

Preliminary Ecological Appraisal

Survey site:

Crabbet Park, Turner Hill Road, Worth, Crawley, RH10 4ST

Client:

Steel systems

Survey date:

1st July 2025

Project:

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

The construction of padel courts and associated buildings

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

The survey results and recommendations contained within this report are valid for 18 months. An updates site visit may be required if the report is to be used any longer than 18 months after completion.

Executive Summary

The survey site is centred on National Grid Reference TQ 30548 37039 and has an area of approximately 0.6ha. During the walkover undertaken on 1st July 2025, the following habitats were identified:

- Modified grassland
- Bramble scrub
- Other broadleaved woodland

As result of this, the following recommendations have been made:

- A Biodiversity Net Gain Assessment
- A Construction Ecological Management Plan (CEMP) to protect the ancient woodland to the east of the site
- An artificial lighting strategy for nocturnal mammals, specifically bats
- Precautionary working methods for: reptiles, amphibians, hazel dormouse, badgers and other small mammals

The report was prepared by Kat Aburrow BSc, Consultant Ecologist and Kiera Hormann, Assistant Ecologist.

Site Location and Context

The survey site is centred on National Grid Reference TQ 30548 37039 and has an area of approximately 0.6ha. The site comprises of one field consisting of poached grassland bordered by a carpark to the north, ancient deciduous woodland to the east, horse grazed grassland to the south and a line of trees to the west separating the site from the neighbouring motorway (M23). Aerial imagery shows the local landscape consists primarily of woodland and arable fields with the occasional residential dwellings north, east and south of the site with the large residential town of Crawley to the west. There are multiple waterbodies nearby with a large pond located ~324m northeast of the boundary. Features, such as the local waterbodies and neighbouring woodland, likely enhance the area for a variety of species, including bats, amphibians and reptiles.

The site is situated on slightly acid loamy and clayey soils with impeded drainage which overlays the Upper Tunbridge Wells Sands formation and is part of the High Weald National Character Area (NCA – 122).

Survey Details

The site survey was undertaken by Kat Aburrow BSc, Consultant Ecologist, an ecologist with eight years of experience with three of those in the UK.

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
01/07/2025	30	47	0	11	Dry and sunny

Survey limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability

of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.	
Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see site location in Appendix 1, UKHabs Map in Appendix 2, proposal plan in Appendix 3, pond map in Appendix 4 and condition assessments in Appendix 5). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> UKHab codes used g4 – Modified grassland h3d – Bramble scrub w1g – Other broadleaved woodland u1b – developed land; sealed surface Essential Secondary codes 32 – Scattered trees	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km. On-site habitat descriptions <u>g4 – Modified grassland – scattered trees (32), horse grazed (103)</u> Most of the site was dominated by horse grazed modified grassland with a sparse, short sward and poached areas (Figure 1 and 2). There was some neutral grassland indicators present around the periphery of the grassland. Along the southern boundary of the site was evidence of bramble clearance and the removal of two trees although the species/condition was unable to be determined. A total of 15 vascular plant species were recorded at an average density of 5 species per/m² with a ratio of 80:20 grasses to herbs. A condition assessment is provided in Appendix 5. The species recorded were: Grasses: A: Perennial ryegrass (<i>Lolium perenne</i>), Yorkshire fog (<i>Holcus lanatus</i>) O: Common bent (<i>Agrostis capillaris</i>), Sweet vernal grass (<i>Anthoxanthum odoratum</i>) Forbs: A: Creeping buttercup (<i>Ranunculus repens</i>), White clover (<i>Trifolium repens</i>)

Secondary Codes 103 – Horse grazed	O: Broadleaved dock (<i>Rumex obtusifolius</i>) R: Birds-foot trefoil (<i>Lotus corniculatus</i>), Selfheal (<i>Prunella vulgaris</i>), Scarlett pimpernel (<i>Anagallis arvensis</i>), Common knapweed (<i>Centaurea nigra</i>), Creeping thistle (<i>Cirsium arvense</i>), Common centaury (<i>Centaureum erythraea</i>)   Figure 1. The majority of the site was dominated by horse grazed modified grassland with a spare, short sward (photo taken July 2025). Figure 2. Patches of bare ground were present throughout the grassland area (photo taken July 2025). <u>h3d – Bramble scrub</u> Along the northern and southern boundary were patches of bramble scrub (<i>Rubus fruticosus</i>) with occasional young Common dogwood (<i>Cornus sanguinea</i>) shrubs interspersed throughout (Figure 3 and 4).
--	--



Figure 3. The bramble scrub along the northern boundary (photo taken July 2025).



