

# Ecological Impact Assessment (EcIA) Report

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Location: **Land at Oak Tree Caravan, Bishopstone  
Lane, Haywards Heath**

On Behalf of: **Murray Planning Associates Ltd**

Produced By: Mr William Mills  
Consultant Ecologist  
ACIEEM  
MSci (Hons)



**WM Ecology Ltd**

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**Disclaimer:** This report has been produced by Mr William Mills ACIEEM who has attained a 1<sup>st</sup> class Master of Science degree in Ecology and has at the time of publication, over 7 years of survey and report writing experience within the ecological consultancy industry and thus is considered to be a suitably qualified ecologist. This report is valid for a period of 18 months from the date of the specified site walkover. Should this report be submitted to a planning authority after this date, it should be accompanied by an updated site visit report undertaken by a suitably qualified ecologist to ensure the findings stated within are still accurate.



## 1.0 Introduction

- 1.1 The author of this report Mr William Mills, has been commissioned as an independent consultant ecologist by Murray planning Associates Ltd to undertake an Ecological Impact Assessment (EclA) of the land at Oak Tree Caravan, Bishopstone Lane, Haywards Heath, grid reference (TQ 28370 21570). This area of land shall hereafter be referred to as 'the site' within this report.
- 1.2 The site walkover and critical assessment provided within this report were undertaken following best-practice guidance as provided by the Chartered Institute of Ecology and Environmental Management (CIEEM 2018) together with the biodiversity British standard (BS 42020:2013): - Code of practice for planning and development.
- 1.3 The baseline of this report was produced using information from the site walkover which was undertaken on the 12<sup>th</sup> of June 2025. Further bat emergence surveys were also carried out on the buildings on site within July and August 2025. The results of these surveys were then used to critically assess the proposals to identify any potential ecological impacts, which were then detailed within this report including any avoidance, mitigation and compensation measures required and detailing any residual impacts.

### Site Description

- 1.4 The walkover survey area covered the entirety of the site which covers a total of 2425m<sup>2</sup> of residential property and gardens including a large pond, grassland and woodland with some scattered trees.

### Surrounding Landscape

- 1.5 The area surrounding the site is considered to be rural in nature with the built mass of the town of Burgess Hill 2.0 km towards the South-East. Surrounding the site, the land is more open consisting of arable fields and pockets of woodland interspersed by hedgerow and road and rail infrastructure.

### The Development Proposals

- 1.6 It is understood the proposals consist of the demolition of the existing static caravan and wooden garage and the construction of a new residential building with associated parking and access.



### **Report Aims**

- 1.7 The aim of the site walkover survey and critical ecological impact assessment is to:
- Identify and describe the existing habitats and conditions on site;
  - Identify and determine any possible ecological features of importance which may be impacted from the proposals of the scheme, including those associated with protected species;
  - To incorporate any adequate and appropriate avoidance, mitigation or compensation measures which may be required within the scheme from any identified impacts of the proposals and to align with best-practices and current relevant policies and legislation;
  - To provide details of how the proposals may affect the biodiversity on site and any onsite habitat enhancements or compensation required through the use of the DEFRA small sites biodiversity metric;
  - To provide details of any other appropriate ecological enhancements to be included within the proposed scheme;

## **2.0 Legislation and Planning Policy**

### **Legislation**

- 2.1 Legislation relating to wildlife and biodiversity considered to be of particular relevance to this EclA includes:
- The Wildlife and Countryside Act 1981 (as amended);
  - The Natural Environment and Rural Communities (NERC) Act 2006;
  - The Conservation of Habitats and Species Regulations 2017;
  - The Environment Act 2021.

- 2.2 The above legislation has been appropriately addressed in the production of this report.

### **National Planning policy**

- 2.3 The National Planning Policy Framework (NPPF) 2023 sets out the government planning policies for England and how they should be applied. 'Chapter 15: Conserving and Enhancing the Natural Environment' states that development should be 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'
- 2.4 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.



### Local Planning Policy

2.5 Policy Dp38 of the Mid Sussex District Plan 2014-2031 states; Planning permission will be granted for development where it can be demonstrated that biodiversity will be protected and enhanced by ensuring development and:

- 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.



**3.0 Methodology**

**Desk Study**

- 3.1 The Multi-Agency Geographic Information for the Countryside (MAGIC) application was consulted for all designated sites, priority habitats and protected species licence records within a practicable zone of influence of the site. Where SAC's designated for their bat interest are present this ZOI has been extended to 12km in accordance with recent guidance (SDNP, 2020). Due to the small scale of the site and the nature of the proposals, a detailed records search from the local biodiversity records centre was not deemed necessary.
- 3.2 In accordance with Natural England's GCN Mitigation Guidelines (English Nature, 2001) a desktop search was undertaken to identify ponds within 500m and 250m of the site, which may have the potential to support breeding Great Crested Newts (GCN) Triturus cristatus, using Ordnance Survey mapping, the MAGIC database and aerial photography.

**Site Walkover and Preliminary Ecological Appraisal**

- 3.3 The site walkover survey area encompassed all areas of the site and the surrounding area where accessible including boundary features. Habitats within and surrounding the site were then recorded in accordance with the UK-Habs Classification System as per the UK Habitats user manual (UKHABS LTD, 2023). These habitats were then recorded and presented on the site habitat plan (Figure 01).
- 3.4 The vegetation species present which comprised the habitats on site were compiled into a species list with their associated estimated abundance through the implementation of the DAFOR scale (Table 03).
- 3.5 The walkover survey methods incorporated detail of the site's potential to harbour and support rare/protected species in line with best practice methods by the Chartered Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017b). This was extended to the habitats on site through the implementation of guidance from Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins (4th ed.), 2023) and the Herpetofauna Workers' Manual (Gent and Gibson, 2003).

3.6



**Preliminary Bat Roost Assessment**

- 3.8 The site walkover survey incorporated the addition of a preliminary daytime bat roost assessment through an external assessment of all trees within the site and along its boundary. Trees were assessed visually from the ground through the use of binoculars where required for any features which could potentially be used by local bat populations including;
- Tear-outs;
  - Lifted bark;
  - Crevices;
  - Woodpecker holes;
  - Double leaders;
  - Flush cuts;
  - Heavy ivy cover.
- 3.9 The presence or absence of these features were then used to categorise the trees using table 4.1 of the Bat Conservation Trust’s Good Survey Guidelines (Collins, 2023) (provided below):

Table 01: Tree Bat Roost Suitability Guidelines (Collins, 2023)

| Suitability | Details                                                                                          |
|-------------|--------------------------------------------------------------------------------------------------|
| None        | Either no potential roosting features in the tree, or highly unlikely to be any.                 |
| FAR         | Further assessment required to establish if potential roosting features are present in the tree. |
| PRF         | A tree with at least one potential roosting feature present.                                     |

- 3.10 If it was possible to adequately assess a Potential Roosting Feature (PRF) from ground level then this was completed, and the feature classified as either:
- PRF-I: Feature only suitable for individual or very small numbers of bats, either due to size or lack of suitable surrounding habitat; or
  - PRF-M: PRF is suitable for multiple bats and therefore has the potential to be used by a maternity colony.



