurea scabiosa*;
 - Common foxglove *Digitalis purpurea*;



- Hemp agrimony *Eupatorium cannabinum*;
- Common honeysuckle *Lonicera periclymenum*;
- Wild marjoram *Origanum vulgare*; and
- Guelder rose *Viburnum opulus*.



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7 APPENDICES

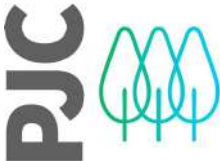
Appendix I: Site Location Plan



LEGEND:

 Site boundary

STATUS: FOR INFORMATION ONLY



The Watermill, The Mill Business Park,
Maidstone Road, Ashford, TN26 1AE
T: 01233 225365

E: contact@pjcconsultancy.com
W: <https://www.pjcconsultancy.com>

CLIENT: Cross Homes Lewes Ltd

PROJECT: Land at Selby Close
Burgess Hill
West Sussex
RH15 0RT

TITLE:
Appendix I: Site Location Plan

SCALE AT A4: 1:172.9	DRAWN: DB	APPROVED: RM
PROJECTION: EPSG:27700	DATE: 24/06/26	DATE: 24/06/26

DRAWING No:
PJC/6167E/26/A1/V1



Appendix II: Legislation and Planning Policy

Legislation

The Conservation of Habitats and Species (Amendment) Regulations 2017

The Conservation of Habitats and Species (Amendment) Regulations 2017 is the UK transposition of the European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, or the 'Habitats Directive'. The directive provides protection of key habitats and species of European importance. Those key habitats and species are listed in Annexes II and IV of the directive.

Those species protected under the regulations and most likely encountered during development include:

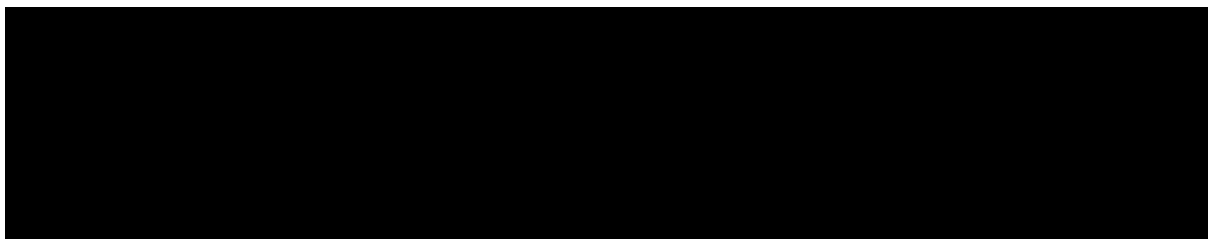
- All bat species
- Hazel dormouse
- Great crested newt
- Common otter

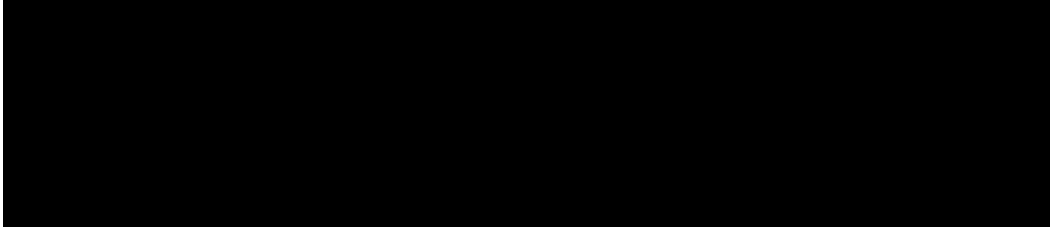
The Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981 (as amended) is the primary legislation for the protection of wildlife in Great Britain. This legislation is the means by which the Convention on the Conservation of European Wildlife and Natural Habitats (the 'Bern Convention') and the European Union Directives on the Conservation of Wild Birds (79/409/EEC) and Natural Habitats and Wild Fauna and Flora (92/43/EEC) are implemented in Great Britain. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants respectively. The Countryside and Rights of Way (CROW) Act 2000 makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site