Figure 4. The bramble scrub along the southern boundary (photo taken July 2025).

w1g – Other broadleaved woodland

A small section of woodland was present in the southwestern corner of the site on the opposite site of the field boundary fence (**Figure 5**) however, this is ecologically connected to a larger stretch of woodland running along the western boundary and into the wider landscape to the south of the site. To the north of this patch of woodland the treeline thins out before becoming fragmented by tarmac roads and commercial developments. This woodland had an open understory with patches of bare earth or tall common nettles. There was no evidence of browsing pressure or damage to the trees nor any signs of ongoing woodland management. The species recorded consisted of Common ash (*Fraxinus excelsior*), Horse chestnut (*Aesculus hippocastanum*), Common dogwood (*Cornus sanguinea*), Hawthorn (*Crataegus monogyna*), Holly (*Ilex aquifolium*) and patches of bramble. A condition assessment is available in **Appendix 5**.



Figure 5. A small section of other broadleaved woodland was located in the southwestern corner of the site (photo taken July 2025).

u1b – developed land ; sealed surface

The access road to the site consisted of a minor tarmac road used to access commercial sites further to the north.

Local notable habitats

Multiple patches of ancient deciduous woodland are located throughout the site 2km radius, the closest parcel borders the eastern site boundary. Both ancient and deciduous woodland are classed as priority habitats under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site, including traditional orchard and lowland meadows (**Table 1**).

Table 1: Priority habitats within 2km of the site.

Priority habitat	Distance from site (approx.)
Ancient Woodland	There are multiple parcels of ancient woodland within the site buffer and the closest borders the eastern site boundary.
Deciduous Woodland	There are multiple parcels of deciduous woodland within the site buffer and the closest borders the eastern site boundary.
Traditional Orchard	There are three small parcels of traditional orchard within the site buffer and the closest is located 1.71km east of the site boundary.

	Lowland meadows	There is one small parcel of lowland meadows within the site and is located 1.95km south of the site boundary.							
Foreseen Impacts	On-site habitats The proposed development will result in the loss of modified grassland, areas of bramble scrub and approximately 0.007ha of other broadleaved woodland. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. Notable habitats No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the close proximity of the site to ancient woodland (along the eastern boundary), indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.								
Recommendations	Notable habitats Best practice measures to minimise the possibility of pollution affecting the nearby ancient woodland must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this. Furthermore, a 15m buffer between the site and the ancient woodland should be implemented. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain.								
Locality and Designated Sites									
Summary of Survey Findings	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are two statutory sites within 2km of the site, as detailed in Table 2 below. Table 2. Statutory sites within a 2km radius of the site <table><tr><th>Designated site</th><th>Distance from site (approx.)</th><th>Reason for notification</th></tr><tr><td>High Weald Area of Outstanding Natural Beauty (AONB)</td><td>0.16km to the south covering 7.72ha.</td><td>High Weald is the fourth-largest National Landscape in England and Wales with 22.8% of its expanse covered by ancient woodland. Other habitats include lowland meadow, saline lagoons, salt marsh and wet grassland.</td></tr></table>			Designated site	Distance from site (approx.)	Reason for notification	High Weald Area of Outstanding Natural Beauty (AONB)	0.16km to the south covering 7.72ha.	High Weald is the fourth-largest National Landscape in England and Wales with 22.8% of its expanse covered by ancient woodland. Other habitats include lowland meadow, saline lagoons, salt marsh and wet grassland.
Designated site	Distance from site (approx.)	Reason for notification							
High Weald Area of Outstanding Natural Beauty (AONB)	0.16km to the south covering 7.72ha.	High Weald is the fourth-largest National Landscape in England and Wales with 22.8% of its expanse covered by ancient woodland. Other habitats include lowland meadow, saline lagoons, salt marsh and wet grassland.							