3.11 All structures were assessed externally, and internally wherever possible for their potential to support bats, using the following criteria:

Table 02: Building Bat Roost Suitability Guidelines (Collins, 2023)

| Suitability | Details                                                                                                                                                                                                                                                                                                                                                                    |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| None        | No habitat features on site likely to be used by any roosting bats at any time of year.                                                                                                                                                                                                                                                                                    |
| Negligible  | No obvious habitat features on site likely to be used by roosting bats. However, some small uncertainty remains, as bats can use small and apparently unsuitable features occasionally.                                                                                                                                                                                    |
| Low         | A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these do not provide enough shelter, space, protection, appropriate conditions or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.                                                        |
| Moderate    | A structure with one of more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat, but unlikely to support a roost of high conservation status, irrespective of species conservation status.                                                                                                        |
| High        | A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat, with the potential to support high conservation status roosts irrespective of species conservation status. |
| Confirmed   | Direct evidence of bats identified.                                                                                                                                                                                                                                                                                                                                        |

3.12 Additionally, an assessment of the winter hibernation potential of the structures was made, in accordance with the following criteria:

Table 03: Tree & Building Winter Bat Roost Suitability Guidelines (Collins, 2023)

| Suitability | Details                                                                                                                                                 |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Low         | No or very limited potential winter roosting habitat                                                                                                    |
| Moderate    | Non classic site                                                                                                                                        |
| High        | ‘Classic sites’, which offer stable humidity and consistent temperatures throughout the winter period, such as underground sites, cellars, tunnels etc. |

**Bat Emergence Surveys**

3.13 In accordance with current best practise guidelines (BCT, 2023), bat emergence surveys of B1 and B2 were completed on the 21<sup>st</sup> of July and the 11<sup>th</sup> of August 2025 to ascertain the presence / likely absence of a roost within the buildings.



- 3.14 Two bat surveyors were assigned a point each to adequately cover all potential roost features of each building. Two infra-red cameras with additional illuminators were also used to aid the survey (Refer to Figure No. 02 – Location of Survey Points within the bat survey results section).
- 3.15 Each survey started 15 minutes before sunset and terminated approximately 1.5 hours after sunset. Data including species, behaviour and general patterns of activity were recorded throughout the surveys. Details of the survey visits can be found in Table No. 04 below:

**Table 04: Bat Emergence Survey Details.**

|                    |                                  |                                  |
|--------------------|----------------------------------|----------------------------------|
| Date               | 21/07/2025                       | 11/08/2025                       |
| Buildings Surveyed | B1 & B2                          | B2                               |
| Surveyors          | LB, AB, AC & HS                  | RE & AB                          |
| Weather            | 17°C, Wind 1, Partial cloud, Dry | 23°C, Wind 3, Partial cloud, Dry |
| Time of Sunset     | 21:02                            | 20:29                            |
| Survey Start Time  | 20:47                            | 20:14                            |
| Survey End Time    | 22:32                            | 21:59                            |

Data Analysis

- 3.16 Bats were identified using Echo Meter Touch Pro 2 and Peersonic RPA3 full spectrum bat detectors. Sonogram analysis was undertaken using the Kaleidoscope programme.

Surveyor Details

- 3.17 The survey was led by an accredited agent of a class 2 bat licence, assisted by experienced field ecologists. The following surveyors were used during these surveys:
- Louise Barker – Senior ecologist, class 2 bat licence holder;
  - Angus Cairncross – Assistant ecologist, 2 years professional experience;
  - Anthony Brown – Consultant ecologist, 3 years professional experience;
  - Hamish Smith – Seasonal ecologist, 1 years professional experience;
  - Richard Emerson – Consultant ecologist, 3 years professional experience.

**Ecological Impact Assessment**

- 3.18 The critical ecological impact assessment of the site and proposals incorporated best practice methodology guidelines set within ‘Guidelines for Ecological Impact Assessment’ (CIEEM, 2018) produced by the Chartered Institute of Ecology & Environmental Management (CIEEM). Thus, the baseline conditions onsite and the potential impacts and effects of the proposals were then rated in accordance with the value and sensitivity habitats affected along with the magnitude, duration and scale of any such impacts or changes. These impacts were then used to inform and create adequate and appropriate avoidance, mitigation or compensation measures and includes both construction related effects and post construction residual effects.



- 3.19 Any identified ecological impacts resulting from the proposals then described according to a defined set of characteristics as recommended within 'Guidelines for Ecological Impact Assessment in the UK and Ireland' (CIEEM, 2018). These characteristics include the extent, magnitude, duration, frequency and permanence of each impact, providing justification for conclusions of the nature, significance and likelihood of such impacts.

#### **Survey Constraints**

- 3.20 Due to unavoidable imprecisions associated with mapping the extent of existing and proposed habitats using topographical survey, the Biodiversity Net Gain (BNG) assessment cannot conclusively ensure that the extent of habitats is precisely quantified. However, due care and attention has been given to ensure that the accuracy of the assessment is not misleading and is appropriate for the scale of development proposed as per best practice guidance laid out in the Biodiversity Net Gain: Good Practice Principles for Development (CIEEM, 2019).
- 3.21 No other limitations were encountered during the site walkover, bat emergence surveys or production of this report. Thus it is considered that with the access gained and recording undertaken as laid out within this report, an accurate assessment of the site's ecological value and any potential impacts from the proposals has been made.



4.0 Ecological Baseline Conditions

Statutory Protected Designated Sites

4.1 A search of national statutory protected sites within the zone of influence (ZOI) of the site was undertaken including National Nature Reserves (NNR's), Local Nature Reserves (LNR's) and Sites of Special Scientific Interest (SSSI's) within a 2.0 km radius. International statutory protected sites included Special Areas of Conservation (SAC's), Special Protection Areas (SPA's) and RAMSAR areas (wetlands of international importance) within a ZOI of 10.0 km radius of the site. These sites are detailed below;

Table 5: Statutory Protected Sites

| Site                 | Distance From Site | Description                                                                                                                                                                                                                                                                                               |
|----------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The High Weald, AONB | 1.3km North        | The High Weald was established in the 14th century and comprises five key features, leading to its designation with one attributing to its ecological importance. The Weald boasts an abundance of interconnected ancient woodland and hedgerows offering over 23% woodland cover across its designation. |

4.2 The site is located within the Impact Risk Zone of Wolstonbury Hill SSSI statutory designated site. However, the proposals do not meet the criteria which would require a consultation with Natural England.

4.3 Non-Statutory Protected Sites

4.4 A search of 2.0 km ZOI radius of the site was conducted for the existence of and non-statutory protected sites. These sites are designated as Local Wildlife Sites (LWS's) within the county of Sussex and are designations applied to the most important non-statutory nature conservation sites usually noted for their rich flora and fauna. These sites are recognised by the National Planning Policy Framework (2021) thus, they are consequently material considerations when assessing planning applications. The search failed to identify any LWS sites within 2.0 km of the site.

Protected/Priority Habitats

4.5 A search of 2.0 km ZOI radius of the site identified the following priority/protected habitats; *Ancient Woodland, Deciduous Woodland and Traditional Orchard.*

Habitats Within and Adjacent to the Site

4.6 Habitats within and adjacent to the site include existing buildings, artificial unsealed surface, ruderal, modified grassland, other neutral grassland, bramble scrub, other broadleaved woodland, pond and individual rural trees. These habitats are detailed below:



Modified Grassland (g4)

- 4.7 The site is dominated by 2 parcels of modified grassland habitat; one is managed as residential lawn with low species diversity. This parcel had a short sward height of around 5-10cm and is dominated by Perennial Rye Grass (*Lolium perenne*), frequently occurring species included Creeping Buttercup (*Ranunculus repens*), White Clover (*Trifolium repens*) and Yorkshire Fog (*Holcus lanatus*). Occasionally occurring species included Dandelion (*Taraxacum* spp.), Self-Heal (*Prunella vulgaris*) and Ribwort Plantain (*Plantago lanceolata*) and rarely occurring species included Common Knapweed (*Centaurea nigra*), Agrimony (*Agrimonia eupatoria*) and Heath Groundsel (*Senecio sylvaticus*).
- 4.8 The second smaller parcel contained a higher species diversity located towards the southern boundary. The sward height was taller at around 15-20cm and dominated by Red Fescue (*Festuca rubra*) with frequently occurring species including Yorkshire Fog, Bird's-Foot Trefoil (*Lotus corniculatus*), and Common Knapweed. Occasionally occurring Red Clover (*Trifolium pratense*) and rarely occurring species included Marsh Thistle (*Cirsium palustre*), Heath Groundsel and Large-Leaved Avens (*Geum macrophyllum*).
- 4.9 This habitat has been assessed as being of **low ecological value** at the **site level**.

