ECOLOGY PARTNERSHIP

Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

Land South of Hammerwood Road, Ashurstwood

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LIABILITIES:
Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing, and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snapshot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 INTRODUCTION

Background

1.1 The Ecology Partnership was commissioned by Virtue Land to undertake a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain Assessment of land south of Hammerwood Road, Ashurstwood, East Grinstead, hereafter referred to as the 'site' (Figure 1). The PEA is informed by a separate Bat Activity report undertaken by The Ecology Partnership with surveys undertaken in 2024 and a separate Dormouse Survey report undertaken by Deepdene Ecology with surveys in 2025.

1.2 The key objectives of a PEA (CIEEM 2017) are to:

- Identify the likely ecological constraints associated with a project;
- Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy' (CIEEM 2016; BSI 2013, Clause 5.2);
- Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EcIA); and
- Identify the opportunities offered by a project to deliver ecological enhancement.

Site Context

1.3 The site (TQ42363661) is located east of Ashurstwood and is 0.495ha. The majority of the site consists of woodland dominated by cherry laurel *Prunus laurocerasus,* with relatively dense residential development to the northwest and east of the site. To the northeast of the site is agricultural land, whilst woodland is predominant to the south.

Figure 1: Site red line boundary.

Proposed Development

1.4 The proposed development is for 12 residential units with associated infrastructure, hardstanding and landscaping (Figure 2).

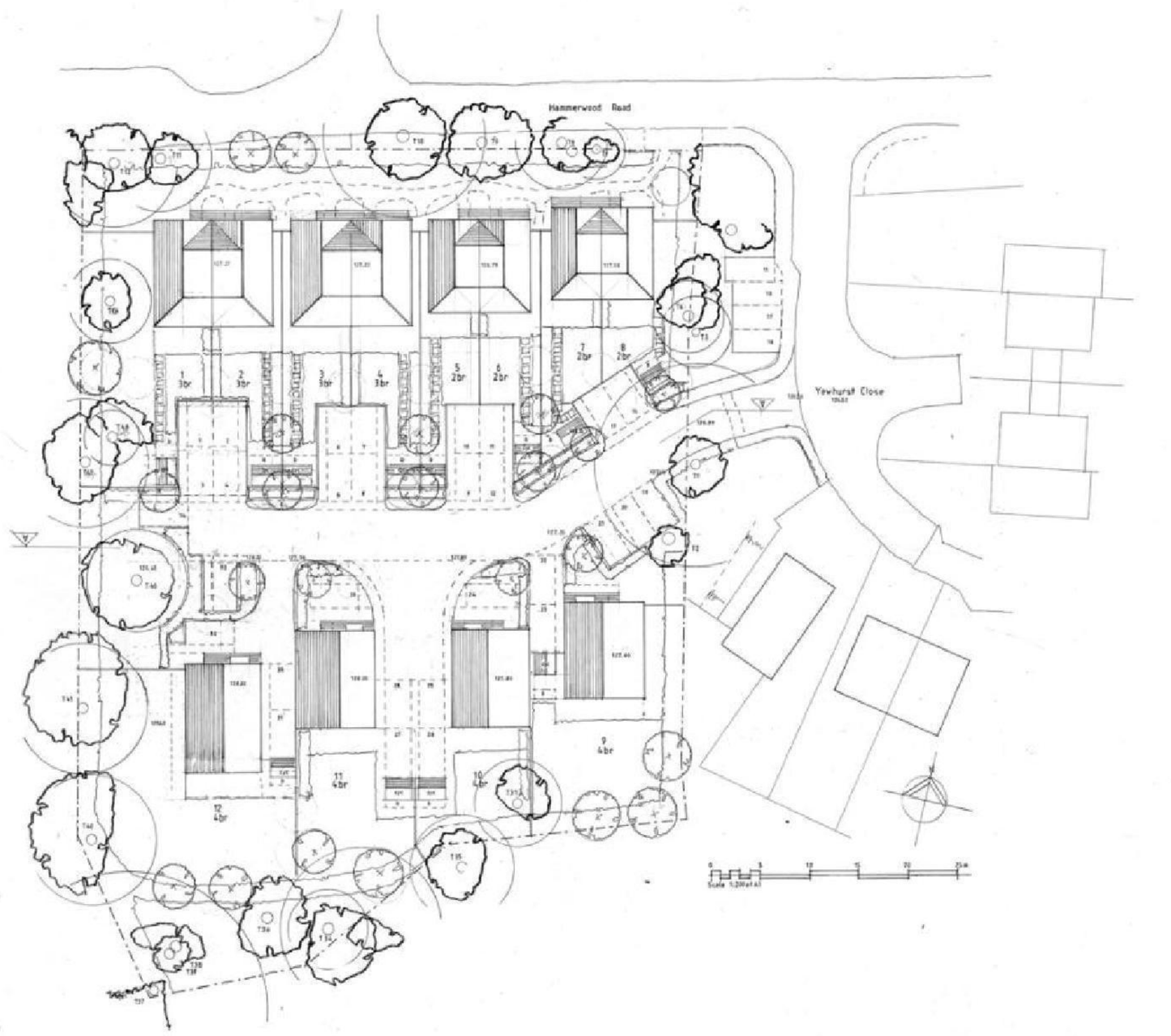

Figure 2: Proposed development.

Planning Policies

1.5 The site was surveyed to assess its ecological value and to ensure the proposals were compliant with relevant planning policy and legislation. Policy guidance is provided by the National Planning Policy Framework (NPPF 2025) as well as policies from the Mid Sussex District Council. The following policies are considered relevant to ecology, biodiversity and nature conservation:

Mid Sussex District Plan 2014-2031 (Adopted 2018):

- **Policy DP12**: Protection and Enhancement of Countryside
- **Policy DP17**: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)
- **Policy DP18**: Setting of the South Downs National Park
- **Policy DP37**: Trees, Woodland and Hedgerows
- **Policy DP38**: Biodiversity

1.6 The Environment Bill received Royal Assent on 9th November 2021 and is now enacted as the Environment Act 2021. Part 6 (Nature and Biodiversity) and Schedule 14 of the Environment Act 2021 insert a new section 90A and Schedule 7A into the Town and Country Planning Act 1990 (TCPA), which contain the provisions requiring mandatory biodiversity net gain for development granted planning permission pursuant to the TCPA. These provisions require developments to provide a biodiversity value post-development that exceeds the pre-development biodiversity value of the onsite habitats by at least 10%.

1.7 The assessment also takes into consideration nature conservation and wildlife legislation including, but not limited to, the Wildlife and Countryside Act 1981 (as amended), the Natural Environment and Rural Communities (NERC) Act 2006 and the Conservation of Habitats and Species (EU Exit) Regulations 2019.

1.8 The report has been produced with reference to current guidelines for PEA (CIEEM 2017) and in accordance with BS 42020:2013 Biodiversity – Code of Practice for Planning and Development.

2.0 METHODOLOGY

Desktop Study

2.1 A desktop study was completed using an internet-based mapping service (www.magic.gov.uk) for statutory designated sites, and an internet-based aerial mapping service (maps.google.co.uk) was used to understand the habitats present in and around the site, including identifying habitat linkages and features (ponds, woodlands etc.) within the wider landscape.

Phase 1 Habitat Survey and UKHab Assessment and Condition Assessment

2.2 The site was surveyed on 25th July 2024 by principal ecologist Kieran McGranaghan BSc (Hons) PGDip. Updated site surveys were undertaken by principal ecologist Eddie Selwyn BSc (Hons) MSc ACIEEM on 22nd August 2024 and 29th September 2025. The surveyors identified the habitats present, following the 'Phase 1 habitat survey' auditing method (Joint Nature Conservancy Council (JNCC)) and the UK Habitat classification system (UKHab V2). The site was surveyed on foot, and the existing habitats and land uses were recorded on an appropriately scaled map. The habitats within the site were subject to the statutory biodiversity metric condition assessments.

Protected Species Assessments

2.3 Any evidence of additional protected species was recorded. Standard methods of search and measures of presence, or likely presence based on habitat suitability, were used for bats in trees (Collins 2023), breeding birds (BTO 2020), hazel dormice *Muscardinus avellanarius* (Bright *et al.* 2006), great crested newts *Triturus cristatus* (ARG 2010), reptiles (Froglife 2015), [redacted] and water voles *Arvicola amphibius* (Strachan *et al*. 2011).

Limitations

2.4 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment.

3.0 RESULTS

Desktop Study

3.1 One international designated site is located within 15km of the site (Figure 3). Ashdown Forest is designated as a Special Protection Area (SPA) and Special Area of Conservation (SAC) is located approximately 2.2km south of the site. Ashdown Forest is designated for being one of the largest single continuous blocks of lowland heath in southeast England; it supports internationally important Northern Atlantic wet heath and European dry heath habitats, as well as important assemblages of associated wildlife including heather, bog-mosses, lichens, butterflies, dragonflies, damselflies, and beetles.