			High Weald is home to a vast abundance of different flora and fauna including rare species such as the hazel dormouse, the pearl bordered fritillary, the black-headed cardinal beetle and is a breeding ground for Nightjars.	
	Grattons Park Local Nature Reserve (LNR)	1.74km to the northwest covering 1461.72ha.	Grattons Park is a local nature reserve composed of broad-leaved woodland, a tributary of the River Mole, meadows and Gratton Pond. A vast population of birds inhabit the area from the great spotted woodpecker and nuthatches’ to kingfishers and tree creepers.	
	The site lies within the impact risk zone for Weir Wood Reservoir Site of Special Scientific Interest (SSSI). Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Sussex Biodiversity Record Centre			
Foreseen Impacts	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known). The site lies within the impact risk zone for Weir Wood Reservoir Site of Special Scientific Interest (SSSI). The proposed development type is not listed as a possible high risk for this designation.			
Recommendations	On-site designations None required. Statutory and non-statutory designated sites None required.			
Invasive / Non-native species				
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.			
Foreseen Impacts	N/A			

Recommendations	No further surveys but remain vigilant.														
Invertebrates															
Summary of Survey Findings	The habitats present on-site, including poor condition grassland and bramble scrub, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.														
Foreseen Impacts	None foreseen.														
Recommendations	No further surveys.														
Bats															
Summary of Survey Findings	EPSL data A search of the magic.gov.uk database for granted European Protected Species Licenses (EPSLs) within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are two EPSLs within a 2km radius of site as detailed in Table 3 below. Table 3: Granted bat EPSLs within 2km of the site. <table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2018-36875-EPS-MIT</td><td>Common pipistrelle</td><td>~1.21km west</td><td>Destruction of a resting place</td></tr><tr><td>EPSM2011-3711</td><td>Common pipistrelle</td><td>~2km southwest</td><td>Destruction of a resting place.</td></tr></table> There are no Special Areas of Conservation designated for bats within 10km of the site. Foraging and commuting habitat Habitats recorded on site are assessed to provide limited foraging and commuting opportunities for bats in the form of species-poor semi-improved grassland and bramble scrub. However, the site is bound to the east and west by ancient woodland and a treeline which extends into the wider landscape. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.			EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2018-36875-EPS-MIT	Common pipistrelle	~1.21km west	Destruction of a resting place	EPSM2011-3711	Common pipistrelle	~2km southwest	Destruction of a resting place.
EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence												
2018-36875-EPS-MIT	Common pipistrelle	~1.21km west	Destruction of a resting place												
EPSM2011-3711	Common pipistrelle	~2km southwest	Destruction of a resting place.												
Foreseen Impacts	Foraging and commuting habitat The proposed development will result in the removal of approximately 0.007ha of other broadleaved woodland which is functionally connected to the wider landscape. This small area is not seen to be detrimental to bats due to the significant amount of foraging habitat in the surrounding landscape. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.														

	Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting Suggested biodiversity enhancements The installation of one bat box at the site will provide additional roosting habitat for bats. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. It is also suggested that tree planting and the creation of mixed scrub is included within the landscaping plans to provide additional foraging and commuting habitat across the northern and southern boundary, aiding connectivity to the ancient woodland to the east.
Birds	
<i>Summary of Survey Findings</i>	Trees and vegetation No bird nests were identified within the woodland or bramble scrub on-site; however, it offers limited nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.

<i>Foreseen Impacts</i>	Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of one bird box will provide additional nesting habitat for birds (numbers should be confirmed upon the provision of final development plans) e.g: • Schwegler 1B Nest Boxes • Schwegler 2H Robin Boxes • Woodstone Nest Box • A similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.

	Habitat suitability The dominant habitat onsite (modified grassland) is considered unsuitable for reptiles due to the species content (common and widespread species with minimal diversity) and associated management regime, where at the time of the survey the grassland was recorded as being a relatively short sward. Given the grazing regime employed on the modified grassland, as well as the species composition, it is considered unlikely that this faunal group would be present within this habitat. However, the treelines, woodland and bramble scrub provide sheltering and hibernation opportunities for reptiles. Wider landscape The adjacent woodland and unmanaged grasslands are of elevated ecological value within the wider landscape and may represent important resources for local reptile populations. These adjacent habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted.
<i>Foreseen Impacts</i>	Modified grassland, bramble scrub and approximately 0.007ha of woodland will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of reptiles, if present.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist. Suggested biodiversity enhancements The site could be enhanced for reptiles post-development with the inclusion of log piles (created from felled materials) and planting of areas of native shrubs, to provide sheltering opportunities.