Those species protected under the act and most likely encountered during development include:

- All bat species
- All nesting birds
- Hazel dormouse
- Great crested newt
- Common otter
- Water vole
- All native reptile species
- White-clawed crayfish





The Environment Act (2021)

The Environment Act (2021) is the UK's framework of environmental protection, post Brexit, and provides binding targets for improving air quality, water, biodiversity, and waste reduction. The Environment Act requires all development schemes in England (that are subject to Town and Country Planning Act 1990) to deliver a mandatory 10% biodiversity net gain (BNG) to be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development. Key parts of the Environment Act 2021 which relate to BNG and its delivery are Part 6: Nature and Biodiversity and the supporting Schedule 14, particularly sections 9(3), 13(1), 14(2) and 15. The Act also amends requirements of the NERC Act, 2006, adding the need to not just conserve, but enhance biodiversity through planning projects. Furthermore, it introduces the need for public bodies to have regard to relevant local nature recovery strategies when making planning related decisions.

The Natural Environment and Rural Communities Act (NERC) 2006

Section 40 of the Act requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'. Section 41 of the Act provides a list of habitats and species, which are of 'principal importance for the conservation of biodiversity.' This list aids decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications.

Hedgerows Regulations 1997

These regulations were produced to protect important countryside hedges from removal. The regulations only cover hedgerows that are at least 20m long or, if shorter, connected to other hedgerows at both ends or part of a longer hedgerow. They must be in or adjacent to common land, village greens, site of special scientific interest, local nature reserves, or land used for agriculture, forestry or breeding or keeping of horses, ponies or donkeys.

Wild Mammals (Protection) Act 1996

All wild mammals are protected against intentional acts of cruelty under the above legislation. This makes it an offence to mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

This legislation is of relevance when undertaking works with potential to affect wild mammals e.g. works near burrows, warrens or dens, regardless of other legislative protection.

Species and Habitat Specific Legislation

Plants

Wild plants are protected under Section 13 of the Wildlife and Countryside Act 1981 (as amended). It prohibits the unauthorised intentional uprooting of any wild plant species and forbids any picking, uprooting or destruction of plants listed on Schedule 8 of which there are over 150.

The Conservation of Habitats and Species Regulations 2017 (as amended) have nine plants listed within Annex IV these are; creeping marshwort *Apium repens*, early gentian *Gentianella anglica*, fen orchid *Liparis loeselii*, floating-leaved water plantain *Luronium natans*, killamey fern *Trichomanes*



speciosum, lady's slipper *Cypripedium calceolus*, shore dock *Rumex rupestris*, slender naiad *Najas flexilis*, and yellow marsh saxifrage *Saxifraga hirculus*. It is an offence to deliberately pick, collect cut, uproot or destroy any protected plant, or keep, transport, sell, or exchange, any live or dead such plant species, this applies to all stages of its life cycle.

Invasive Species

Schedule 9, Section 14 of the Wildlife and Countryside Act (1981, as amended) prohibits the introduction into the wild of any species that is not ordinarily resident in and is not a regular visitor to Great Britain in a wild state, or any species of the 69 plants listed on Schedule 9.

The frequently encountered invasive species within proposed development sites include floating pennywort *Hydrocotyle ranunculoides*, giant hogweed *Heracleum mantegazzianum*, Himalayan balsam *Impatiens glandulifera*, Japanese knotweed *Fallopia japonica*, New Zealand pygmyweed *Crassula helmsii*, rhododendron *Rhododendron ponticum* and certain hybrids of the above, some species may be native yet are listed for conservation purposes.

Plant or soil material contaminated by Japanese knotweed that is to be discarded is considered to be a 'controlled waste' under the Environmental Protection Act 1990 (EPA 1990). It is an offence to deposit, treat, keep, or dispose of controlled waste without a licence. Furthermore, knotweed that has been cut down and removed must be received by an authorised person to be disposed of correctly. A licence can be obtained from the Environment Agency (EA). The release or planting of a listed species in the wild can be permitted under a licence granted by the relevant statutory body.