Other Neutral Grassland (g3c)

- 4.10 Two parcels of other neutral grassland exist within the site, the first is a slim parcel that runs north to south adjacent to the western boundary. The sward was long at around 40-50cm in height and dominated by Yorkshire Fog, frequently occurring species included Common Nettle (*Urtica dioica*), Creeping Buttercup and Creeping Cinquefoil (*Potentilla reptans*). Occasionally occurring species included Bird's-Foot Trefoil, Yarrow (*Achillea millefolium*) and Germander Speedwell (*Veronica chamaedrys*) and rarely occurring species included Bristly Ox-tongue (*Helminthotheca echioides*) Foxglove (*Digitalis purpurea*) and Marsh Thistle.
- 4.11 The second parcel is located on the eastern boundary of the site. The sward was long at around 40-50cm in height and dominated by Yorkshire Fog, with abundantly occurring Creeping Buttercup, frequent occurring White Clover and Creeping Cinquefoil. Occasionally occurring species included Yarrow, Bird's-Foot Trefoil and Germander Speedwell.
- 4.12 This habitat is common and widespread and has been assessed as being of **moderate ecological value** at the **site level**.

Other Broadleaved Woodland (w1g)

- 4.13 Two parcels of other broadleaved woodland exist within the site, the first is a slim parcel that runs north to south along the western boundary and the second is located along the northern boundary. Species composition within the parcels was similar with frequently occurring Oak (*Quercus robur*), Field Maple (*Acer campetre*) and Bramble (*Rubus* spp.) occasionally occurring Nettle, Common Sedge (*Carex nigra*) and Soft Rush (*Juncus effusus*)



with patches of Bamboo. This habitat is common and widespread and has been assessed as being of **moderate ecological value** at the **local level**.

Bramble Scrub (h3d)

- 4.14 A parcel of bramble scrub exists within the site located around the pond. The habitat is dominated by Bramble with abundantly occurring Nettle, frequent Comfrey (*Symphytum officinale*), Wood Avens (*Geum urbanum*) and Yorkshire Fog. Occasionally occurring species included Creeping Cinquefoil, Dock (*Rumex* spp.) and Cranesbill (*Geranium* spp.) and rarely occurring Marsh Thistle. This habitat is common and widespread and has been assessed as being of **moderate ecological value** at the **site level**.

Pond (priority Habitat) (42)

- 4.15 A medium sized pond exists within the eastern section of the site. The pond is surrounded by parcels of bramble scrub Common Sege and other broadleaved woodland. The surface is around 50% shaded and houses a floating duck house in the centre. This habitat is has been assessed as being of **high ecological value** at the **local level**.

Individual Rural Trees (32)

- 4.16 A number of scattered individual rural trees exist throughout the site. The majority of these consist of semi-mature/mature Oak with the occasional Willow (*Salix* spp.) and Maple (*Acer* spp.). Many of these trees were assessed as having some form of bat rooting potential (see below for further details). This habitat is has been assessed as being of **high ecological value** at the **site level**.

Ruderal (81)

- 4.17 A parcel of ruderal consisting entirely of common Nettles exists within the south-west corner of the site. This habitat is has been assessed as being of **low ecological value** at the **site level**.

Artificial, Unvegetated Unsealed Surface (u1c)

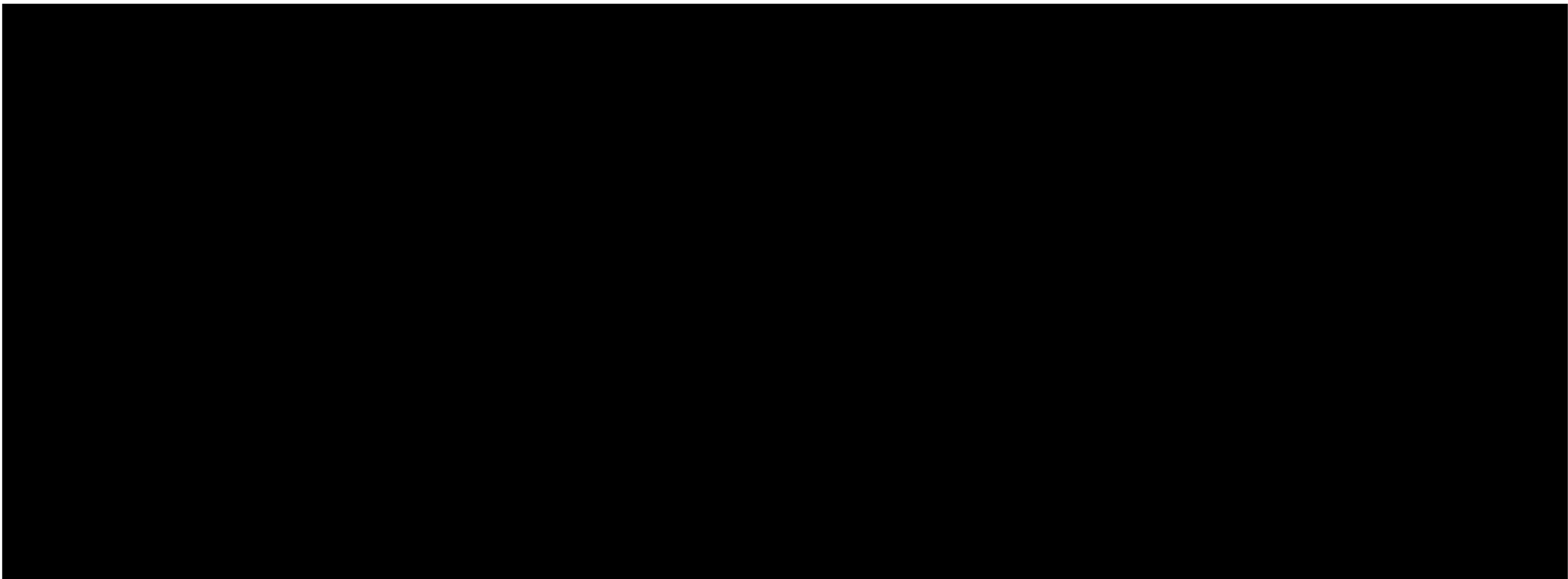
- 4.18 A parcel of artificial, unvegetated unsealed surface exists within the site consisting of a gravel driveway/parking area. This habitat is has been assessed as being of **negligible ecological value** at the **site level**.

Existing Buildings (u1b5)

Two existing buildings exist on site, the first is a static caravan and the second is a wooden garage. Further details of these can be found in the bat section below. This habitat is has been assessed as being of **negligible ecological value** at the **site level**.



5.0 Protected Species Assessment



Bats

Desk Study

- 5.3 The data search returned records from the following bat species within 5 km of the site; Brown Long-eared (*Plecotus auritus*), Common Pipistrelle (*Pipistrellus pipistrellus*), Natterer’s (*Myotis nattereri*), Daubenton’s (*Myotis daubentonii*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Serotine (*Eptesicus serotinus*), Noctule (*Nyctalus noctula*), Bechstein’s (*Myotis bechsteinii*) Barbastelle (*Barbastella barbastellus*) and Leisler’s (*Nyctalus leisleri*). The closest record for Barbastelle bats was located approximately 1.8 km north-east of the site and dated from 2024. The closest record for Bechstein’s bats was located approximately 1.8 km north-east of the site and dated from 2015.