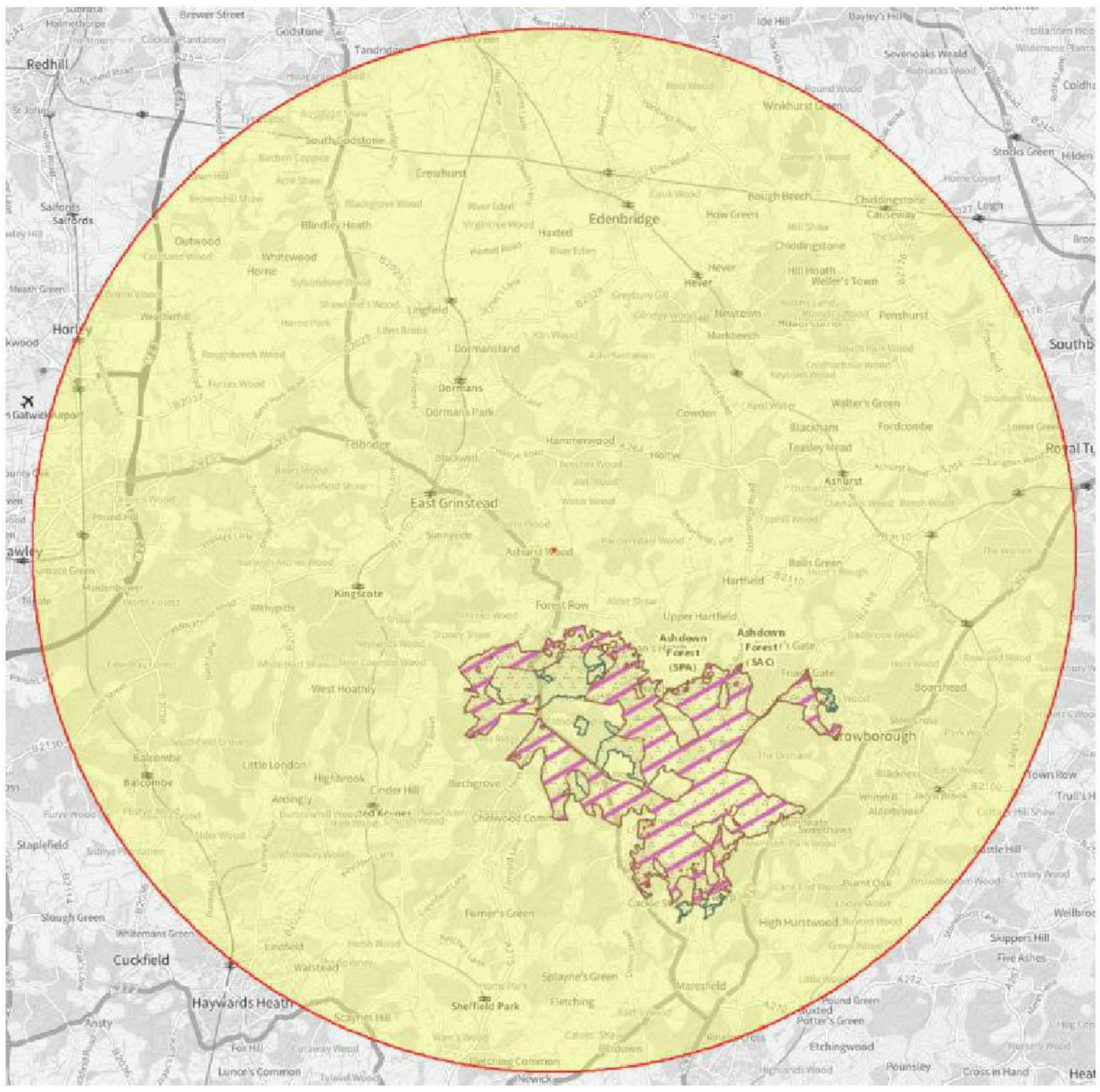

Figure 3: International statutory designated sites within 15km (red circle) of the site.

3.2 One national statutory designated site is located within 2km of the site (Figure 4). Mills Rocks Site of Special Scientific Interest (SSSI) is located approximately 890m northwest of the site. Mills Rocks SSSI has been designated for supporting a county-rare outcrop of Tunbridge Wells Sandstone with associated rare vegetation, including reed fescue grass *Festuca altissima* and hay-scented buckler fern *Dryopteris aemula*.

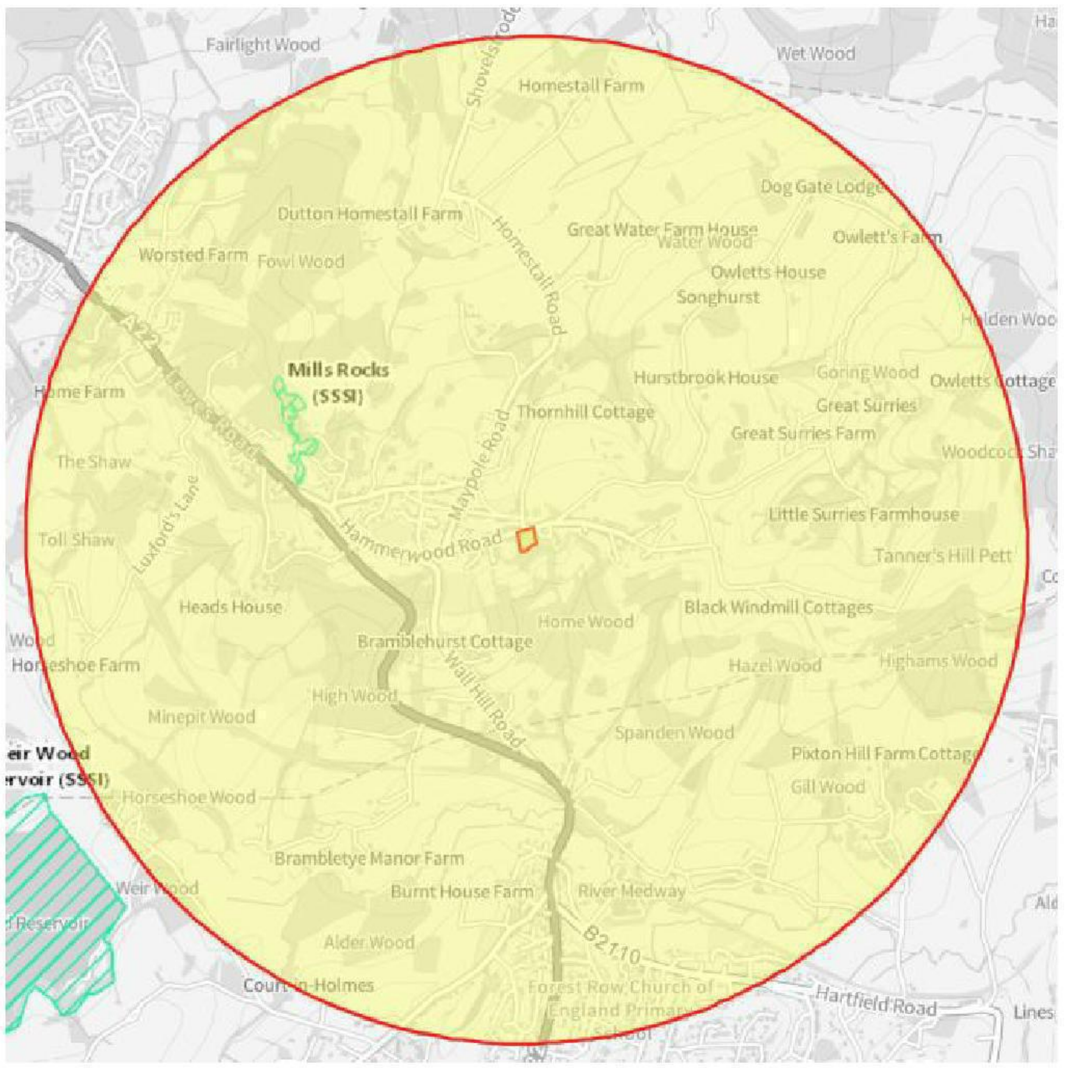

Figure 4: National statutory designated sites within 2km (red circle) of the site.

3.3 MAGIC identified the site as priority habitat deciduous woodland and priority habitat deciduous woodland is located adjacent to the site. Additional priority habitats located within 1km of the site include (Figure 5):

- **Deciduous Woodland** located within and immediately adjacent to the site.
- **Ancient and Semi-Natural Woodland** located approximately 235m south.
- **Traditional Orchard** located approximately 490m east.