Invertebrates

A number of invertebrates such as silver studded blue butterfly *Plebejus argus*, stag beetles *Lucanus cervus* and white letter hairstreak *Stymondia w-album* are fully protected under Schedule 5 of the Wildlife and Countryside Act (1981, as amended). This legislation makes it illegal to intentionally kill, injure, or take a protected invertebrate, or to damage, destroy, or obstruct access to any structure or place used for shelter or protection by such a species; and disturb any protected species occupying such a structure or place.

Three invertebrates are listed under Schedule 2 of the Conservation of Habitats and Species Regulations 2017, fisher's estuarine moth *Gortyna borelii lunata*, the large blue butterfly *Maculinea arion* and lesser whirlpool ram's-horn snail *Anisus vorticulus*. It is an offence deliberately to kill, capture, or disturb a listed species, or to damage or destroy the breeding site or resting place of such an animal.

Amphibians

There are four widespread amphibian species, common frog *Rana temporaria*, common toad *Bufo bufo*, palmate newt *Lissotriton helveticus* and smooth newt *Lissotriton vulgaris*. All of the four widespread species receive partial protection under Schedule 5 of the Wildlife and Countryside Act (1981, as amended) making it an offence to offer them for sale or trade.

Great crested newts *Triturus cristatus* and natterjack toads *Epidalea calamita* are fully protected under Schedule 5 (in respect of section 9(4)(b) and (c) and (5) only) of the Wildlife and Countryside Act (1981, as amended) and the Conservation of Habitats and Species Regulations 2017. Reintroduced populations of 'native' pool frogs *Pelophylax lessonae* also receive the same protection. It is illegal to possess a protected species (alive or dead), deliberately capture, injure or kill, to intentionally or recklessly disturb, or to deliberately take or destroy the eggs of these protected species. It is also illegal to damage, destroy or intentionally or recklessly obstruct access to breeding or resting place used by these protected species'. All life stages of each species' are afforded the same level of protection.



In order to undertake any activity, which would, otherwise result in any of the above offences being committed, it may be necessary to obtain a European Protected Species (EPS) licence from the relevant statutory body (Natural England (NE), Countryside Council for Wales (CCW) or Scottish natural Heritage (SNH)). It is possible to undertake surveys which would otherwise involve unlawful acts, such as disturbance, by obtaining a survey license which provides authorisation for scientific and educational purposes

Reptiles

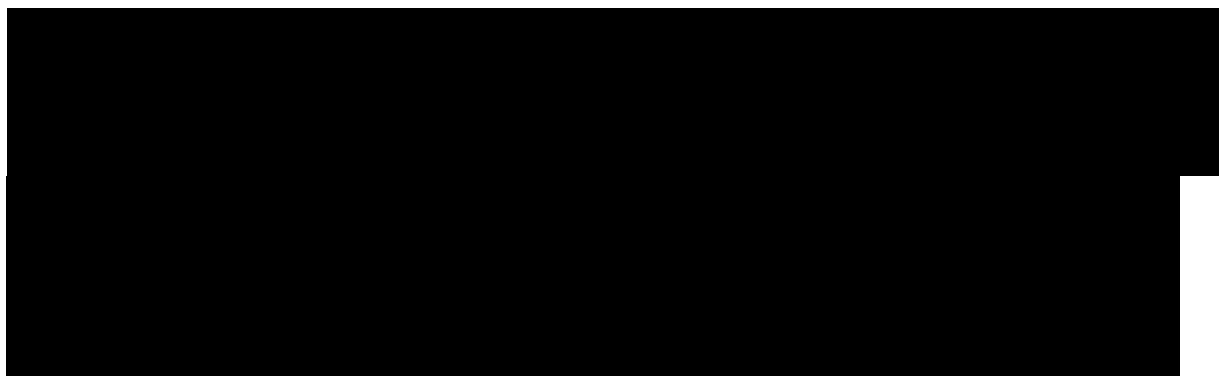
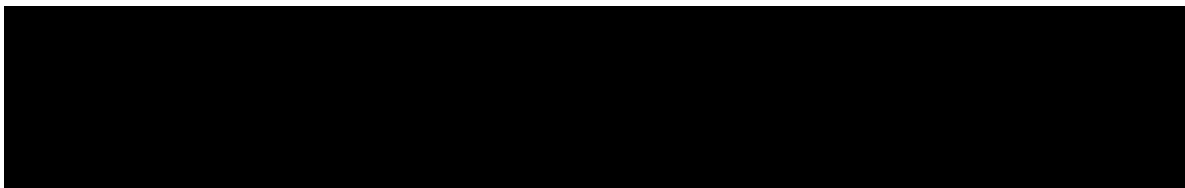
The four common reptile species, adder *Vipera berus*, grass snake *Natrix helvetica*, common lizard *Zootoca vivipara* and slow worm *Anguis fragilis* are protected under Schedule 5 of the Wildlife and Countryside Act (1981, as amended) against deliberate and/or intentional killing, injuring and trade.