Site Assessment

- 5.4 Several existing mature oak trees on site were assessed as having bat roosting/hibernation potential due to the presence of observable possible features from the ground such as knot holes, lifted bark or cavities and were consequently assessed as FAR. Should these trees be impacted by the proposals they will require further climb and inspect surveys to identify if any roosts are present.
- 5.5 The existing woodland on site may provide a foraging resource for a range of bat species and is well connected to the wider landscape through connecting woodland and tree lines.
- 5.6 The 2 existing buildings on site were assessed for their potential to harbour bat roots. The static caravan (B1) was in fairly good condition, though several gaps were noted between the roof and the walls which could provide potential access for roosting bats. No other signs of bats such as grease marks or droppings were noted. The building was therefore assessed as being of **low** bat roost potential and subsequently underwent a further bat emergence survey on the 21<sup>st</sup> of July 2025.



- 5.7 The garage building (B2) is of a brick construction with a single skin of wooden panelling and a pitched asphalt roof. Multiple large potential entry points were noted on the sides and under the roof where it adjoins the walls. No other internal or external signs of bats such as droppings, feeding remains or dead/live bats were noted at the time of survey. The building was therefore assessed as being of **moderate** bat roost potential and subsequently underwent further bat emergence surveys on the 21<sup>st</sup> of July and the 11<sup>th</sup> of August 2025.

#### Bat Survey Results

- 5.8 B1 21/07/2025 – Bat activity was high and dominated by foraging and commuting Common & Soprano Pipistrelles from 21:16-22:31. Other species included a pass from a Serotine at 22:01 and Noctule at 22:06. No bats were recorded emerging from the building at any point during the survey.
- 5.9 B2 21/07/2025 – Bat activity was high and dominated by foraging and commuting Common Pipistrelles from 21:15-22:27. Several passes by Daubentons were noted between 21:40 and 21:46 commuting towards the pond on site. Other species included commuting Brown Long-eared at 22:01 & 22:23, a single serotine at 22:18, two passes of Whiskered at 21:42 & 21:53 and a single pass of a Barbastelle at 21:29. No bats were recorded emerging from the building at any point during the survey.
- 5.10 B2 11/08/2025 – Bat activity was high and dominated by foraging and commuting Common & Soprano Pipistrelles from 20:38-21:59. Other species included two brief passes of Daubentons at 21:06 & 21:46 commuting towards the pond and two passes of Noctule at 21:49 & 21:59. No bats were recorded emerging from the building at any point during the survey.
- 5.11 The results of the bat emergence surveys on B1 and B2 on site indicate the **likely absence of bat roosts within the buildings**.

#### Birds

- 5.12 The data search returned numerous records of birds from within 2 km of the site including 5 schedule 1 species, 23 species on the BOCC red list and 11 species on the BOCC amber list. Red listed species included Yellowhammer (*Emberiza citrinella*), Woodcock (*Scolopax minor*) and Spotted Flycatcher (*Muscicapa striata*).
- 5.13 The existing woodland habitat on site may provide adequate resources for breeding and nesting birds. Therefore the site is considered to be of **low value** to breeding birds.

#### Great Crested Newts (GCN)

- 5.14 The data search returned a low number of records of GCN within the search area, with the closest located approximately 1km south-east of the site consisting of a historic record. Several records of common toad (*Bufo bufo*) were returned within the search area, with the closest record located approximately 400m east of the site.



- 5.15 The pond on site is considered to be suitable breeding habitat for GCN. The bramble scrub and woodland habitats on site may provide adequate terrestrial GCN habitat. However, no suitable GCN habitat exists within the proposed construction area. Thus, the proposed construction area within the site is considered to be of **negligible value** and the wider site as a whole to be of **low value** to local GCN populations and won't be considered further within this report.

#### **Hazel Dormouse**

- 5.16 A single record of hazel dormice was returned within the search area located approximately 1km east of the site consisting of a historic record.
- 5.17 The woodland and bramble scrub habitats may provide suitable habitat for dormouse. Though the woodland is well connected to the wider landscape, the abundance of suitable foraging species is low, reducing its suitability for this species. No suitable dormouse habitat exists within the proposed construction zone. Thus, given the low suitability of the existing woodland and the lack of recent records within 2 km of the site, it is considered that **the site is likely of negligible/low value** with the proposed construction zone being of **negligible** value to local dormouse populations.

#### **Hedgehogs**

- 5.18 The data search returned a low number of records for hedgehogs with the closest being located approximately 200 m north of the site.
- 5.19 The woodland and bramble scrub habitats may provide foraging and sheltering habitat for hedgehogs. However, its suitability is reduced due to the low floral diversity which in turn likely reduces abundance and diversity of suitable prey items. No suitable hedgehog habitat exists within the proposed construction zone. Thus it is considered the site is of **low value** and the proposed construction zone is of **negligible value** to local hedgehog populations.

#### **Invertebrates**

- 5.20 The data search returned records of the following UKBAP species of butterfly; Brown Hairstreak (*Thecla betulae*), Grizzled Skipper (*Pyrgus malvae*) Small Heath (*Coenonympha pamphilus*) and White Admiral (*Limenitis camilla*) along with Stag Beetle (*Lucanus cervus*) within the search area. No other protected or notable invertebrate species were returned.
- 5.21 The woodland, bramble scrub and other neutral grassland habitats may provide suitable habitat for a range of invertebrates. However, the modified grassland within the proposed construction zone lacks the floral diversity and the larval food-plants of any of the listed butterfly species above. No rare or protected invertebrate species were noted at the time of initial site walkover survey. Thus the site is likely of **negligible/low value** to local invertebrate populations and won't be considered further within this report.



### Reptiles

- 5.22 The data search returned low numbers of records for two species of common reptiles consisting of Grass Snake (*Natrix natrix*) and Common Lizard (*Zootoca vivipara*) within the search area. The closest record was located approximately 1.1 km east consisting of a grass snake.
- 5.23 The woodland, bramble scrub, pond and other neutral grassland on site may provide suitable habitat for common reptiles. The sward within the proposed construction zone is too short to provide adequate shelter or foraging habitat for reptiles. Thus the site is likely of **low value** and the proposed construction zone of **negligible value** to local reptile populations.

### Water Voles

- 5.24 The data search returned a single record for water vole within the search area located approximately 1.2 km east of the site.
- 5.25 The pond within the site may provide suitable habitat for water voles, however the suitability is reduced due the lack of connectivity to suitable habitat within the wider landscape. No suitable water vole habitat exists within the proposed construction zone. Thus it is considered the site is likely of **negligible value** to local water vole populations and won't be considered further within this report.

### Others

- 5.26 No suitable habitat for any other protected species was noted on site.
- 5.27 No other protected species were noted on site at the time of surveys.



## 6.0 Effects and Impacts Assessment

- 6.1 The potential impacts of the proposals and any effects of such both prior to and after recommended avoidance, mitigation and compensation are detailed within this section. These potential impacts and effects, along with any avoidance, mitigation and compensation measures have been assessed using the Guidelines for Ecological Impact Assessment (IEEM, 2006 & updated CIEEM, 2018). Any proposed mitigation has been designed under the 'Mitigation Hierarchy' in line with best-practice guidance laid out in BS42020:2013, Defra 2019 and CIEEM, CIRIA & IEMA 2016).

### Designated Protected Sites

- 6.2 The site is located within the Impact Risk Zone of Wolstonbury Hill SSSI statutory designated site. However, the proposals do not meet the criteria which would require a consultation with Natural England.
- 6.3 No potential impacts to any statutory or non-statutory designated sites are predicted resulting from the proposed development.