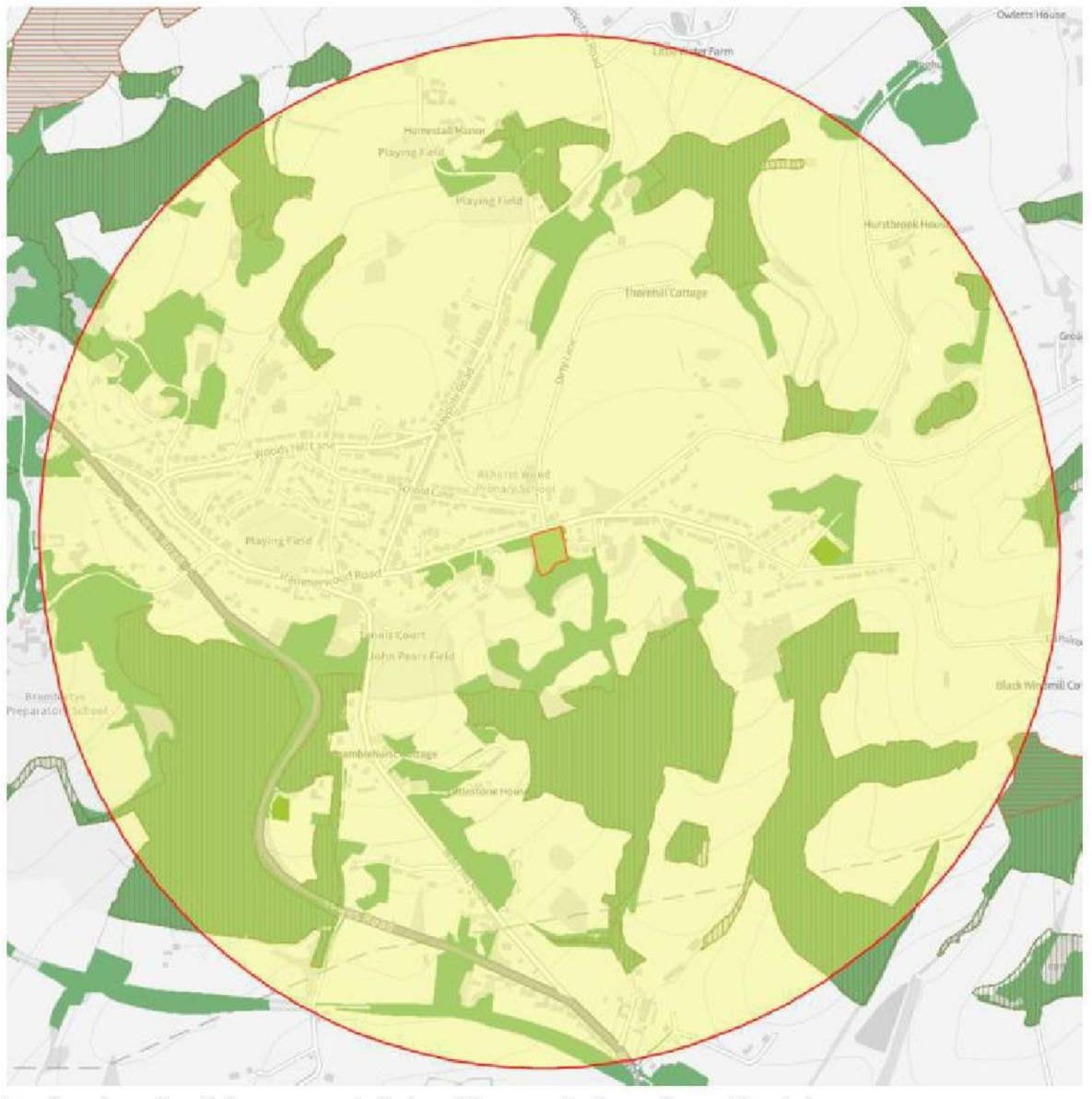

Figure 5: Priority habitats within 1km of the site. Habitats present: ancient and semi-natural woodland (vertical stripes), deciduous woodland (dark green), and traditional orchards (lime green).

3.4 OS mapping and aerial images indicate that two waterbodies (P1 and P2) are located within 250m of the site (Figure 6). Aerial imagery indicated that pond P2 is an artificial structure that holds water.

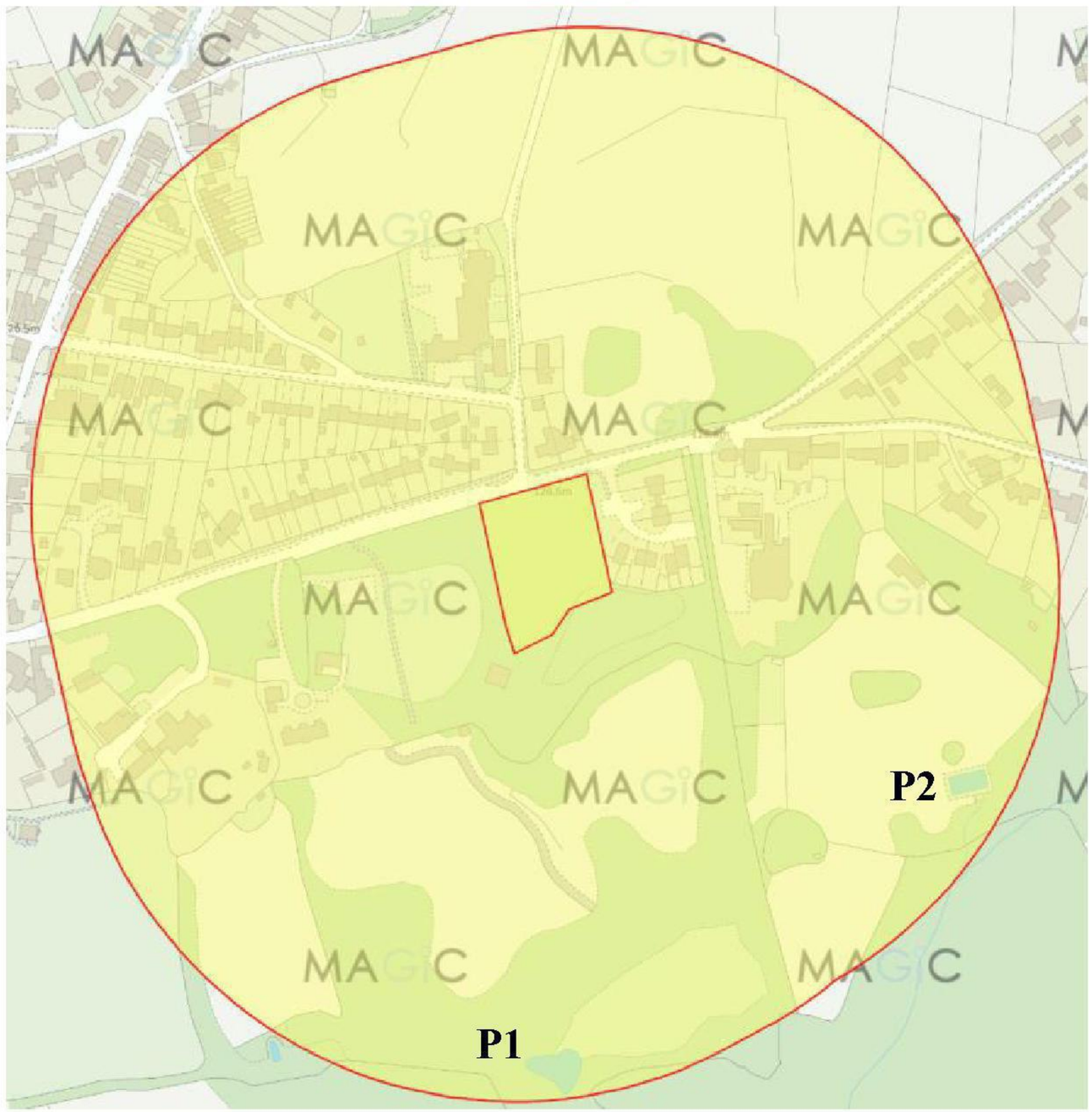

Figure 6: Waterbodies located within 250m of the site.

3.5 The closest past European Protected Species (EPS) licences for each species are (Figure 7):

- **Bat** – located approximately 1.6km southeast of the site, 2020-2025 licence for the destruction of a resting place for common pipistrelle *Pipistrellus pipistrellus,* soprano pipistrelle *Pipistrellus pygmaeus,* brown long-eared bat *Plecotus auritus.*
- **Great Crested Newt** – located approximately 1.3km south, 2017-2018 licence for the damage and destruction of a resting place.
- **Dormouse** – located approximately 1.3km south, 2017-2018 licence for the destruction of a breeding site and resting place.