Amphibians													
Summary of Survey Findings	EPSL and survey data												
	A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. A review of the MAGIC database returned one granted EPSL record for Great Crested Newts (GCN) within 2km of the site (Table 4), however, there were no positive class survey licence returns or DLL historic survey data (2017 – 2019) present.												
	Table 4: Granted GCN EPSLs within 2km of the site.												
	<table><tr><th>EPSL reference</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2017-31507-EPS-MIT-1, 2017-31507-EPS-MIT-2</td><td>~1.61km north</td><td>Damage and destruction of a resting place.</td></tr></table>	EPSL reference	Distance from site	Impacts allowed by licence	2017-31507-EPS-MIT-1, 2017-31507-EPS-MIT-2	~1.61km north	Damage and destruction of a resting place.						
	EPSL reference	Distance from site	Impacts allowed by licence										
2017-31507-EPS-MIT-1, 2017-31507-EPS-MIT-2	~1.61km north	Damage and destruction of a resting place.											
Aquatic habitat suitability (including ponds within 500m)													
GCN exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).													
There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of four ponds within 500m of the site boundary (Table 5).													
Table 5: Ponds within 500m of the site.													
<table><tr><th>Pond</th><th>Distance from site</th><th>Connectivity to site</th></tr><tr><td>P1</td><td>~324m northeast</td><td>Medium connectivity – The pond lies within a wooded area and is connected to the site through a range of suitable habitats such as woodland and grassland. There are small roads separating the pond which could provide a barrier for GCN.</td></tr><tr><td>P2</td><td>~432m east</td><td>Medium connectivity – The pond lies within a wooded area and is connected to the site through a range of suitable habitats such as woodland and grassland. There is the occasional residential building with adjoining garden and a public road which could provide a barrier for GCN.</td></tr><tr><td>P3</td><td>~435m south</td><td>Medium connectivity – The pond lies within a wooded area and is connected to the site through a range of suitable habitats such as woodland and grassland. There is the occasional residential building with adjoining garden and two public roads which could provide a barrier for GCN.</td></tr></table>	Pond	Distance from site	Connectivity to site	P1	~324m northeast	Medium connectivity – The pond lies within a wooded area and is connected to the site through a range of suitable habitats such as woodland and grassland. There are small roads separating the pond which could provide a barrier for GCN.	P2	~432m east	Medium connectivity – The pond lies within a wooded area and is connected to the site through a range of suitable habitats such as woodland and grassland. There is the occasional residential building with adjoining garden and a public road which could provide a barrier for GCN.	P3	~435m south	Medium connectivity – The pond lies within a wooded area and is connected to the site through a range of suitable habitats such as woodland and grassland. There is the occasional residential building with adjoining garden and two public roads which could provide a barrier for GCN.	
Pond	Distance from site	Connectivity to site											
P1	~324m northeast	Medium connectivity – The pond lies within a wooded area and is connected to the site through a range of suitable habitats such as woodland and grassland. There are small roads separating the pond which could provide a barrier for GCN.											
P2	~432m east	Medium connectivity – The pond lies within a wooded area and is connected to the site through a range of suitable habitats such as woodland and grassland. There is the occasional residential building with adjoining garden and a public road which could provide a barrier for GCN.											
P3	~435m south	Medium connectivity – The pond lies within a wooded area and is connected to the site through a range of suitable habitats such as woodland and grassland. There is the occasional residential building with adjoining garden and two public roads which could provide a barrier for GCN.											