### Mitigation and Compensation

- 6.4 None required.

### Residual Impacts

- 6.5 There shall be ***no likely significant effect*** upon any designated site as a result of this development.

### Habitats

- 6.6 The proposals will result in the loss of modified grassland habitat of low ecological value. Such impacts would be minor but certain to occur.
- 6.7 In the absence of mitigation, works during the construction and demolition phases could include dust smothering of adjacent other broadleaved woodland, bramble scrub, other neutral grassland and pond habitats, pollution events, tree root compaction, vehicular damage and changes in soil structure resulting from compaction. Such impacts would be of a minor magnitude and unlikely to occur.

### Mitigation and Compensation

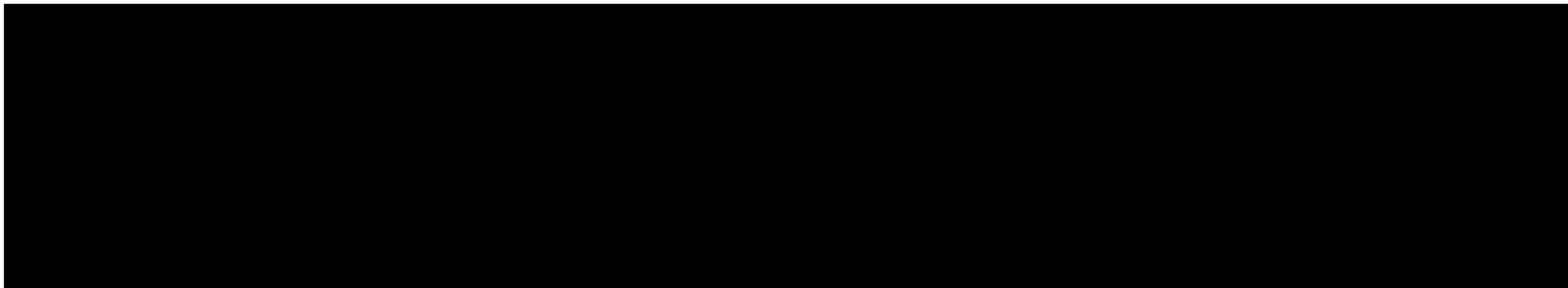
- 6.8 All construction and demolition activities shall be undertaken in accordance with best practise guidelines to control any excess dust creation. Measures shall include sheeting of lorries carrying loose loads to and from site, wheel wash facilities, water suppression and reduced height of load tipping.



- 6.9 Further, all trees and woodland on site shall be retained and protected in accordance with BS58737:2012, through the use of tree protective fencing.
- 6.10 All re-fuelling and chemical storage shall take place in an appropriate enclosure located within the artificial unsealed surface forming the existing driveway, away from the ecologically sensitive habitats on site, with appropriate containment measures in place and spill kits available.
- 6.11 The removal of the surface vegetation within the proposed construction zone shall be undertaken as close to the start of construction as possible to prevent runoff into the adjacent pond and surrounding other broadleaved woodland habitats.
- 6.12 Surface water from the development shall be controlled with no outfall into the adjacent pond and surrounding other broadleaved woodland habitats.
- 6.13 The loss of areas of modified grassland habitat shall be compensated for through the enhancement of the retained grassland habitats within the site.

#### Residual Impacts

- 6.14 Provided mitigation and protection measures are followed, no priority or other important habitats or plant species will be affected by this development, the impact of which is considered to be ***non-significant in the short-term*** with a ***positive impact in the longer-term once the proposed habitats establish***.



#### Mitigation and Compensation

- 6.16 As a precautionary measure during the construction phase, all trenches deeper than 1.0m or drainage pipework greater than 200mm diameter will be capped, covered overnight or have a ramp installed to avoid trapping any badgers, hedgehogs or other mammals on site. All trenches will be checked each morning for the presence of any animals prior to works.

#### Residual Impacts

- 6.17 The overall impact of the scheme on local badger populations will be ***negligible / non-significant***.



### Bats

- 6.18 The proposals include the loss of small areas of modified grassland habitat, which may provide suitable bat foraging habitat. Such impacts are considered to be of a minor magnitude but certain to occur.
- 6.19 In the absence of mitigation, the works could result in the loss or damage to additional bat commuting and foraging habitat on site (trees and other broadleaved woodland), the impacts of which would be of a minor magnitude and highly unlikely to occur.

### Mitigation and Compensation

- 6.20 All trees and other broadleaved woodland habitat is to be retained and protected in accordance with BS58737:2012, through the use of tree protective fencing.
- 6.21 To compensate for the loss of small sections of bat foraging habitat, the scheme includes the enhancement of the retained grassland to provide better quality bat foraging resource within the site.

### Residual Impacts

- 6.22 Once mitigation measures are complete, the overall impact of the scheme will be of a ***negligible/positive magnitude*** to local bat populations once the proposed vegetation establishes.

### Birds

In the absence of mitigation, the works could result in the loss or damage to breeding bird habitat on site (trees and other broadleaved woodland), the impacts of which would be of a minor magnitude and highly unlikely to occur.

### Mitigation and Compensation

- 6.23 All passerine breeding bird habitat (trees, scrub and other broadleaved woodland) to be retained on site shall be protected in accordance with BS58737:2012, through the use of tree protective fencing.

### Residual Impacts

- 6.24 Once the recommended mitigation measures are complete, the overall impact of the scheme is considered to be of a ***negligible / positive magnitude*** to local bird populations once the proposed vegetation establishes.

### Hazel Dormouse

- 6.25 A single record of dormice was returned within the local area. In the absence of mitigation, there is the potential that suitable dormouse habitat (other broadleaved woodland and bramble scrub) may be lost, such impacts would be minor in magnitude and unlikely to occur.



Mitigation and Compensation

- 6.26 All suitable hazel dormouse habitat (other broadleaved woodland and bramble scrub) is to be retained and protected in accordance with BS58737:2012, through the use of tree protective fencing.

Residual Impacts

- 6.27 The overall impact of the scheme on local dormouse populations will be ***negligible / non-significant***.

**GCN & Amphibians**

- 6.28 In the absence of mitigation, works could result in the killing or injuring of GCN, common toads and other common amphibian species, removal/ degradation of small areas of suitable habitat, pollution to the adjacent pond and smothering of emergent/aquatic vegetation through the production of dust. Such impacts would be moderate at the site level and may result in a breach of the Wildlife and Countryside Act (as amended) 1981 and would be likely to occur.

Reasonable Avoidance Measures, Mitigation and Compensation

- 6.29 All GCN and toad habitat (other broadleaved woodland, pond and bramble scrub) is to be retained and protected in accordance with BS58737:2012, through the use of tree protective fencing.
- 6.30 As a precautionary measure, the modified grassland shall be maintained at its current height of <5cm to ensure it remains unsuitable for GCN.
- 6.31 As a precautionary measure during the construction phase, all trenches deeper than 1.0m or drainage pipework greater than 200mm diameter will be capped, covered overnight or have a ramp installed to avoid trapping any amphibians on site. All trenches will be checked each morning for the presence of any animals prior to works.
- 6.32 All construction and demolition activities shall be undertaken in accordance with best practise guidelines to control any excess dust creation. Measures shall include sheeting of lorries carrying loose loads to and from site, wheel wash facilities, water suppression and reduced height of load tipping.
- 6.33 All re-fuelling and chemical storage shall take place in an appropriate enclosure located within the artificial unsealed surface forming the existing driveway, away from the ecologically sensitive habitats on site, with appropriate containment measures in place and spill kits available.