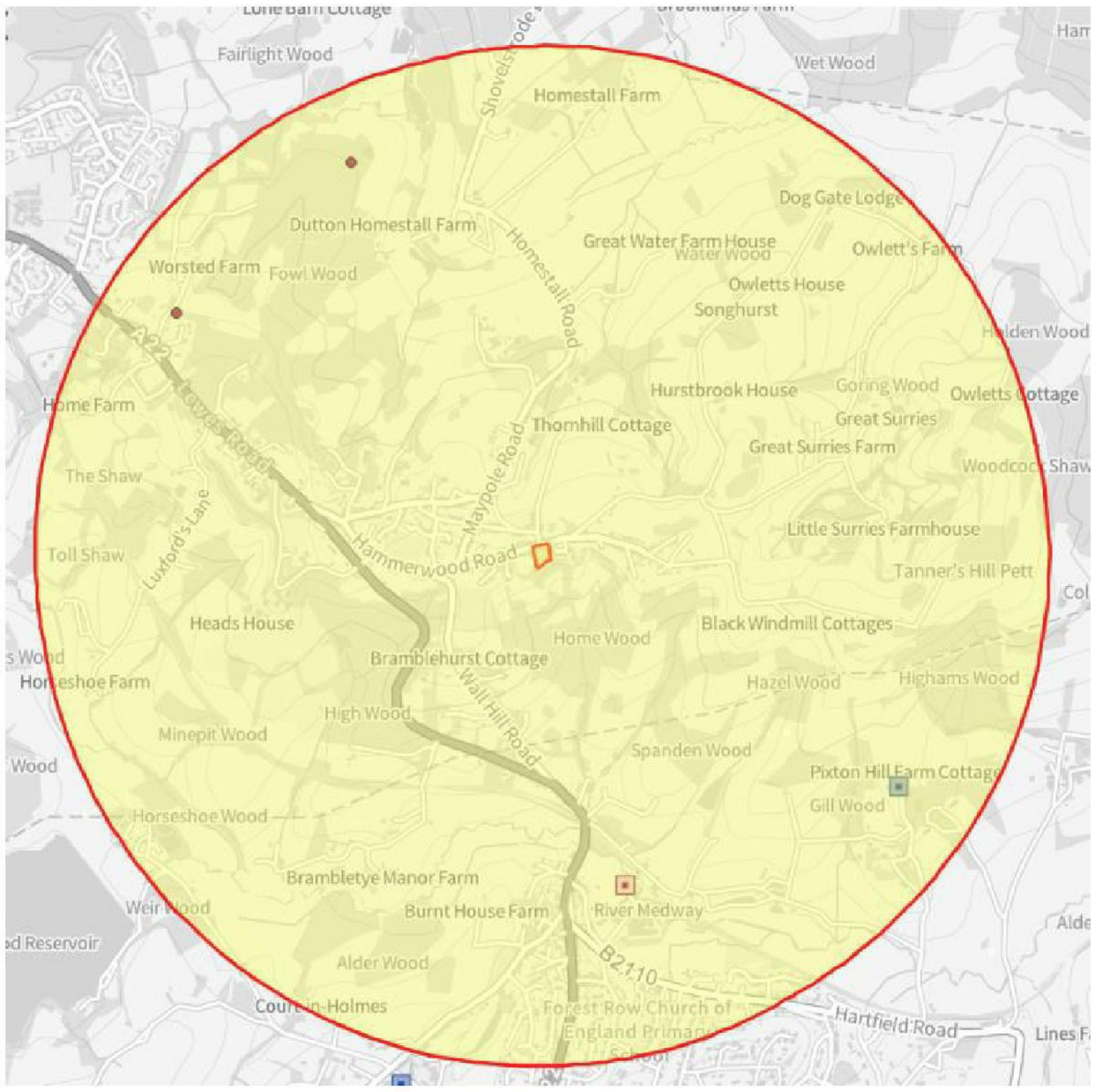

Figure 7: EPS Licences granted within 2km of the site (Blue square – bat; pink square – dormouse) and great crested newt class survey licence return (red/purple dot).

3.6 The closest great crested newt class survey licence return with great crested newts present is approximately 1.7km northwest of the site (Figure 7).

Habitat Survey

3.7 Site photos are in **Appendix 1,** the habitat map is presented in **Appendix 2**, and the condition assessment tables are in **Appendix 3**.

Other Woodland Mixed

3.8 Other woodland (Mixed) was the sole habitat present on the site. The woodland is dominated by cherry laurel, with abundant Lawson cypress *Chamaecyparis lawsoniana* and goat willow *Salix caprea*. Frequent species include silver birch *Betula pendula* and lime *Tilia* × *europaea*. Occasional species include pedunculate oak *Quercus robur*, sycamore *Acer pseudoplatanus*, common, European beech *Fagus sylvatica*, *Rhododendron sp.*, holly *Ilex Aquifolium*, hawthorn *Crataegus monogyna*, and leyland cypress *Cupressus* × *leylandii*. Rare species include hazel, yew *Taxus* baccata and holm oak *Quercus ilex*.

3.9 Ground flora was limited in the woodland and species include false wood brome *Brachypodium sylvaticum*, bracken *Pteridium aquilinum*, burdock *Arctium lappa*, wood

dock *Rumex sanguineus*, tutsan *Hypericum androsaemum*, ragwort *Jacobaea vulgaris* and common nettle *Urtica dioica*.

Modified Grassland

3.10 The site includes a small area of modified grassland. The grassland was dominated by annua meadow grass *Poa annua* with cock's-foot *Dactylis glomerata*, common mouse-ear *Cerastium fontanum*, creeping buttercup *Ranunculus repens*, daisy *Bellis perennis*, dandelion *Taraxacum officinale*, dove's-foot crane's-bill *Geranium molle*, perennial rye grass *Lolium perenne*, primrose *Primula vulgaris* and white clover *Trifolium repens*

Trees

3.11 Several trees are present within the modified grassland. Species include silver birch, goat willow and Lawson cypress *Chamaecyparis lawsoniana*.

Protected Species

Bats

Ground Level Tree Assessment

3.12 The majority of the trees did not support features such as woodpecker holes, rot holes, or complex growth forms. Multiple trees are covered with limited ivy, although the majority is not deemed suitable for roosting bats, given that the ivy is limited and not dense on the trees.

Foraging and commuting habitat

3.13 A bat activity survey was undertaken in 2024, and the summary of the results is detailed below, with the full results detailed in the separate report.

3.14 The transect survey recorded very low levels of bat activity within the site, with the majority of the registrations from common pipistrelle and soprano pipistrelle. Common and soprano pipistrelles are both common and widespread across the UK.

3.15 The static detectors recorded the highest activity along the northern boundary, and a peak count of 742 common pipistrelle registrations was recorded on 8th October 2024.

3.16 Although the surveys recorded occasional increases in activity from common species, the levels of activity throughout the survey period were much lower. The majority of the activity was recorded from common pipistrelle and other common species with

limited recordings from rarer species, including Leisler's. As such, the majority of the site is considered to support 'low' levels of bat activity, with limited increases of 'moderate' activity, although these peaks are likely to be from a few bats foraging nearby to the detectors.

3.17 [redacted]

3.18 [redacted]

[redacted]

Dormice

3.19 The majority of the woodland supports cherry laurel, which is not suitable foraging habitat for dormice. The woodland supports common food sources of the species, such as hawthorn, bramble and oak, and these are largely limited to the boundaries. The majority of the woodland within the site is connected to suitable off-site woodland habitats, with a large extent of woodland to the south.

3.20 The closest EPS licence for dormice is located approximately 1.3km south of the site, with a large amount of woodland in between and some connectivity.

3.21 A dormouse survey was undertaken by Deepdene Ecology in 2025, and the results indicate that dormice are not present within the site. The full results are detailed in the separate report.

Great Crested Newts

3.22 There are no ponds within the site itself, however, there are two ponds within 250m of the site. P1 is located 235m south of the site, and P2 is located 215m southeast of the site. The closest past EPS licence and class survey licence return for great crested newts is located approximately 1.3km south of the site.

3.23 Where present, great crested newts tend to remain in close proximity to their breeding pond and whilst a maximum routine migratory range has been estimated as approximately 250m from a breeding pond (Franklin, 1993; Oldham and Nicholson, 1986; Jehle, 2000). One study by Robert Jehle, (2000) demonstrated a 'terrestrial zone' of 63m, within which 95% of summer refuges were located. A further study (Jehle, R & Arntzen, JW. 2000) showed that after the breeding season 64% of newts were recorded within 20m of the pond edge. As such, ponds further afield and certainly outside the 250m are not considered a constraint, considering the poor quality of terrestrial habitat present on site. Core terrestrial habitat for the species is recognised by Natural England as within 50m of a breeding pond for licencing purposes.

3.24 The majority of the woodland is not suitable for great crested newts, given the extensive cherry laurel. Whilst woodland could provide limited terrestrial habitat, given the lack of ponds within the site, distance of the closest ponds, limited ground flora to provide protection and cover for commuting and foraging great crested newts and availability of suitable habitat within the core terrestrial habitat (50m) around the

existing ponds within the local area, it is considered unlikely that great crested newts are present on or using the site. As such, this species will not be discussed further in this report.

Reptiles

3.25 The majority of the woodland is not suitable for reptiles, due to the extensive cover of cherry laurel. The woodland provides a lack of suitable ground flora to provide protection and cover for reptiles, and the availability of higher quality habitat around the site, it is considered unlikely that reptiles would be present within the site. As such, it is considered that further surveys for reptiles are not required and this species will not be discussed further in this report.

Birds

3.26 The majority of the woodland has the potential to support nesting birds. However, this is limited by the extensive cherry laurel.

Other Species

3.27 Due to a lack of suitable habitat, the site is not considered suitable for other protected species such as water voles and otters. As such, no further surveys are recommended, and these species will not be discussed further within this report.

4.0 DISCUSSION

4.1 The following paragraphs consider the effects of the development on designated sites, priority habitats and protected and priority species. Where the desk study and Phase 1 survey provide sufficient evidence for an assessment of effects on any of these groups to be taken through planning, these are detailed below. The need for additional surveys and when and how these should be completed are summarised, if required.

4.2 Provisional recommendations are also given for means to enhance biodiversity following the principle (CIEEM et al. 2016) of following the mitigation hierarchy of; avoidance, minimisation of loss, compensation on site and biodiversity offset.

Effects on Designated Sites

4.3 The site does not fall within or adjacent to any designated sites. The closest international designated site is Ashdown Forest SPA and SAC, located approximately 2.2km south of the site. The site also lies within the Impact Risk Zone of Ashdown Forest SAC, SPA and SSSI which indicates that all proposals, except for householder applications, are likely to result in impacts on the integrity of the designated site

4.4 As such, the site falls within the Ashdown Forest 7km zone of influence, which was created to help ensure suitable mitigation is secured from any proposals which result in a net increase in residential units, with these developments providing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) provisions.

4.5 As the proposals include the creation of an additional 12 units and fall within this 7km zone of influence, it is considered that if the SANG or SAMM provisions are provided for, then the proposed development will have no direct or indirect impacts on the Ashdown Forest and any statutory designated sites.

Effects on Priority Habitats

4.6 UKHab classification undertaken during the site visit identifies that the habitat present within the development area was 'other woodland mixed'. MAGIC.gov identified the site as a priority habitat 'deciduous woodland'.