	P4	~463m southeast	Medium connectivity – The pond lies within a grassland and is connected to the site through a range of suitable habitats such as woodland and grassland. There is the occasional residential building with adjoining garden and two public roads which could provide a barrier for GCN.																								
	A pond map showing approximate locations is provided in Appendix 4 .																										
	Terrestrial habitat suitability The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of sparse modified grassland and bramble scrub offer sub-optimal habitat for terrestrial amphibians. The adjacent treelines and woodland may offer refuge for these species. Further, there is suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.																										
Foreseen Impacts	When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of 0.605ha of grassland. If great crested newts are present within the ponds >250m from site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces an Green risk score , which states: Offence Highly Unlikely (see Figure 6 below).																										
	<table><tr><th>Component</th><th>Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)</th><th>Notional offence probability score</th></tr><tr><td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land within 100m of any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land 100-250m from any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land >250m from any breeding pond(s)</td><td>0.5 - 1 ha lost or damaged</td><td>0.03</td></tr><tr><td>Individual great crested newts</td><td>No effect</td><td>0</td></tr><tr><td colspan="2">Maximum:</td><td>0.03</td></tr><tr><td>Rapid risk assessment result:</td><td colspan="2">GREEN: OFFENCE HIGHLY UNLIKELY</td></tr></table>			Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score	Great crested newt breeding pond(s)	No effect	0	Land within 100m of any breeding pond(s)	No effect	0	Land 100-250m from any breeding pond(s)	No effect	0	Land >250m from any breeding pond(s)	0.5 - 1 ha lost or damaged	0.03	Individual great crested newts	No effect	0	Maximum:		0.03	Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	
Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score																									
Great crested newt breeding pond(s)	No effect	0																									
Land within 100m of any breeding pond(s)	No effect	0																									
Land 100-250m from any breeding pond(s)	No effect	0																									
Land >250m from any breeding pond(s)	0.5 - 1 ha lost or damaged	0.03																									
Individual great crested newts	No effect	0																									
Maximum:		0.03																									
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY																										
	Figure 6. Screenshot of the rapid risk assessment for Crabbet Park Equestrian Centre, RH10 4ST (Natural England).																										

<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: • A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area. However, the site was considered suitable for badger sett excavation and foraging habitat. The site is also adjacent to ancient woodland which offers suitable habitat for badger sett excavation (a rabbit warren was noted at the time of survey and is discussed in further sections).
<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. Modified grassland, approximately 0.007ha of woodland and bramble scrub will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to bat roosts, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.

