

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Borers Yard, Borers Arms Road, Copthorne, Crawley, West Sussex, RH10 3LH

Client:

Harbour Holdings

Survey date:

07/05/2025

Project:

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

The demolition of the existing single storey extension and construction of a single storey front extension to retail unit to provide new accessible entrance.

[Unsubmitted]

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

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

Site Location and Context					
The survey site is centred on National Grid Reference TQ 32445 39413 and has an area of approximately 0.086ha. The site comprises one building (B1), sealed surface in the form of parking and pathways. It is situated within Copthorne, Mid Sussex. Aerial imagery shows the local landscape to have suburban character, with urban infrastructure such as roads and residential buildings as well as several small parcels of grassland and woodland in close proximity to the site. Water bodies can be found nearby, the closest located ~0.6km to the south. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles.					
Survey Details					
The site survey was undertaken by Rebecca Gane BSc (Hons) Graduate Ecologist, an accredited agent on the Natural England survey licences for bats [2018-33540-CLS-CLS (class 1).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
07/05/2025	18	47	0	0	None
Survey limitations					
A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report. The internal void of B1 was not accessible. However, this is not considered a significant limitation as the main roof structure will not be impacted during development.					
Ecological Factor	Survey	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or			

Conclusion, Impact or Recommendations	comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Notable habitats are present within 2km. On-site habitat descriptions <u>u1b</u> – Developed land/sealed surface The majority of the site is comprises of tarmac hardstanding that encompasses the carpark as well as seating areas for the café <u>u1b5</u> – Buildings There is a two-storey commercial building located at the centre of the site. Local notable habitats Patches of lowland mixed deciduous woodland (LMDW) are present is close proximity to the site. The closest is located ~0.19km to the south, with a second patch of LMDW ~0.23km to the southeast. There are no trees on-site therefore these patches of woodland are unlikely to have functional connectivity to the site. LMDW is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site, including: • Ancient woodland – closest parcel ~0.66km southeast • Woodpasture and parkland - closest parcel ~1.3km east • Traditional orchard - closest parcel ~0.43km northeast

<i>Foreseen Impacts</i>	On-site habitats The proposed development will result in the loss of hardstanding. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. Notable habitats No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.
<i>Recommendations</i>	On-site habitats None required. Notable habitats None required. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. The project is unlikely to trigger the requirement for a biodiversity net gain assessment as it falls under one of the exemptions: Less than 25m² of habitat being impacted.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are no known statutory sites within 2km of the site. However, the site lies within the impact risk zone for Hedgecourt Site of Specific Scientific Interest (SSSI) and Wakehurst and Chiddingly Woods SSSI.

	Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Sussex Biodiversity Record Centre (SXBRC)
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers. The site lies within the impact risk zone for Hedgecourt (SSSI) and Wakehurst and Chiddingly Woods SSSI. The proposed development type is not listed as a possible high risk for this designation.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.