4.7 UK Biodiversity Action Plan (BAP) Priority Habitat Description for Lowland Mixed Deciduous Woodland identifies as National Vegetation Classification woodlands W8

and W10, and with lesser amounts of W16. W8 has a canopy and shrub layer with field maple, dogwood, hawthorn, spindle, wayfaring tree, hornbeam, elm, and lime. W10 has a canopy usually dominated by oak (usually pedunculate) and birch, although hornbeam, sweet chestnut and lime may be locally abundant.

4.8 The majority of the woodland supports cherry laurel with cypress sp. and goat willow. Native trees, including oaks, are limited within the woodland to the western boundary and based on the BAP priority habitat description, the site is not a priority habitat deciduous woodland.

4.9 Whilst the surrounding woodland may fall under the priority habitat lowland deciduous woodland, it is believed that, as this is located outside of the site, there would be no significant direct impacts on these habitats as a result of the proposals. Furthermore, as these areas will be fenced off from the development and largely inaccessible to the new residents, it is also believed that there will be no significant indirect impacts resulting from increased recreational activity. However, it is recommended that construction safeguards are put into place during construction to minimise potential indirect impacts caused by dust, noise and potential pollution to best protect the surrounding habitats.

4.10 The adjacent priority woodland will be retained and buffered from the proposed development, and with the implementation of construction safeguards, it is considered that the proposed development would have a negligible direct and indirect impact.

Effect on On-site Habitats

4.11 The majority of the site is other woodland mixed dominated by cherry laurel, which is of low ecological value due to the dominance of cherry laurel. The western boundary of the woodland includes several oak trees within the site, which are of the greatest ecological value.

4.12 The site retains and buffers several oak trees on the boundary of the proposed development. A small section of woodland will also be retained in the south of the site, and it is recommended that this area of woodland be enhanced and subject to planting if required. New tree planting will be undertaken within the site and it is

recommended that these are native and, where possible, oak trees to provide the greatest ecological value.

4.13 The proposed development will remove a significant amount of cherry laurel, which is an invasive species. It is considered that the removal of this species and the creation of new native habitats would result in a negligible impact on on-site habitat.

4.14 It is recommended that the Schedule 9 invasive species: Rhododendron, be professionally removed from the site and the surrounding land where possible. This is necessary to help prevent their spread onto the surrounding habitats, which include multiple priority habitats such as lowland deciduous woodland and ancient and semi-natural woodland.

Effects on Protected Species

Bats

Ground Level Tree Assessment

4.15 The majority of the trees did not support PRFs and are therefore not suitable for bats. However, due to the nature of the woodland, it was not possible to assess all the trees at the time of the survey. As such, further assessments of trees are recommended before removal. Trees identified with PRFs will need to be subject to further inspection or surveys to determine if roosting bats are present.

Foraging and commuting habitat

4.16 Surveys have indicated limited foraging and commuting opportunities for bats.

4.17 The proposed development will retain trees and woodland vegetation along the boundary of the site. These boundaries are buffered from the proposed houses, and this will help ensure that these boundary features continue to provide opportunities for foraging and commuting bats.

4.18 If a sensitive lighting strategy is implemented to provide dark corridors for the retained and created habitats, it is considered that the impact on foraging and commuting bats would be negligible.

4.19 A sesntive ligihting strategy should follow the following recommendations:

- Installing lighting only if there is a significant need;

- Using sodium lamps instead of mercury or metal halide lamps where glass glazing is preferred due to its UV filtration characteristics;
- Directing lighting to where it is needed and avoiding light spillage;
- Using baffled lighting where light is directed towards the ground and
- Avoid putting lighting near trees or hedgerows and angling light away from these linear features which are used by commuting and foraging bats.

4.20 [redacted]

4.21 [redacted]

4.22 [redacted]

[redacted]

Birds

4.24 The trees within the woodland have the potential to support nesting birds. It is recommended that the removal of suitable vegetation is undertaken outside of the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist. If active nests are identified, work in the vicinity of the nest must cease until the birds have fledged the nest.

Ecological Enhancements

4.25 Several enhancements can be made to the final development to further opportunities for wildlife.

4.26 Bird boxes can be hung on mature trees retained along the boundary of the site, to increase the number of breeding opportunities (Figure 9). Bird boxes hung on trees should be woodcrete (or similar) as they provide better thermal properties, are longer lasting and more durable than wooden boxes. The box should be positioned on a north or east-facing aspect and at least 2m above the ground if possible.

Figure 9: Vivara Small Bird Nest Box.

4.27 To enhance the local bat population and provide additional roosting opportunities within the site, bat boxes can be hung on mature trees retained along the boundary of

the site. These provide good opportunities for crevice-dwelling species such as pipistrelles. The bat boxes should be least 4m from ground level in a location not illuminated by artificial lighting. Habibat, in association with the Bat Conservation Trust, provides a range of boxes which are unfaced for render or designed to match the brickwork of the building. Recommended boxes (Figure 10) include:

- Vivara Pro WoodStone Bat Box – A general-purpose bat box that supports a range of species. These can be hung on trees in a variety of heights and aspects in order to provide a variety of micro-climates.
- Large Multi Chamber WoodStone Bat Box – This is a multipurpose box designed for larger colonies and a range of bat species including pipistrelles, noctules and brown long-eared bats. These should be hung on mature trees around the site.

Figure 10: Vivara Pro WoodStone Bat Box (left) and Large Multi Chamber WoodStone Bat Box (right)

4.28 It is recommended that log piles be created for use as refugia by reptiles, small mammals and invertebrates (Figure 11). These can be located in a variety of locations within the retained woodland. Planting around log piles with species such as honeysuckle or clematis can also add value.

Figure 11: Examples of log piles which should be created on-site.

4.29 All adjoining garden fences on site should have a 13cm x 13cm hole at the bottom to provide a passageway for hedgehogs to travel between gardens and other habitats on site. Fences and walls are one of the main reasons why hedgehog numbers are declining as the amount of land available to them is reduced. To ensure that new residents do not block these 'highways', small signs can be erected above the hole, such as those produced by the People's Trust for Endangered Species (PTES), informing them of their purpose (Figure 12). Hedgehog boxes can also be installed within areas of greenspace in discrete locations against boundary features and/or scrub where they will be sheltered and undisturbed (Figure 12).

Figure 12: Hedgehog highway sign for fences (hedgehogstreet.org) (left) and hedgehog box (right)

4.30 To support the invertebrates and bees using the site, Bee Bricks (Figure 13) can be incorporated into the buildings. The Bee Brick can be used in place of a standard brick or block in construction to create a habitat for solitary bees. Bee Bricks need to be placed in a warm sunny spot on a south-facing wall at a minimum height of 1m, with no vegetation obstructing the holes. No cleaning or management of the Bee Bricks is required.

Figure 13: Bee bricks to be incorporated into the development.

5.0 BIODIVERSITY NET GAIN ASSESSMENT

5.1 A BNG assessment has been undertaken for the proposed development with the Statutory Biodiversity Metric. The habitat baseline is detailed in Figure 14, and habitat creation is in Figure 15.

Habitat Baseline

3.28 The baseline habitats are shown in Table 1 and Figure 14.

Table 1: Habitat Breakdown – Baseline

Habitat type	Area (ha)	Condition
Other woodland; mixed	0.4681	Poor
Modified grassland	0.0193	Poor
Developed land; sealed surface	0.0076	Condition Assessment N/A
Individual trees	0.057	Moderate
Individual trees	0.0326	Good
Total Area	**0.495**	

Figure 14: Habitat Baseline

Habitat Creation

5.2 The habitats to be created are shown in Table 2 and Figure 15.

5.3 The majority of the other woodland: mixed is being removed as part of the proposed development. Several trees will be retained within the development from the woodland and these have been added to the habitat creation. If these trees were included within the habitat baseline, they would be double-counted. In addition, given that the trees exist, the habitat created in advance has been modified to increase their value.

Table 2: Habitat Breakdown – Creation

Habitat type	Area (ha)	Condition
Created		
Developed land; sealed surface	0.2184	Condition Assessment N/A
Vegetated garden	0.1905	Condition Assessment N/A
Modified grassland	0.0462	Moderate
Mixed scrub	0.0214	Moderate
Individual tree	0.0163	Moderate
Individual tree	0.0651	Good
Retained		
Other woodland; mixed	0.0185	Poor
Individual tree	0.0407	Moderate
Individual tree	0.0326	Good
Total Area (excluding trees)	**0.495**	