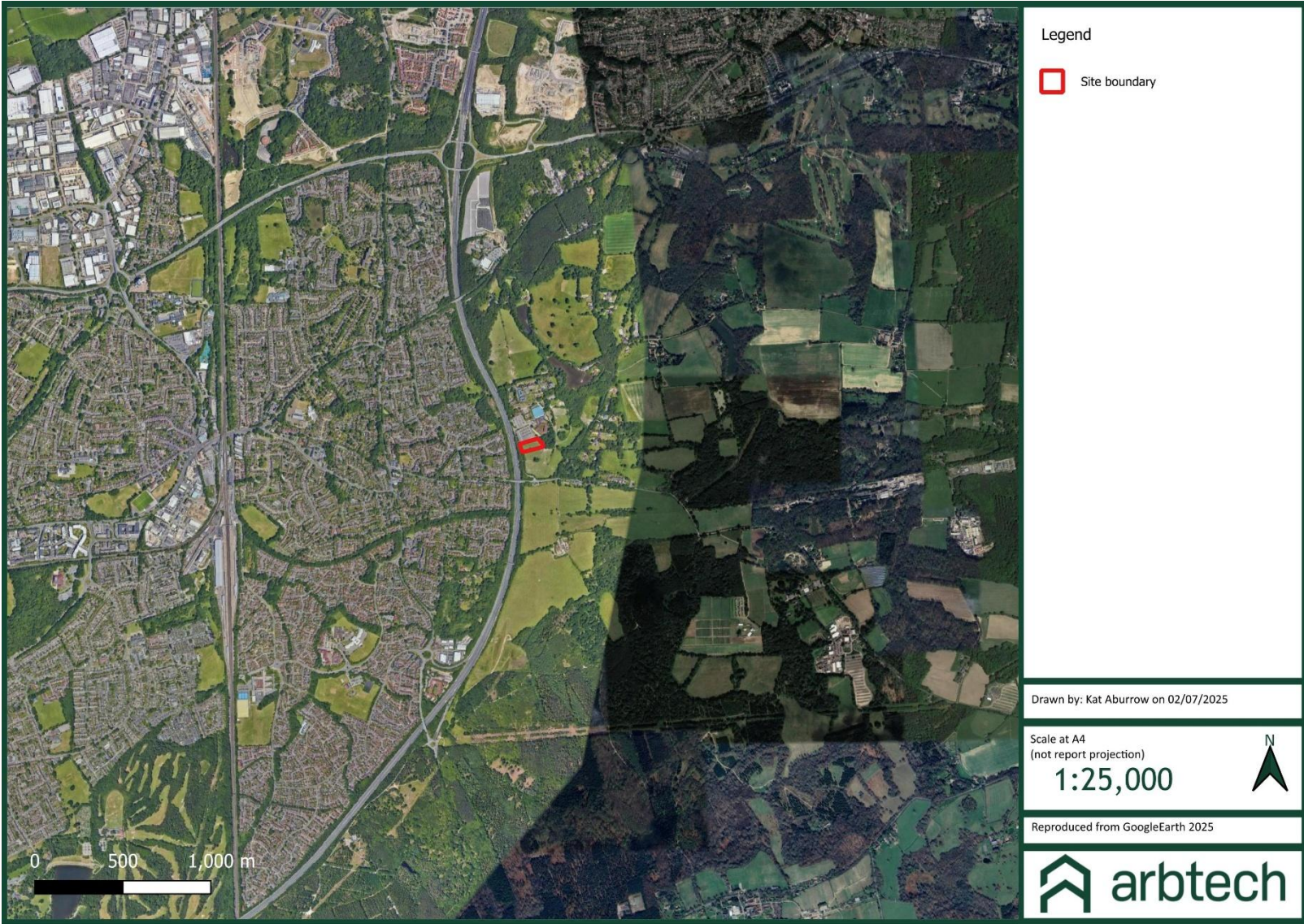
Riparian animals																									
Summary of Survey Findings	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.																								
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.																								
Recommendations	None required.																								
Hazel dormouse																									
Summary of Survey Findings	EPSL data A review of the MAGIC database returned five granted EPSL records for hazel dormice within 2km of the site, as detailed in Table 6 below. Table 6: Granted Dormouse EPSLs within 2km of the site. <table><tr><th>EPSL reference</th><th>Species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>EPSM2011-3142</td><td>Hazel Dormouse</td><td>~1.1km south</td><td>Destruction of a resting and breeding place, affecting breeding.</td></tr><tr><td>2014-135-EPS-MIT</td><td>Hazel Dormouse</td><td>~1.1km south</td><td>Destruction of a resting and breeding place, affecting breeding.</td></tr><tr><td>2014-3100-EPS-MIT</td><td>Hazel Dormouse</td><td>~1.9km northwest</td><td>Destruction of a resting and breeding place, affecting breeding.</td></tr><tr><td>2014-3100-EPS-MIT-1</td><td>Hazel Dormouse</td><td>~1.9km northwest</td><td>Destruction of a resting and breeding place, affecting breeding.</td></tr><tr><td>EPSM2012-5231</td><td>Hazel Dormouse</td><td>~2km northwest</td><td>Destruction of a resting and breeding place, affecting breeding.</td></tr></table> Habitat suitability The modified grassland on site does not provide the necessary three-dimensional (3D) structure or food plants required by Hazel dormouse. Other habitats on site are assessed to provide foraging, commuting, and nest building opportunities for dormice in the form of a small section of bramble scrub and the woodland along the western boundary which is connected to the eastern treeline. However, this is small section of bramble scrub approximately 1m in height and 1.5m in width, providing minimal habitat within a far more suitable and complex wider landscape. The woodland has a sparse understory (lacking the required 3D structure) and limited availability of food sources.	EPSL reference	Species affected	Distance from site	Impacts allowed by licence	EPSM2011-3142	Hazel Dormouse	~1.1km south	Destruction of a resting and breeding place, affecting breeding.	2014-135-EPS-MIT	Hazel Dormouse	~1.1km south	Destruction of a resting and breeding place, affecting breeding.	2014-3100-EPS-MIT	Hazel Dormouse	~1.9km northwest	Destruction of a resting and breeding place, affecting breeding.	2014-3100-EPS-MIT-1	Hazel Dormouse	~1.9km northwest	Destruction of a resting and breeding place, affecting breeding.	EPSM2012-5231	Hazel Dormouse	~2km northwest	Destruction of a resting and breeding place, affecting breeding.
EPSL reference	Species affected	Distance from site	Impacts allowed by licence																						
EPSM2011-3142	Hazel Dormouse	~1.1km south	Destruction of a resting and breeding place, affecting breeding.																						
2014-135-EPS-MIT	Hazel Dormouse	~1.1km south	Destruction of a resting and breeding place, affecting breeding.																						
2014-3100-EPS-MIT	Hazel Dormouse	~1.9km northwest	Destruction of a resting and breeding place, affecting breeding.																						
2014-3100-EPS-MIT-1	Hazel Dormouse	~1.9km northwest	Destruction of a resting and breeding place, affecting breeding.																						
EPSM2012-5231	Hazel Dormouse	~2km northwest	Destruction of a resting and breeding place, affecting breeding.																						