Invertebrates																
Summary of Survey Findings		The habitats present on-site, include building and hardstanding, which are considered suboptimal for invertebrates as whilst the building may contain opportunities for shelter for common species, there is a lack of foraging and refuge within the areas of hardstanding. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.														
Foreseen Impacts		None foreseen.														
Recommendations		No further surveys or recommendations.														
Bats																
Summary of Survey Findings		EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are 2 EPSLs within a 2km radius of site as detailed below: <table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>EPSM2012-5030</td><td>BLE</td><td>~0.36km east</td><td>Destruction of a resting place</td></tr><tr><td>2018-36616-EPS-MIT</td><td>BLE,C-PIP</td><td>~1.4km northeast</td><td>Destruction of a resting place</td></tr></table> Foraging and commuting habitat Habitats recorded on site are assessed to provide suboptimal foraging and commuting opportunities for bats in the form of hardstanding and building. These habitats are unlikely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. However, habitats bounding the site include gardens, hedgerow, scattered trees and grassland that will provide foraging and commuting opportunities to local populations. Most notably, the hedgerows offsite are mature and extend beyond the site adding to the continuity of vegetated linear features			EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	EPSM2012-5030	BLE	~0.36km east	Destruction of a resting place	2018-36616-EPS-MIT	BLE,C-PIP	~1.4km northeast	Destruction of a resting place
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	present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites. It is therefore likely that bats may commute across site to reach optimal habitats. Roosting habitat Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There is one building on site (B1). The void of B1 was not accessible at the time of the survey, however an external inspection was undertaken. No evidence of roosting bats was identified on B1.
B1 Building description	Photographs
<i>Summary</i> B1 is a two-storey building. The roof is concrete-tiled and appears to be good condition, solar panels are present over much of the roof, which obstructed the view beneath however what was observable laid flat. The gaps beneath the solar panels are covered in a wire mesh, that likely inhibits any bats or birds from entering beneath them. The building has negligible habitat value, further, the area to be affected contains no suitable roosting features and is not attached the main roof. Therefore, no impacts to bats are anticipated from its removal and the subsequent reconstruction of the extension.	

Feature	Materials	Condition/description/suitability	Photograph(s)
Walls	Brick and mortar	Condition/description Good condition. No gapping in mortar or missing bricks observed. Suitability/access/evidence of bats None	
Roof	Clay	Condition/description Tiles lay flat, no broken, lifted or missing tiles noted on any observable surface. Suitability/access/evidence of bats Unlikely to accommodate roosting bats, particularly as the solar panels are sealed with a fine mesh.	

Eaves and barge board	Timber and PVC	Condition/description Tight fitting Suitability/access/evidence of bats None	
Window/doors frames and lintels	PVC	Condition Tight fitting Suitability/access/evidence of bats None	

Internal of southern extension	No walls.	Condition/description Internal space of the extension accommodates a high level of sound and light disturbance from the general public and artificial lighting and sound systems. The signage is well sealed, and if suitable roosting features were apparent, the disturbance would like be a deterrent, particularly as more suitable habitat is located offsite. Suitability/access/evidence of bats None.	
			
Foreseen Impacts	Roosting habitat [Buildings] Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.		

	Foraging and commuting habitat The proposed development will result in the loss of small areas of hardstanding and building but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat [Buildings] In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development that will maintain the hedgerow and trees adjacent to the south as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 Suggested biodiversity enhancements The installation of one bat box at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated onto the existing building away from artificial light e.g. on the western aspect of the building, or within a suitable location within the wider site. It will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand.

	Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within B1, however the building is considered suitable for nesting for species such as swifts who will nest within the overhanging eaves of the building. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees No damage or destruction is anticipated on nesting birds as a result of the proposed development as suitable habitat will remain. However, should an active nest be present on the southern elevation of B1 during development, construction activities could lead to disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen. Overwintering birds None foreseen.