- 6.34 The removal of the surface vegetation within the proposed construction zone shall be undertaken as close to the start of construction as possible to prevent runoff into the adjacent pond and surrounding other broadleaved woodland habitats.
- 6.35 Surface water from the development shall be controlled with no outfall into the adjacent pond and surrounding other broadleaved woodland habitats.
- 6.36 All materials shall be stored up and off the ground on wooden pallets to ensure amphibians are unable to use them for shelter.
- 6.37 In the highly unlikely event that GCN are found on site, all works shall cease whilst the advice of a suitably qualified ecologist is sought.

#### Residual Impacts

- 6.38 The overall impact of the scheme on local amphibian populations will be ***negligible / non-significant***.

#### Hedgehogs

- 6.39 No signs of hedgehogs were noted on site at the time of the walk over survey. However, in the absence of mitigation, there is the potential that suitable hedgehog habitat may be lost. Such impacts would be minor in magnitude and unlikely to occur.
- 6.40 In the absence of mitigation, hedgehogs may become trapped in footings and trenches due to inappropriate construction methods. Such impacts would be of a moderate magnitude and unlikely to occur.

#### Mitigation and Compensation

- 6.41 All hedgehog habitat (other broadleaved woodland and bramble scrub) is to be retained and protected in accordance with BS58737:2012, through the use of tree protective fencing.
- 6.42 As a precautionary measure during the construction phase, all trenches deeper than 1.0m or drainage pipework greater than 200mm diameter will be capped, covered overnight or have a ramp installed to avoid trapping any badgers, hedgehogs or other mammals on site. All trenches will be checked each morning for the presence of any animals prior to works.

#### Residual Impacts

- 6.43 The overall impact of the scheme on local hedgehog populations will be ***negligible / non-significant***.



### Reptiles

- 6.44 In the absence of mitigation, works could result in the killing or injuring of common, widespread reptiles. Given the generally low suitability of the site and large intervening distance to recent local records, impacts to local reptile populations would be of minor magnitude and unlikely to occur.

### Mitigation and Compensation

- 6.45 All suitable reptile habitat (other broadleaved woodland and bramble scrub) is to be retained and protected in accordance with BS58737:2012, through the use of tree protective fencing.
- 6.46 As a precautionary measure, the modified grassland shall be maintained at its current height of <5cm to ensure it remains unsuitable for reptiles.
- 6.47 As a precautionary measure, the proposed works for the cable route through the other neutral grassland road verges shall be undertaken during suitable weather conditions (dry, >10°C) within the active reptile season (mid-March-September) to ensure that in the highly unlikely event that reptiles are present they are able to disperse out of the proposed construction area.
- 6.48 The proposals shall include provision of suitable reptile habitat such as tussocky grassland habitat within the scheme.

### Residual Impacts

- 6.49 Once the recommended mitigation measures are complete, the overall impact of the scheme is considered to be of a ***negligible / positive magnitude*** to local reptile populations once the proposed vegetation establishes.



## 7.0 Conclusions

- 7.1 The proposals will result in the loss of modified grassland habitat of low ecological value. No rare or protected species were noted on site at the time of the walkover surveys.
- 7.2 The results of the bat emergence surveys on B1 and B2 on site indicate the **likely absence of bat roosts within the buildings**.
- 7.3 The existing modified grassland within the proposed construction area is to be maintained at its current height of <5cm to ensure it remains unsuitable for reptiles and amphibians.
- 7.4 Detailed RAM's and mitigation measures have been outlined to ensure no impacts upon reptiles, GCN and toads result from the proposed development.
- 7.5 The final proposals shall include enhancements of the grassland habitats on site to improve the site's provision amphibians, reptiles, bats and invertebrates.
- 7.6 Provided the recommended compensation, mitigation and enhancement measures are undertaken, no negative impacts or effects upon any protected or rare habitats or species have been identified resulting from the proposals.



8.0 Site Species Lists, Habitat Plan and Photos

Table 6: Habitat Species Composition and Estimated Abundance, Key; LD = Locally Dominant,  
D = Dominant, A = Abundant, F = Frequent, O = occasional and R = Rare.

| Habitat Type                       | Common Name                | Latin Name                  | Estimated Abundance |
|------------------------------------|----------------------------|-----------------------------|---------------------|
| Other Broadleaved Woodland (w1g)   | Bamboo                     | <i>Bamboo spp.</i>          | LO                  |
|                                    | Bramble                    | <i>Rubus fruticosus</i>     | F                   |
|                                    | Common Nettle              | <i>Urtica dioica</i>        | O                   |
|                                    | Common Sedge               | <i>Carex nigra</i>          | O                   |
|                                    | Field Maple                | <i>Acer campestre</i>       | F                   |
|                                    | Pedunculate Oak            | <i>Quercus robur</i>        | F                   |
|                                    | Soft Rush                  | <i>Juncus effusus</i>       | O                   |
|                                    | Wood Avens                 | <i>Geum urbanum</i>         | O                   |
| Modified Grassland (g4) (parcel 1) | Broadleaved Dock           | <i>Rumex obtusifolium</i>   | O                   |
|                                    | Common Agrimony            | <i>Agrimonia eupatoria</i>  | R                   |
|                                    | Common Knapweed            | <i>Centaurea nigra</i>      | R                   |
|                                    | Creeping Buttercup         | <i>Ranunculus repens</i>    | F                   |
|                                    | Creeping Cinquefoil        | <i>Potentilla reptans</i>   | O                   |
|                                    | Dandelion                  | <i>Taraxacum officinale</i> | O                   |
|                                    | Heath Groundsel            | <i>Senecio sylvaticus</i>   | R                   |
|                                    | Perennial Ryegrass         | <i>Lolium perenne</i>       | LD                  |
|                                    | Ribwort Plantain           | <i>Plantago lanceolata</i>  | O                   |
|                                    | Self-Heal                  | <i>Prunella vulgaris</i>    | O                   |
|                                    | White Clover               | <i>Trifolium repens</i>     | F                   |
|                                    | Yorkshire Fog              | <i>Holcus lanatus</i>       | LF                  |
|                                    |                            |                             |                     |
| Modified Grassland (g4) (parcel 2) | Bird's-Foot Trefoil        | <i>Lotus corniculatus</i>   | F                   |
|                                    | Common Knapweed            | <i>Centaurea nigra</i>      | F                   |
|                                    | Golden Ragwort             | <i>Packera aurea</i>        | R                   |
|                                    | Heath Groundsel            | <i>Senecio sylvaticus</i>   | R                   |
|                                    | Imperforate St John's Wort | <i>Hypericum aculatum</i>   | R                   |
|                                    | Large-Leaved Avens         | <i>Geum macrophyllum</i>    | R                   |
|                                    | Marsh Thistle              | <i>Cirsium palustre</i>     | R                   |
|                                    | Pedunculate Oak - sapling  | <i>Quercus robur</i>        | R                   |
|                                    | Perennial Ryegrass         | <i>Lolium perenne</i>       | D                   |
|                                    | Red Clover                 | <i>Hypericum maculatum</i>  | D                   |
|                                    | Red Fescue                 | <i>Festuca rubra</i>        | F                   |
|                                    | Yarrow                     | <i>Achillea millefolium</i> | F                   |
|                                    | Yorkshire Fog              | <i>Holcus lanatus</i>       | O                   |
|                                    |                            |                             |                     |
| Other Neutral Grassland (g3c)      | Bird's-Foot Trefoil        | <i>Lotus corniculatus</i>   | O                   |
|                                    | Bramble                    | <i>Rubus fruticosus</i>     | O                   |