<i>Foreseen Impacts</i>	Bramble scrub and 0.007ha of woodland will be removed during construction. The loss of such habitats is likely to be inconsequential to local dormouse populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of dormice, if present.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to dormice, further dormouse surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • Site clearance will be undertaken outside of the dormouse hibernation season (November to March) insofar as is possible. • A toolbox talk will be given to contractors regarding the possible presence of dormice at the site. • Heras fencing will be erected around the working area to prevent encroachment into retained habitats where dormice could be present. • A pre-commencement inspection of the site will be undertaken for dormice. In the event that a dormouse or evidence of dormouse is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Small terrestrial mammals	
<i>Summary of Survey Findings</i>	The bramble scrub and woodland onsite provides limited foraging and commuting opportunities for hedgehogs and other small mammals, with unmanaged grassland, woodland and urban habitat nearby. A rabbit warren was also identified within the woodland along the eastern boundary (Figure 7 and 8).

		
	Figure 7. The rabbit warren within the eastern woodland (photo taken July 2025).	Figure 8. The rabbit warren within the eastern woodland (photo taken July 2025).
<i>Foreseen Impacts</i>	Modified grassland, woodland and bramble scrub will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.	
<i>Recommendations</i>	Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any small mammals are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.	

	Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas.
--	---

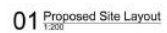
Appendix 1: Site Location Map



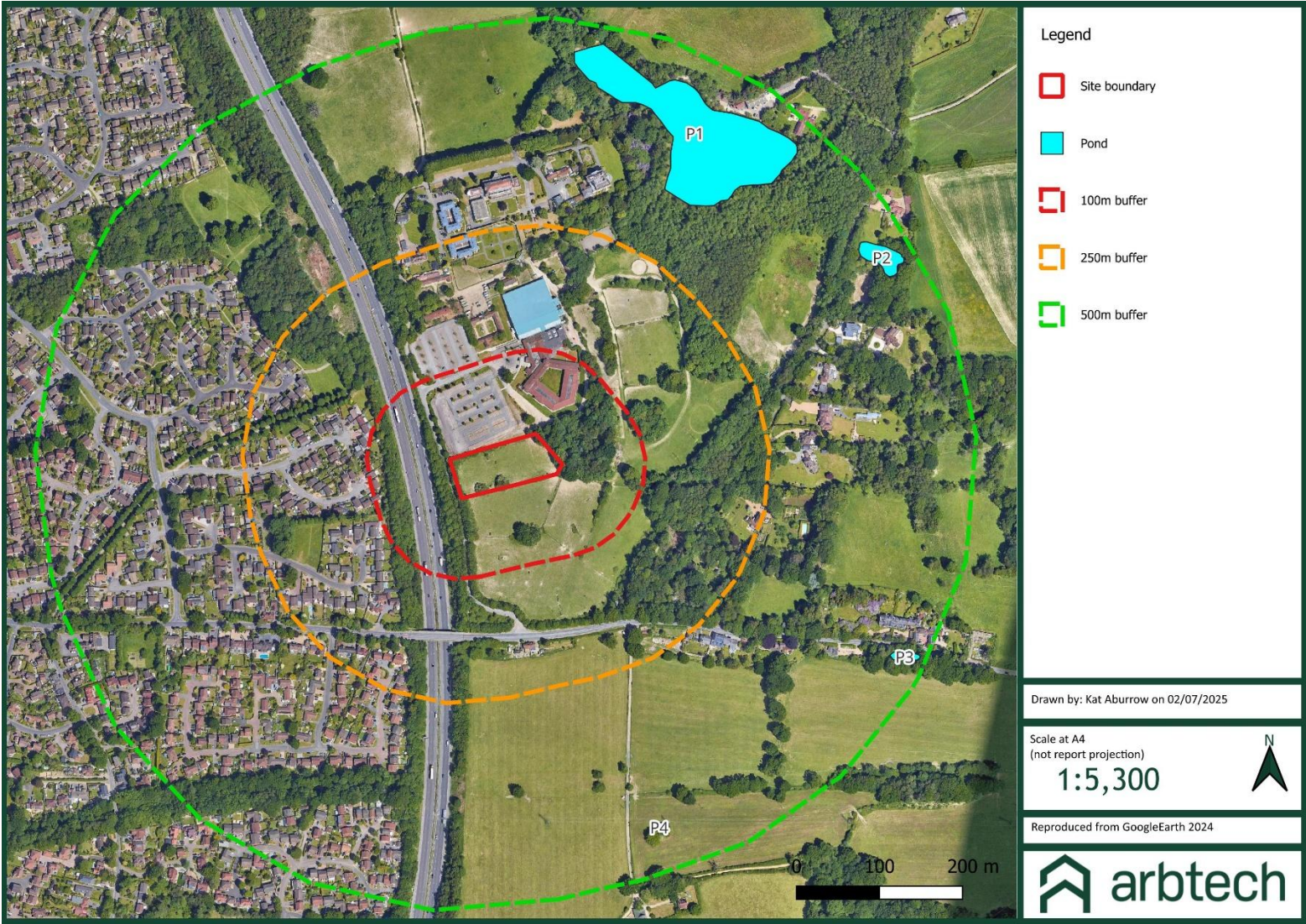
Appendix 2: UKHabs Map



Preliminary Ecological Appraisal



Appendix 4: Pond Map



Appendix 5: Condition assessments**Urban;** assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	Assumed yes as part of the retrospective assessment
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Assumed yes as part of the retrospective assessment
C	The tree is mature (or more than 50% within the block are mature).	Y	Assumed yes as part of the retrospective assessment
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Assumed yes as part of the retrospective assessment
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Assumed yes as part of the retrospective assessment
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Assumed yes as part of the retrospective assessment
Number of criteria passed			3
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 5 or 6 of 6 criteria	Good (3)	✓	
Passes 3 or 4 of 6 criteria	Moderate (2)		
Passes 0, 1 or 2 of 6 criteria	Poor (1)		

Modified Grassland; assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	N	Fewer than 6 vascular plant species per m ²