If common reptile species are found to be present or considered potentially present within a proposed development site. To ensure that no subsequent offence will be committed a precautionary method of working (written by a suitably qualified ecologist) and submitted to the relevant authority may be required to enable works to proceed with limited risks of offences being caused.

Birds

All birds, their nests and eggs are protected by the Wildlife and Countryside Act (1981, as amended). It is an offence to intentionally kill, injure, or take any wild bird, or take or destroy an egg of any wild bird. It is also an offence to damage or destroy the nest of any wild bird (whilst being built, or in use). Therefore, clearance of vegetation within the site boundary, or immediately adjacent to the site during the nesting season could result in an offence occurring under the Act. The bird breeding season can be taken to run between the 1 February and 31 August and is subject to geographical and seasonal factors. There are 79 species of birds listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

Barn owls *Tyto alba* are given the highest level of legal protection possible under Schedule 1 of the Wildlife and Countryside Act 1981. It is therefore illegal to kill, injure or take a barn owl, or to take or destroy its eggs. It is also illegal to intentionally or recklessly take, damage, or destroy the nest of any wild bird while it is in use or being built, release or allow the escape of a barn owl into the wild or possess any bird (dead or alive) or part of bird without a licence which is obtainable through the country agencies (EN, SNH, and CCW).





Bats

All native UK bat species are fully protected by UK law under Schedule 5 (in respect of section 9(4)(b) and (c) and (5) only) and Schedule 6 of the Wildlife and Countryside Act (1981, as amended), and under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. It is illegal to deliberately capture, injure or kill a bat or to intentionally or recklessly disturb bats. It is also illegal to damage, destroy or intentionally or recklessly obstruct access to a breeding or resting place used by a bat.

Any activity that would result in a contravention of the above legislation would likely require an EPS licence from the relevant statutory body (NE, CCW or SNH). Works or mitigation activities involving interference with bats or bat shelters must be carried out by a licensed bat worker.

Dormice

Dormice *Muscardinus avellanarius* are protected under Schedule 5 (in respect of section 9(4)(b) and (c) and (5) only) of the Wildlife and Countryside Act (1981, as amended) and are listed in Schedule 2 of the Conservation of Habitats and Species Regulations 2017. Under the current legislation it is illegal to intentionally or deliberately kill, injure or capture dormice, deliberately disturb dormice (whether in a nest or not); or to damage, or destroy dormouse breeding sites or resting places.

Any activity that would result in a contravention of the above legislation would likely require an EPS licence from the relevant statutory body (NE, CCW or SNH).

Otters

The otter *Lutra lutra* is fully protected under Schedule 5 (in respect of section 9(4)(b) and (c) and (5) only) of the Wildlife and Countryside Act (1981, as amended) and are listed under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. It is therefore illegal to deliberately capture, injure or kill an otter, possess an otter (dead or alive), or any other part of an otter, or intentionally or recklessly disturb otters. It is also illegal to damage, destroy or intentionally or recklessly obstruct access to a holt or other resting place used by an otter.