|                             |                        |                                 |    |
|-----------------------------|------------------------|---------------------------------|----|
|                             | Bristly Oxtongue       | <i>Helminthotheca echioides</i> | R  |
|                             | Common Knapweed        | <i>Centaurea nigra</i>          | R  |
|                             | Common Nettle          | <i>Urtica dioica</i>            | F  |
|                             | Creeping Buttercup     | <i>Ranunculus repens</i>        | F  |
|                             | Creeping Cinquefoil    | <i>Potentilla reptans</i>       | F  |
|                             | Dock spp.              | <i>Rumex spp..</i>              | O  |
|                             | Foxglove               | <i>Digitalis purpurea</i>       | R  |
|                             | Germander<br>Speedwell | <i>Veronica chamaedrys</i>      | O  |
|                             | Marsh Thistle          | <i>Cirsium palustre</i>         | R  |
|                             | Ribwort Plantain       | <i>Plantago lanceolata</i>      | O  |
|                             | White Clover           | <i>Trifolium repens</i>         | F  |
|                             | Yarrow                 | <i>Achillea millefolium</i>     | O  |
|                             | Yorkshire Fog          | <i>Holcus lanatus</i>           | D  |
|                             |                        |                                 |    |
| Bramble Scrub (h3d)         | Bramble                | <i>Rubus fruticosus</i>         | D  |
|                             | Broadleaved Dock       | <i>Rumex obtusifolium</i>       | O  |
|                             | Common Comfrey         | <i>Symphytum officinale</i>     | LF |
|                             | Common Nettle          | <i>Urtica dioica</i>            | A  |
|                             | Cranesbill             | <i>Geranium spp.</i>            | O  |
|                             | Creeping Cinquefoil    | <i>Potentilla reptans</i>       | O  |
|                             | Marsh Thistle          | <i>Cirsium palustre</i>         | R  |
|                             | Wood Avens             | <i>Geum urbanum</i>             | F  |
|                             | Yorkshire Fog          | <i>Holcus lanatus</i>           | F  |
| Ruderal (82)                | Common Nettle          | <i>Urtica dioica</i>            | D  |
| Individual Rural Trees (32) | Maple                  | <i>Acer spp.</i>                | O  |
|                             | Pedunculate Oak        | <i>Quercus robur</i>            | F  |
|                             | Willow                 | <i>Salix spp.</i>               | O  |





**Photo No. 1: - Displaying the modified grassland and static caravan building (B1) to be demolished within the proposed construction zone.**



**Photo No. 2: - Displaying the modified grassland and garage building (B2) to be demolished within the proposed construction zone.**





**Photo No. 3: - Displaying the bramble scrub surrounding the pond on site.**



**Photo No. 4: - Displaying the modified grassland within the proposed construction zone looking towards the west.**





**Legend**

- Red Line Boundary
- Existing Large Rural Tree
- Existing Medium Rural Tree
- Artificial unvegetated, unsealed surface
- Bramble scrub
- Developed land; sealed surface
- Modified grassland
- Other neutral grassland
- Other woodland; broadleaved
- Ponds (priority habitat)
- Ruderal/Ephemeral

**Client**

Murray Planning Associates Ltd

**Project Title & Location**

Oakwood Caravan,  
Bishopstone Lane,  
Haywards Heath



WM Ecology Ltd

| Drawn by | Revision | Date       |
|----------|----------|------------|
| W M      | 00       | 19/07/2025 |

**Figure No. 01 - Site Habitat Plan**



9.0 Bat Survey Results

Survey 1 B1:

|                   |            |
|-------------------|------------|
| Date              | 21/07/2025 |
| Time of Sunset    | 21:02      |
| Survey Start Time | 20:47      |
| Survey End Time   | 22:32      |
| Start Temperature | 17 °C      |
| End Temperature   | 16°C       |
| Wind (Beaufort)   | 3          |
| Cloud Cover       | 75%        |
| Rain              | None       |

|             |         |                                                     |
|-------------|---------|-----------------------------------------------------|
| Surveyor    | LB      |                                                     |
| Point       | 1       |                                                     |
| Time        | Species | Notes                                               |
| 21:16-21:32 | SPIP    | HNS, 2+ Continuous foraging over pond, social calls |
| 21:28       | CPIP    | HNS, brief pass                                     |
| 21:34       | SPIP    | Commuting pass                                      |
| 21:38-21:49 | SPIP    | Continuous foraging                                 |
| 21:49       | CPIP    | Commuting pass                                      |
| 21:52       | SPIP    | Commuting pass                                      |
| 22:01       | SERO    | HNS brief pass                                      |
| 22:04       | CPIP    | HNS brief pass                                      |
| 22:06       | NOCT    | HNS                                                 |
| 22:19       | CPIP    | HNS brief pass                                      |
| 22:30       | CPIP    | HNS brief pass                                      |
| 2231        | SPIP    | HNS brief pass                                      |

|          |         |                           |
|----------|---------|---------------------------|
| Surveyor | AC      |                           |
| Point    | 2       |                           |
| Time     | Species | Notes                     |
| 21:18    | CPIP    | Commutated S to N over B1 |
| 21:38    | CPIP    | HNS brief pass            |
| 21:50    | SPIP    | Flew over from E to W     |
| 22:02    | NOCT    | HNS brief                 |
| 22:04    | CPIP    | Commuting high left S     |
| 22:07    | NOCT    | HNS brief                 |
| 22:18    | NYC SP. | HNS brief                 |
| 22:19    | SPIP    | HNS                       |



|       |      |           |
|-------|------|-----------|
| 22:23 | CPIP | HNS brief |
| 22:30 | CPIP | HNS brief |

Survey 1 B2:

|                   |            |
|-------------------|------------|
| Date              | 21/07/2025 |
| Time of Sunset    | 21:02      |
| Survey Start Time | 20:47      |
| Survey End Time   | 22:32      |
| Start Temperature | 17 °C      |
| End Temperature   | 16°C       |
| Wind (Beaufort)   | 3          |
| Cloud Cover       | 75%        |
| Rain              | None       |

|             |         |                                                     |
|-------------|---------|-----------------------------------------------------|
| Surveyor    | AB      |                                                     |
| Point       | 3       |                                                     |
| Time        | Species | Notes                                               |
| 21:18       | CPIP    | Passing over me south to West                       |
| 21:20       | CPIP    | HNS foraging                                        |
| 21:23       | CPIP    | East to West commuting                              |
| 21:23       | CPIP    | Foraging over pond                                  |
| 21:28       | CPIP    | W to E                                              |
| 21:38       | CPIP    | HNS                                                 |
| 21:39       | CPIP    | Commuting W to E between trees                      |
| 21:40       | DAUB    | HNS                                                 |
| 21:44       | DAUB    | Coming from trees on west side going east over pond |
| 21:46       | DAUB    | HNS                                                 |
| 21:47       | CPIP    | HNS                                                 |
| 21:53       | DAUB    | HNS                                                 |
| 21:59       | CPIP    | Going S to E                                        |
| 22:01       | BLE     | Commuting W to E between trees                      |
| 22:01       | NOCT    | HNS                                                 |
| 22:05       | CPIP    | HNS                                                 |
| 22:18       | SERO    | HNS                                                 |
| 22:23       | BLE     | HNS                                                 |
| 22:24-22:27 | CPIP    | HNS                                                 |



| Surveyor    | HS      |                                                |
|-------------|---------|------------------------------------------------|
| Point       | 4       |                                                |
| Time        | Species | Notes                                          |
| 21:15-21:20 | CPIP    | HNS                                            |
| 21:25       | LEISL   | HNS                                            |
| 21:28       | CPIP    | HNS                                            |
| 21:29       | BARB    | HNS                                            |
| 21:34       | CPIP    | HNS                                            |
| 21:40       | CPIP    | HNS                                            |
| 21:42       | WHIS    | HNS                                            |
| 21:47-21:56 | CPIP    | HNS foraging echo bursts suspect multiple bats |
| 21:53       | WHIS    | HNS                                            |
| 21:58       | NOCT    | HNS                                            |
| 22:02-22:09 | CPIP    | HNS foraging echo bursts suspect multiple bats |
| 22:03       | CPIP    | HNS                                            |
| 22:11       | BLE     | HNS                                            |
| 22:11-22:13 | CPIP    | HNS                                            |
| 22:15       | SERO    | HNS                                            |
| 22:15       | LEISL   | HNS                                            |
| 22:16-22:21 | CPIP    | HNS foraging echo bursts suspect multiple bats |
| 22:24       | SPIP    | HNS                                            |