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Horse-grazed paddock
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	N	Bramble scrub present along the northern and southern boundaries
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N	Large areas of poached grassland
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Large areas of poached grassland
F	Cover of bracken less than 20%.	Y	No bracken identified on site
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species
Essential criterion achieved (Y/N)			N
Number of criteria passed			2
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 6 or 7 of 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 of 7 criteria including passing essential criterion A	Moderate (2)		
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A	Poor (1)	✓	

Other broadleaved woodland; assessed using 'Woodland' habitat type condition sheet:

Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	1	One age class present.
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in 40% or less of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3	No evidence of significant browsing present in woodland.
C	Invasive plant species	No invasive species present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species >10% cover.	3	No invasive plant species recorded
D	Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	2	Four tree species recorded
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	3	Canopy and understorey both comprise >80% native species.
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted.	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.	3	Woodland is less than 10ha; woodland clearing estimated to be <10%
G	Woodland regeneration	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	1	No classes present

Condition Assessment Criteria						
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback.	11% to 25% mortality and/or crown dieback or low-risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.	2	A couple of Ash individual exhibited signs of Ash dieback
I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	1	No recognisable woodland NVC plant community present.
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	1	One storey present.
K	Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1	No veteran trees present
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	1	Less than 25% of woodland contains deadwood.
M	Woodland disturbance	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground.	More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground.	1	Nutrient enrichment observed and disturbed grounds accounts for >20% of woodland area.
Total Score (out of a possible 39)					23	
Condition Assessment Result				Condition Assessment Score		Result Achieved
Total score <26 (13 to 25)				Poor		Poor

Limitations and CopyrightLegal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Version control			
Status	Issue	Name	Date
Final	1.0	Kat Aburrow BSc, Consultant Ecologist	02/07/2025
Amended	1.1	Kat Aburrow BSc, Consultant Ecologist	04/12/2025