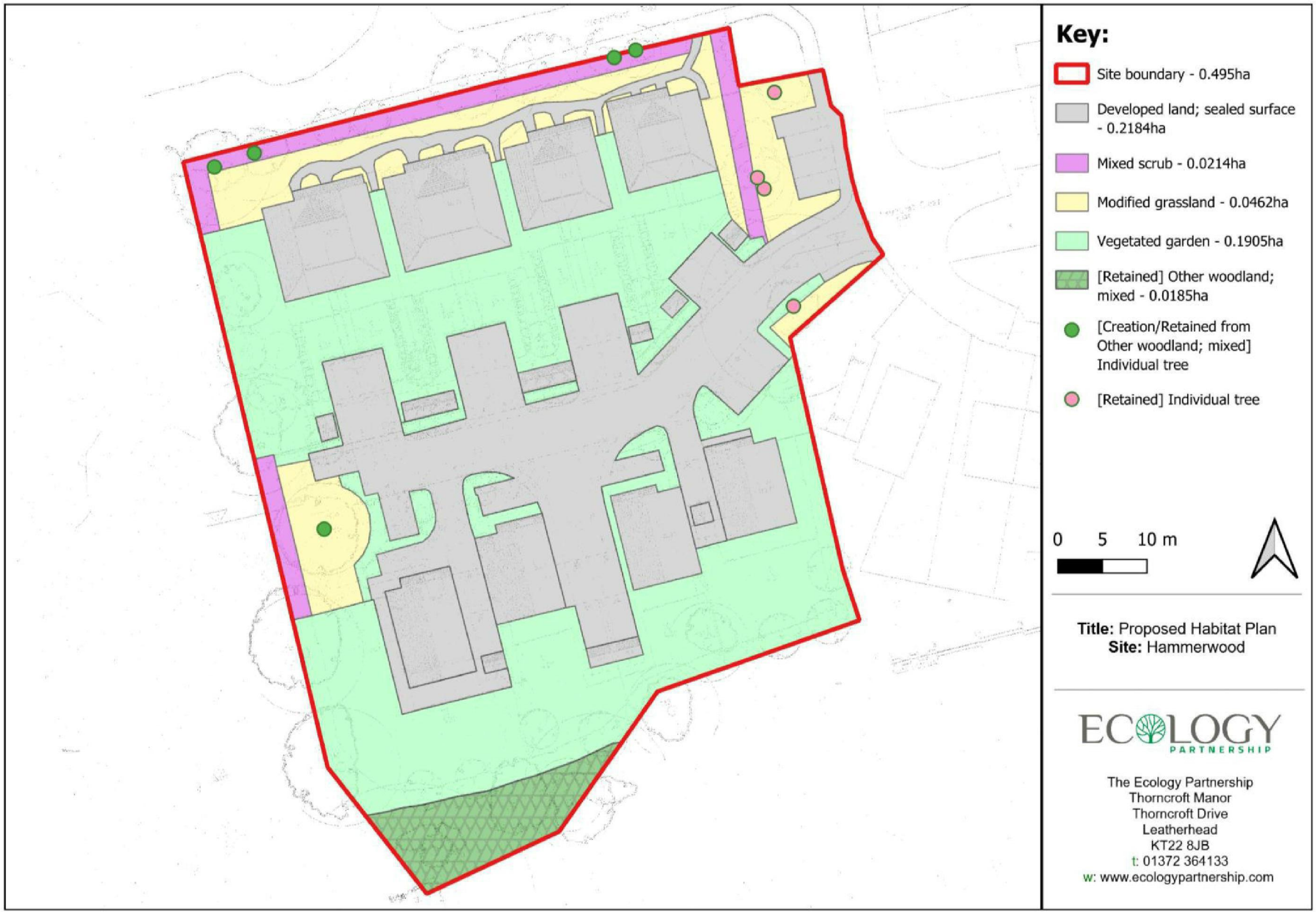

Figure 15: Proposed habitat creation.

5.4 Based on the habitat creation detailed in Figure 16, the proposed development would result in a biodiversity net loss of -13.94%, and would not satisfy the trading rules.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-0.38
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-13.94%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?		No - Check Trading Summaries ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	2.76	3.03	0.66
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Input errors/rule breaks present in metric ▲

Figure 16: Headline results of the BNG calculation.

Medium Distinctiveness

Habitat group	Group	On-site unit change	Off-site unit change	Project wide unit change	Cumulative broad habitat change	
Cropland - Arable field margins cultivated annually	Cropland	0.00	0.00	0.00	0.00	
Cropland - Arable field margins game bird mix	Cropland	0.00	0.00	0.00		
Cropland - Arable field margins pollen and nectar	Cropland	0.00	0.00	0.00		
Cropland - Arable field margins tussocky	Cropland	0.00	0.00	0.00		
Grassland - Other lowland acid grassland	Grassland	0.00	0.00	0.00	0.00	
Grassland - Other neutral grassland	Grassland	0.00	0.00	0.00		
Grassland - Upland acid grassland	Grassland	0.00	0.00	0.00		
Heathland and shrub - Blackthorn scrub	Heathland and shrub	0.00	0.00	0.00	0.14	✓
Heathland and shrub - Bramble scrub	Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub - Gorse scrub	Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub - Hawthorn scrub	Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub - Willow scrub	Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub - Hazel scrub	Heathland and shrub	0.00	0.00	0.00		
Heathland and shrub - Mixed scrub	Heathland and shrub	0.14	0.00	0.14		
Lakes - Ponds (non-priority habitat)	Lakes	0.00	0.00	0.00	0.00	
Lakes - Reservoirs	Lakes	0.00	0.00	0.00		
Sparsely vegetated land - Other inland rock and scree	Sparsely vegetated land	0.00	0.00	0.00	0.00	
Urban - Cemeteries and churchyards	Urban	0.00	0.00	0.00	0.00	
Urban - Biodiverse green roof	Urban	0.00	0.00	0.00		
Individual trees - Urban tree	Individual trees	0.78	0.00	0.78	0.78	✓
Individual trees - Rural tree	Individual trees	0.00	0.00	0.00		
Woodland and forest - Other Scot's pine woodland	Woodland and forest	0.00	0.00	0.00	-1.80	✗
Woodland and forest - Other woodland; broadleaved	Woodland and forest	0.00	0.00	0.00		
Woodland and forest - Other woodland; mixed	Woodland and forest	-1.80	0.00	-1.80		
Intertidal sediment - Littoral coarse sediment	Intertidal sediment	0.00	0.00	0.00	0.00	
Intertidal sediment - Littoral sand	Intertidal sediment	0.00	0.00	0.00		
Intertidal hard structures - Artificial hard structures with integrated greening of grey infrastructure (IGGI)	Intertidal hard structures	0.00	0.00	0.00		
		-0.87	0.00	-0.87		

Figure 17: Trading Summary Area Habitats.

5.5 The proposed development will need to purchase off-site biodiversity units from a BNG habitat bank to provide a 10% net gain in habitat units whilst also satisfying the trading rules. 1.80 units of high distinctiveness woodland habitat are required to satisfy the trading rule (Figure 17) and meet the 10% net gain target. This should be conditioned as part of the planning permission.

5.6 Regarding the BNG hierarchy, the proposed development will retain several native trees, including multiple oak trees. The site is allocated for 12 units, and therefore, it

has not been possible to retain additional native trees within the woodland. The development will enhance the areas of the retained woodland and enhance the adjacent habitat by the removal of significant cherry laurel. As such, based on the significant removal of cherry laurel and several of the existing native trees being removed, it is considered that the proposed development has followed the BNG hierarchy.

6.0 IMPACT ASSESSMENT

6.1 This section of the report forms an Ecological Impact Assessment (EcIA) and is designed to quantify and evaluate the potential impacts of the development on habitats and species present on site or within the local area.

6.2 The approach to this assessment accords with guidance presented within the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM 2018). In essence, an EcIA assesses the activities associated with a proposed scheme that are likely to generate changes within the identified zone of influences, on identified ecological features and receptors. The proposals are subsequently reviewed and mitigation and compensation measures are outlined which help to reduce negative impacts.

6.3 Table 3 summarises the impacts and required mitigation for each receptor as previously detailed in the discussion.

Table 3: Assessment of effects from the proposal after mitigation and compensation

Feature	Scale of Importance	Mitigation/Compensation Required	Residual Effect
Designated Sites	International and National	Ashdown Forest SPA and SAC- Provisions for Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM).	Not significant
Priority Habitats	Local	The majority of the woodland supports cherry laurel with cypress sp. and goat willow. Native trees, including oaks, are limited within the woodland to the western boundary and based on the BAP priority habitat description, the site is not a priority habitat deciduous woodland. The adjacent priority woodland will be retained and buffered from the proposed development, and with the implementation of construction safeguards, it is considered that the proposed development would have a negligible direct and indirect impact.	Not significant
On-site habitats	Site	The proposed development will remove a significant amount of cherry laurel, which is an invasive species. It is considered that the removal of this species and the creation of new native habitats would result in a negligible impact on on-site habitat.	Not significant
Bat (roosting)	Site	An updated PRA survey of the trees set to be removed would be required prior to work, the	Not significant

		results of which will determine the need for further mitigation. Enhancement for bats in the surrounding area is recommended in the form of bat box installation.	
Bats (commuting and foraging)	Site	Surveys have indicated limited foraging and commuting opportunities for bats. The proposed development will retain trees and woodland vegetation along the boundary of the site. These boundaries are buffered from the proposed houses, and this will help ensure that these boundary features continue to provide opportunities for foraging and commuting bats. If a sensitive lighting strategy is implemented to provide dark corridors for the retained and created habitats, it is considered that the impact on foraging and commuting bats would be negligible.	Not significant
Nesting Birds	Site	Mitigating direct harm to nests by removal of any suitable nesting habitat outside of nesting bird season or after a check by a suitably qualified ecologist. Enhancement in the form of the installation of bird boxes.	Not significant
[redacted]			
		Enhancement could include the implementation of hedgehog houses.	
Great crested newts, Reptile, Water Voles and Otters	Site	Considered unlikely to be present on site.	Not significant
Schedule 9- Rhododendron	Site	Professionally removed from the site as to prevent its spread.	Not significant

7.0 CONCLUSION

7.1 The site does not fall within or adjacent to any statutory and non-statutory sites, however does fall within the Ashdown Forest SPA and SAC 7km zone of influence. As the development is resulting in the creation of an additional 12 units, provisions for Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) is seen to be required. It is considered that if the SANG or SAMM provisions are provided for, then the proposed development will have no direct or indirect impacts on the Ashdown Forest and any statutory designated sites.