Survey 2 B2:

|                   |            |
|-------------------|------------|
| Date              | 11/08/2025 |
| Time of Sunset    | 20:29      |
| Survey Start Time | 20:14      |
| Survey End Time   | 21:59      |
| Start Temperature | 23°C       |
| End Temperature   | 22°C       |
| Wind (Beaufort)   | 3          |
| Cloud Cover       | 50%        |
| Rain              | None       |

|             |         |                                                    |
|-------------|---------|----------------------------------------------------|
| Surveyor    | RE      |                                                    |
| Point       | 4       |                                                    |
| Time        | Species | Notes                                              |
| 20:38       | SPIP    | HNS                                                |
| 20:40       | SPIP    | HNS                                                |
| 20:41       | CPIP    | HNS                                                |
| 20:42       | CPIP    | HNS                                                |
| 20:45       | SPIP    | Seen flying west                                   |
| 20:50       | CPIP    | HNS                                                |
| 20:56-20:58 | CPIP    | 3 x PIP seen flying west                           |
| 21:00       | SPIP    | 3 x PIPY all seen flying past - west (toward pond) |
| 21:05       | SPIP    | 2 x seen foraging and headed toward pond           |
| 21:06       | DAUB    | One pass - Brief                                   |
| 21:41       | CPIP    | Passing                                            |
| 21:45       | SPIP    | Brief                                              |
| 21:46       | DAUB    | Brief                                              |
| 21:50       | SPIP    | HNS                                                |
| 21:58       | SPIP    | Passing, Brief                                     |

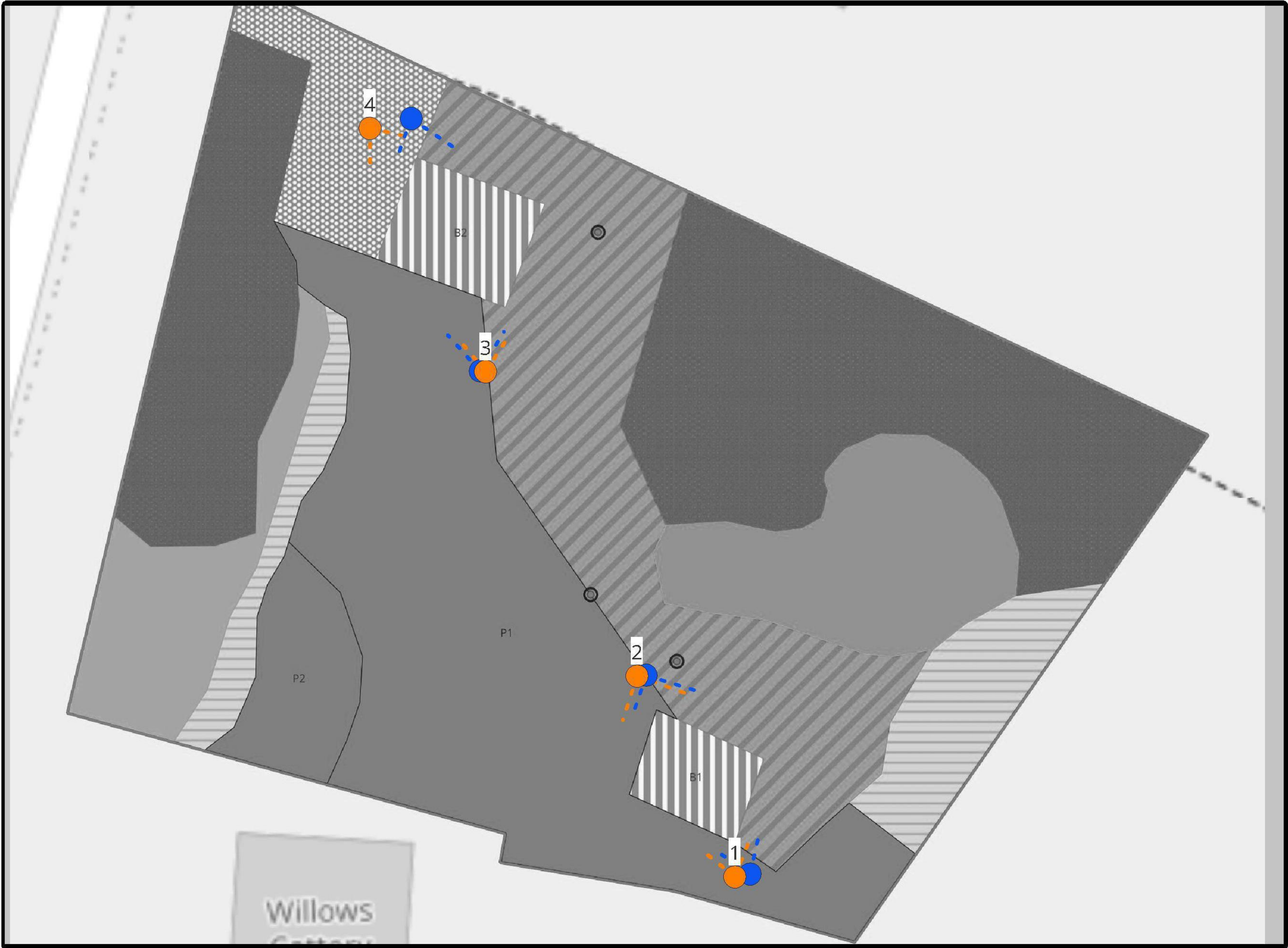
|             |         |                                            |
|-------------|---------|--------------------------------------------|
| Surveyor    | AB      |                                            |
| Point       | 3       |                                            |
| Time        | Species | Notes                                      |
| 20:44       | CPIP    | Passing from E to W                        |
| 20:49       | CPIP    | Passing north east towards adjacent garden |
| 20:57-21:00 | CPIP    | Foraging activity around my position       |
| 21:04       | CPIP    | Foraging pass going NE                     |
| 21:25       | CPIP    | HNS                                        |
| 21:43       | CPIP    | HNS                                        |
| 21:44       | CPIP    | HNS                                        |



Land at Oak Tree Caravan, Bishopstone Lane, Haywards Heath,  
Ecological Impact Assessment Report

|       |        |     |
|-------|--------|-----|
| 21:49 | LEISL  | HNS |
| 21:59 | NOCT   | HNS |
| 21:59 | CPIP . | HNS |





**Legend**

- Surveyor Point
- IR Point

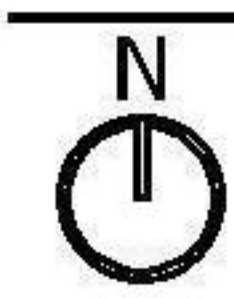
**Client**  
Murray Planning Associates Ltd

**Project Title & Location**  
Oakwood Caravan,  
Bishopstone Lane,  
Haywards Heath



WM Ecology Ltd

**Figure No. 02 - Bat Emergence Surveyor Plan**



| Drawn by | Revision | Date       |
|----------|----------|------------|
| W M      | 00       | 20/09/2025 |



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