Any activity that would result in a contravention of the above legislation would likely require an EPS licence from the relevant statutory body (NE, CCW or SNH).

Water voles

Water voles *Arvicola amphibious* are protected under Schedule 5 of the Wildlife and Countryside Act (1981, as amended). It is an offence to possess, control or sell water voles or to intentionally kill, injure or take water voles. It is also an offence to intentionally or recklessly damage, destroy or obstruct access to a place that water voles use for shelter or protection or disturb water voles whilst using such a place.

A licence is required for catching/handling water voles, or for field surveys that are intrusive or disturbing where the surveyor suspects' water voles are present. A licence can be obtained by applying to the relevant statutory body (NE, SNH, and CCW,). Please note that the legislation does not permit licences to be issued in relation to development of land.

Biodiversity Policies

National Planning Policy Framework (NPPF) 2024

Published in 2024 the NPPF sets out the Government's planning policies for England and how these are expected to be applied by local authorities. It replaces all the Planning Policy Statements and Guidance (PPSs and PPGs). The NPPF emphasises the need for sustainable development, whilst specifying the need for protection of designated sites and priority habitats and priority species (as



listed in section 41 of the Natural Environment and Rural Communities (NERC) Act 2006). Paragraph 187 of The National Planning Policy Framework (NPPF) states:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

Paragraph 192 states that “to protect and enhance biodiversity and geodiversity, plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider 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 national and local partnerships for habitat management, enhancement, restoration or creation; and
- 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.”

Furthermore, paragraph 193 states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact 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;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient



woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Paragraph 194 states:

“The following should be given the same protection as habitats sites:

- potential Special Protection Areas and possible Special Areas of Conservation;
- listed or proposed Ramsar sites; and
- sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”

Paragraph 195 states:

“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.”

The UK Biodiversity Framework (2011-2020).

The UK Biodiversity Framework is an important framework that is owned, governed and implemented by the four UK countries, assisted by Defra and JNCC in their UK co-ordination capacities. Although differing in details and approach, the four UK countries have published strategies which promote the same principles and address the same global targets: joining-up our approach to biodiversity across sectors; and identifying, valuing and protecting our ‘Natural Capital’ to protect national well-being now and in the future. This new framework has been developed to enhance the recovery of priority habitats and species in England (published under section 41 of the NERC Act 2006), thereby contributing to the delivery of the England Biodiversity Strategy. The framework has been developed and endorsed by the England Biodiversity Group and wider partnership. It is the starting point for a more integrated approach to biodiversity conservation in England, building on the strengths of the former UK Biodiversity Action Plan (BAP) process and improving those areas where insufficient progress was being made.

Mid Sussex District Plan 2014-2031

The above plan sets out the relevant policies for the control of development in regard to the natural environment and biodiversity.

DP37: Trees, Woodland and Hedgerows

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Green Infrastructure mapping; Mid Sussex Ancient Woodland Survey, Tree and Woodland Management Guidelines, Tree Preservation Order records.



The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and
- prevents damage to root systems and takes account of expected future growth; and
- where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and
- has appropriate protection measures throughout the development process; and
- takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and does not sever ecological corridors created by these assets. Proposals for works to trees will be considered taking into account:
 - the condition and health of the trees; and
 - the contribution of the trees to the character and visual amenity of the local area; and
 - the amenity and nature conservation value of the trees; and
 - the extent and impact of the works; and
 - any replanting proposals.

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.

DP38: Biodiversity

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Biodiversity 2020; Biodiversity Action Plan; Biodiversity Opportunity Areas; Green Infrastructure mapping; Habitats and Species Records; Mid Sussex Ancient Woodland Survey; Mid Sussex Infrastructure Delivery Plan; The Natural Choice: Securing the Value of Nature; West Sussex SNCI Register.

Biodiversity will be protected and enhanced by ensuring development:

- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including



through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and

- Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and
- Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and
- Promotes the restoration, management and expansion of priority habitats in the District; and
- Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.