7.2 The majority of the woodland supports cherry laurel with cypress sp. and goat willow. Native trees, including oaks, are limited within the woodland to the western boundary and based on the BAP priority habitat description, the site is not a priority habitat deciduous woodland.

7.3 Whilst the surrounding woodland may fall under the priority habitat lowland deciduous woodland, it is believed that, as this is located outside of the site, there would be no significant direct impacts on these habitats as a result of the proposals. Furthermore, as these areas will be fenced off from the development and largely inaccessible to the new residents, it is also believed that there will be no significant indirect impacts resulting from increased recreational activity. However, it is recommended that construction safeguards are put into place during construction to minimise potential indirect impacts caused by dust, noise and potential pollution to best protect the surrounding habitats.

7.4 The adjacent priority woodland will be retained and buffered from the proposed development, and with the implementation of construction safeguards, it is considered that the proposed development would have a negligible direct and indirect impact.

7.5 The majority of the site is other woodland mixed dominated by cherry laurel, which is of low ecological value due to the dominance of cherry laurel. The western boundary of the woodland includes several oak trees within the site, which are of the greatest ecological value.

7.6 The site retains and buffers several oak trees on the boundary of the proposed development. A small section of woodland will also be retained in the south of the site, and it is recommended that this area of woodland be enhanced and subject to planting if required. New tree planting will be undertaken within the site and it is recommended that these are native and, where possible, oak trees to provide the greatest ecological value.

7.7 The proposed development will remove a significant amount of cherry laurel, which is an invasive species. It is considered that the removal of this species and the creation of new native habitats would result in a negligible impact on on-site habitat.

7.8 It is recommended that the Schedule 9 invasive species: Rhododendron, be professionally removed from the site and the surrounding land where possible. This is necessary to help prevent their spread onto the surrounding habitats, which include multiple priority habitats such as lowland deciduous woodland and ancient and semi-natural woodland.

7.9 The majority of the trees did not support PRFs and are therefore not suitable for bats. However, due to the nature of the woodland, it was not possible to assess all the trees at the time of the survey. As such, further assessments of trees are recommended before removal. Trees identified with PRFs will need to be subject to further inspection or surveys to determine if roosting bats are present.

7.10 Surveys have indicated limited foraging and commuting opportunities for bats. The proposed development will retain trees and woodland vegetation along the boundary of the site. These boundaries are buffered from the proposed houses, and this will help ensure that these boundary features continue to provide opportunities for foraging and commuting bats.

7.11 If a sensitive lighting strategy is implemented to provide dark corridors for the retained and created habitats, it is considered that the impact on foraging and commuting bats would be negligible.

[redacted]

7.1 [redacted]

[redacted]

7.15 The trees within the woodland have the potential to support nesting birds. It is recommended that the removal of suitable vegetation is undertaken outside of the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist. If active nests are identified, work in the vicinity of the nest must cease until the birds have fledged the nest.

8.0 REFERENCES

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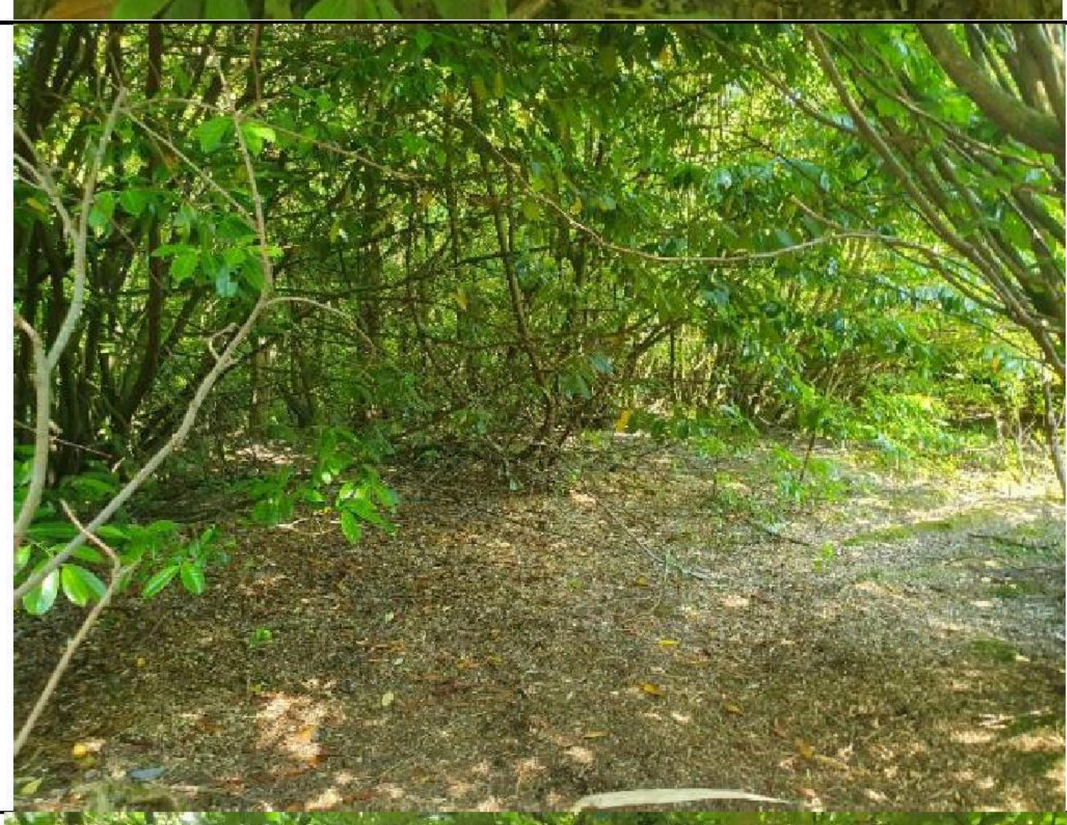
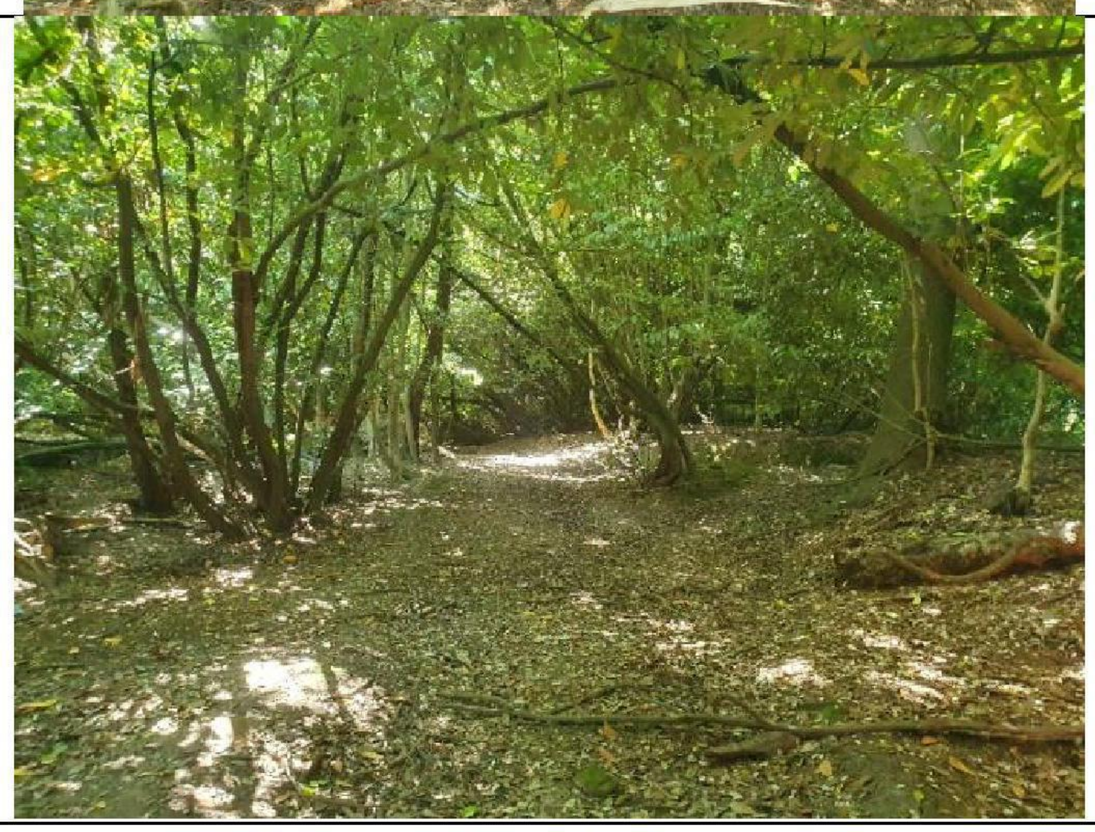
Internet resources:

Google Maps: www.google.co.uk/maps

Magic Interactive Map: www.magic.gov.uk

Appendix 1: Photo

Photograph 3: Schedule 9 Rhododendron identified within the woodland.	
Photograph 4: Some of the woodland showing the barren understory.	
Photograph 5: Some of the woodland showing the barren understory.	

Appendix 2: Habitat Map

Appendix 3: Condition Assessment Tables

Condition Sheet: WOODLAND Habitat Type					
UKHab Habitat Type(s): All woodlands (except wood pasture)					
Condition Assessment Criteria					
Indicator		**Good (3 points)**	**Moderate (2 points)**	**Poor (1 point)**	**Score per indicator**
					W1
A	**Age distribution of trees** **Footnote 1**	Three age-classes[1] present	Two age-classes[1] present	One age-class[1] present	2
B	**Wild, domestic and feral herbivore damage** **Footnote 2**	No significant browsing damage evident in woodland[2]	Evidence of significant browsing pressure is present in 40% or less of whole woodland[2]	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2]	2
C	**Invasive plant species** **Footnote 3**	No invasive species[3] present in woodland	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, other invasive species[3] < 10% cover	Rhododendron or cherry laurel present, or other invasive species[3] > 10% cover	1
D	**Number of native tree species** **Footnote 4**	Five or more native tree or shrub species[4] found across woodland parcel	Three to four native tree or shrub species[4] found across woodland parcel	None to two native tree or shrub species[4] across woodland parcel	3
E	**Cover of native tree and shrub species** **Footnote 5**	> 80% of canopy trees and > 80% of understory shrubs are native[5]	50-80% of canopy trees and 50-80% of understory shrubs are native[5]	< 50% of canopy trees and < 50% of understory shrubs are native[5]	1
F	**Open space within woodland** **Footnote 6 and 7**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7]	21- 40% of woodland has areas of temporary open space[6]	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	3
G	**Woodland regeneration** **Footnote 8**	All three classes present in woodland[8]; trees 4-7cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth	One or two classes only present in woodland[8]	No classes or coppice regrowth present in woodland[8]	2

H	**Tree health Footnote 9**	Tree mortality less than 10%, no pests or diseases and no crown dieback[9]	11% to 25% mortality and/or crown dieback or low risk pest or disease present[9]	Greater than 25% tree mortality and or any high risk pest or disease present[9]	2
I	**Vegetation and ground flora Footnote 10**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] present at ground layer present	No recognisable woodland NVC plant community[10] at ground layer present	1
J	**Woodland vertical structure Footnote 11**	Three or more storeys across all survey plots or a complex woodland[11]	Two storeys across all survey plots[11]	One or less storey across all survey plots[11]	2
K	**Veteran trees Footnote 12**	Two or more veteran trees[12] per hectare	One veteran tree[12] per hectare	No veteran trees[12] present in woodland	1
L	**Amount of deadwood Footnote 13**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	2
M	**Woodland disturbance Footnote 14**	No nutrient enrichment or damaged ground evident[14]	Less than 1 hectare in total of nutrient enrichment across woodland area and/or less than 20% of woodland area has damaged ground[14]	More than 1 hectare of nutrient enrichment and/or more than 20% of woodland area has damaged ground[14]	2
				Total score (out of a possible 39)	**24**

Condition Assessment Score	
Good	Total score >32 (33 to 39)
Moderate	Total score 26 to 32
Poor	Total score <26 (13 to 25)

Footnotes below refer to the EWBG woodland condition assessment details: EWBG (No date). *Assessing your Woodland's Condition* [online]. Available from:
Woodland Wildlife Toolkit (sylva.org.uk)
The woodland condition assessment survey methodology is outlined in the EWBG toolkit. However the criteria on this sheet are those specific to the Statutory Biodiversity Metric and must be used when assessing woodland condition.

Footnote 1 - See EWBG method INDICATOR 1 for more information. If tree species is not a birch *Betula* sp., cherry *Prunus* sp. or *Sorbus* sp.: 0 - 20 years (Young); 21 - 150 years (Intermediate); and >150 years (Old). For birch, cherry or *Sorbus* species; 0 - 20 years = Young; 21 - 60 years =Intermediate; >60 years = Old. A recognisable age-class should be a consistent recognisable layer across the woodland or stand being assessed. Presence of a few saplings would not indicate that the woodland has an 'age-class' of young trees.

Footnote 2 - See EWBG method INDICATOR 2 for more information. Browsing pressure is considered to be significant where >20% of vegetation visible within each survey plot shows damage from any type of browsing pressure listed.

Footnote 3 - See EWBG method INDICATOR 3 for more information. Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly.

Check for the presence of all plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), particularly the following invasive non-native species: American skunk cabbage *Lysichiton americanus*; Himalayan balsam *Impatiens glandulifera*; Japanese knotweed *Reynoutria japonica*; cherry laurel *Prunus laurocerasus*; shallon *Gaultheria shallon*; snowberry *Symphoricarpos albus*; variegated yellow archangel *Lamiastrum galeobdolon subsp. argentatum*; rhododendron *Rhododendron ponticum*; and tree-of-heaven *Alianthus altissima*.

Footnote 4 - See EWBG method INDICATOR 4 and Table 2 for more information. The number of different native tree or shrub species including young trees and shrubs. A list of commonly found native tree and shrub species is provided in Table 2. Not all species listed are native to all parts of the UK. Note a list of commonly found non-native tree species are also included and should be recorded if present.

Footnote 5 - See EWBG method INDICATOR 5 and for more information. The abundance of native tree species in upper (>5 m) and understorey (up to 5 m) layers including young trees and shrubs.

Footnote 6 - See EWBG method INDICATOR 6 for more information. Open space within woodland in this context is temporary open space in which trees can be expected to regenerate (for example, glades, rides, footpaths, areas of clear-fell). This differs from permanent open space where tree regeneration is not possible or desirable (for example, tarmac, buildings, rivers). Area is at least 10 m wide with less than 20% covered by shrubs or trees.

Footnote 7 – Given the increased ratio of edge habitat to woodland where the woodland is <10ha.

Footnote 8 - See EWBG method INDICATOR 8 for more information. This indicator measures regeneration potential of the woodland by considering three classes: seedlings; saplings; and young trees of 4-7 cm DBH. All three classes would fall in the 'young' category of the 'age distribution of trees' indicator, but the regeneration indicator gathers additional information by considering regeneration potential - if seedlings, saplings and young trees are all present that means natural regeneration processes are happening.

Footnote 9 - See EWBG method INDICATOR 9 for more information and Table 3 for a list of diseases and pests and their risk level.

Footnote 10 - See EWBG method INDICATOR 10 directing to NVC key for more information. The 'UKHab to NVC translation table' in the UK Habitat Classification resources may also be useful to assess this.
Footnote 11 – This criterion looks at structural diversity and is useful to understand in conjunction with the age of trees in a woodland. Vertical structure is defined as the number of canopy storeys present. Possible storey values are: 1) Upper; 2) Complex: recorded when the stand is composed of multiple tree heights that cannot easily be stratified into broad height bands (such as upper, middle or lower); 3) Middle; 4) Lower; and 5) Shrub layer. There might be no storeys where the woodland has been felled. See EWBG INDICATOR 11 for more information.

Footnote 12 - See gov.uk standing advice on ancient and veteran trees. Available from:
Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)
and:
Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)
EWBG INDICATOR 12 is the relevant indicator.

Footnote 13 – See EWBG method INDICATOR 13 for more information. This includes logs, large dead branches on the forest floor and stumps (<1 m tall) >20 cm diameter at narrowest point and >50 cm long. Also includes standing dead trees (>1 m tall) and also deadwood on standing live trees. Diameter is measured at the narrowest point on the stem. Minimum diameter of 20 cm.

Footnote 14 - See EWBG method INDICATOR 15 for more information. Examples of disturbance are: significant nutrient enrichment; soil compaction from trampling, machinery, animal poaching or litter.

Individual trees																		
UKHab Habitat Type(s): Urban tree: Covers the following topographical formations most commonly found in urban areas[1]: **Individual Trees (urban or rural):** Young trees over 75mm in diameter at breast height whose canopies are not touching. **Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):** Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.																	
Condition Assessment Criteria		**T1**	**T2**	**T3**	**T4**	**T5**	**T6**	**T7**	**T11**	**T12**	**T47**							
A	The tree is a native species (or at least 70% within the block are native species).	X	X	✓	✓	✓	X	✓	✓	✓	✓							
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).	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓							
C	The tree is mature (or more than 50% within the block are mature)[1].	✓	✓	✓	✓	X	✓	✓	✓	✓	✓							
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain > 75% of expected canopy for their age range and height.	X	✓	✓	✓	✓	✓	✓	✓	✓	✓							
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	✓	X	✓	✓	X	X	X	✓	✓	✓							
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓							
	Condition	**M**	**M**	**G**	**G**	**M**	**M**	**G**	**G**	**G**	**G**							
Condition Assessment Result																		
Good	Passes 5 or 6 criteria																	
Moderate	Passes 3 or 4 criteria																	
Poor	Passes 2 or fewer criteria																	
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) **Footnote 2** - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.																	

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)		
UKHab Habitat Type(s): Grassland - Modified grassland		
Condition Assessment Criteria		**Modified grassland**
A	There are 6-8 vascular plant species per m present, **including at least 2 forbs** (this may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m~ (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Pass
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.	Fail
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note – patches of scrub with continuous (more than 90% cover should be classified as the relevant scrub habitat type.	Pass
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.	Pass
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Fail
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Pass
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Fail
	Condition	**Moderate**

Condition Assessment Result	
Good	Passes 6 or 7 of 7 criteria including essential criterion A
Moderate	Passes 4 or 5 of 7 criteria including passing essential criterion A
Poor	Passes 3 or fewer criteria; OR 4-6 of criteria but failing criterion A

Footnote 1 – Creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*.

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying the buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended)

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