Appendix III: Ecological Walkover Survey Map



LEGEND:

-  Existing tree
-  Native hedgerow
-  Developed land; sealed surface
-  Modified grassland
-  Site boundary

STATUS: FOR INFORMATION ONLY



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CLIENT: Cross Homes Lewes Ltd

PROJECT: Land at Selby Close
Burgess Hill
West Sussex
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TITLE:
Appendix III: Ecological Walkover
Survey Map

SCALE AT A4: 1:172.9	DRAWN: DB	APPROVED: RM
PROJECTION: EPSG:27700	DATE: 08/06/26	DATE: 24/06/26

DRAWING No:
PJC/6167E/26/A3/V1



Appendix IV: Site Photographs

All photographs taken by David Blagden BSc(Hons) on the 3rd of June 2026.



Photograph 1: Looking across the Site from the southwestern border.



Photograph 2: Looking across the Site from the southeastern border.



Photograph 3: Looking across the Site from the northeast aspect.



Photograph 4: Looking across the Site from the northwestern aspect.



Photograph 5: Eastern Site aspect. The Site ends at the road.



Photograph 6: The northern aspect which extends from the left fence of the Site to the fence on the right.



Photograph 7: Hedgerow in the eastern aspect of the Site.



Photograph 8: Scattered trees in the southern aspect of the Site.



Appendix V: Precautionary Non-Licensed Method Statement

MITIGATION MEASURES

The mitigation measures detailed below are provided to ensure that in the unlikely event of reptiles being present within the Site, they are protected from death, injury or disturbance, and that their resting places are also protected from damage, destruction, or obstruction of access.

PRIOR TO CONSTRUCTION WORKS

All site workers undertaking any habitat clearance works will receive an ecological Tool Box Talk (TBT) with a focus on reptiles from a suitably qualified ecologist prior to undertaking habitat clearance works on Site.

DURING CONSTRUCTION WORKS

The timing of these works should coincide with reptiles being active (generally in dry, warm weather and greater than 9 °C air temperature).

Access and egress routes for people and plant must be kept to existing areas of hardstanding, bare earth and grassland (providing the grassland sward has been maintained below 100mm in height).

Habitat clearance must be conducted using a two-stage directional approach, first reducing the vegetation to approximately 100mm above ground, then the second cut reducing it to ground level. This technique will allow any protected species potentially present within the Site to naturally disperse to other areas of suitable semi-natural habitat within the surroundings.

An ecologist must hand search the cleared areas either before the first cut, or immediately after, depending on the height of the vegetation and visibility.

Potential refuge features, such as exposed tree roots and mammal burrows potentially used by hibernating reptiles must not be moved or affected during the hibernation season (November to March). All features must be deconstructed sensitively, whereby removing half of the feature (top-down) and removing the second half after 24 hours.

All suitable reptile habitat removal must be supervised at all times by a suitably qualified ecologist.

All arisings generated from habitat clearance works must be removed from Site and should not be stored on Site for any longer than a 24-hour period. In the event that this is not possible, all arisings must be stored within a skip or a minimum of 10m away from retained suitable reptile habitat, and only on existing hardstanding or bare earth.

All excavations should be excavated individually and back filled immediately where possible. Where this is not possible, excavations must be covered to prevent reptiles (and other animals) becoming trapped within the excavation. If this is also not possible, one or both sides of the excavation must be sloped in order to allow egress from the excavation.

All machinery, equipment and materials must be stored on areas identified by an ecologist as being unsuitable for reptiles, for example, grassland of a short sward.

All site workers, particularly those involved in habitat clearance works, must remain vigilant at all times during construction works if at any point during construction works any protected species or



signs of protected species, including reptiles are identified, the following instructions must be adhered to:

- Stop works immediately and leave the area;
- Inform an ecologist immediately who will then provide further guidance/instructions;
- Do not try to handle a reptile; and
- Do not resume construction works until advised it is safe to do so by a suitably qualified ecologist.



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