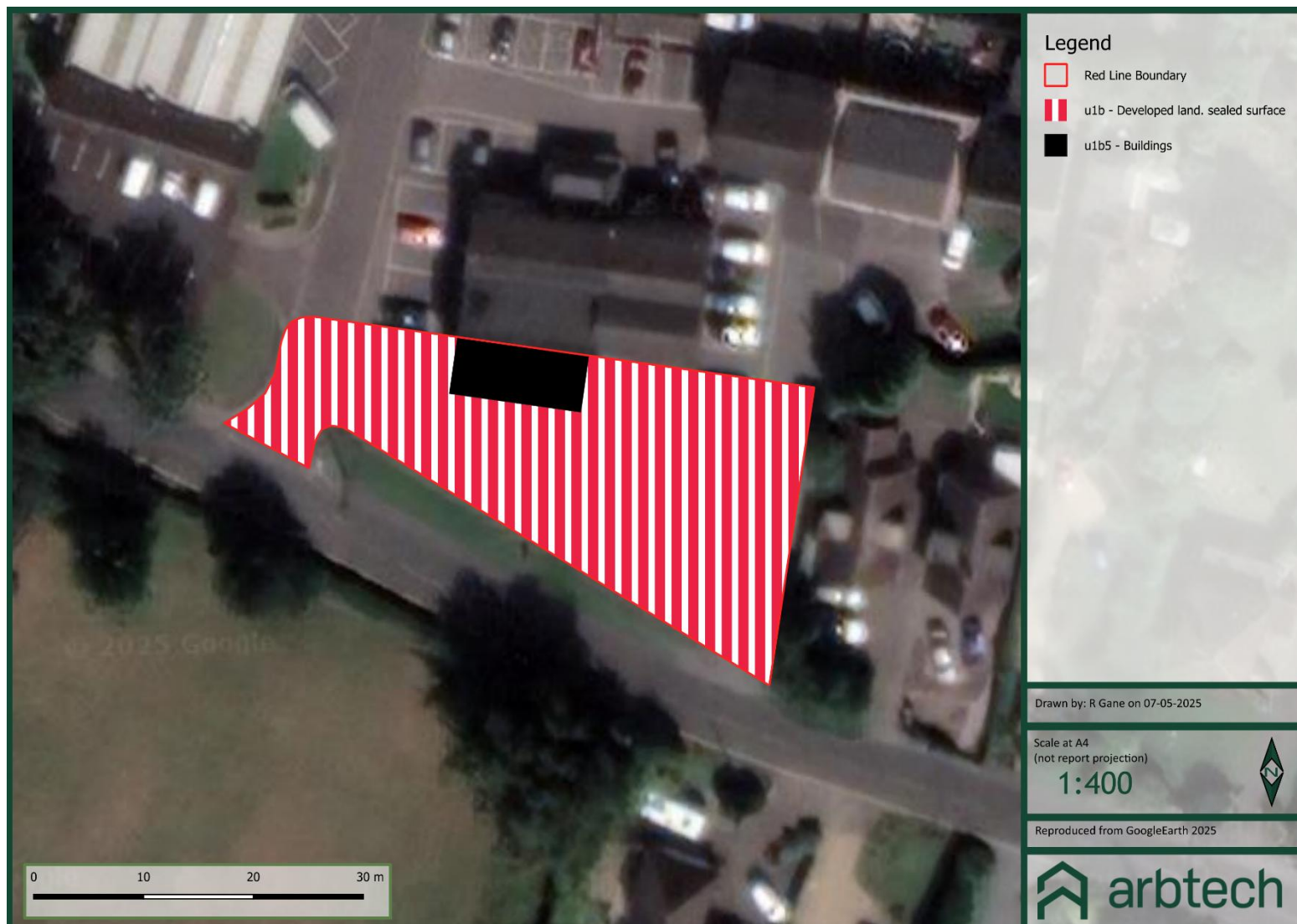
<i>Recommendations</i>	Buildings/trees Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of one external bird box the on retained building will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box, Schwegler 1SP Sparrow Terrace or a similar alternative brand. Sparrow boxes should be positioned approximately 3-5m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Swift boxes should be positioned at least 5m from the ground, ideally at the eaves of a building.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site is surrounded by urban development (i.e. roads and buildings) which is

	considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site. Wider landscape The adjacent sections of the gardens, grassland, treelines and woodland are of elevated ecological value within the wider landscape and may represent important resources for local reptile populations. These adjacent habitats are well connected to further suitable habitat in the wider landscape. However, given that the onsite urban habitats are extensive, it is likely that any reptiles within the surroundings will remain within these optimal habitats that provide refuge and foraging resources, rather than onsite where the predominant habitat is hardstanding.
<i>Foreseen Impacts</i>	No impacts are anticipated on reptiles as a result of the proposed development.
<i>Recommendations</i>	None required.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site. Aquatic habitat suitability (including ponds within 500m) Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). No ponds are present on site or within 500m of the site.

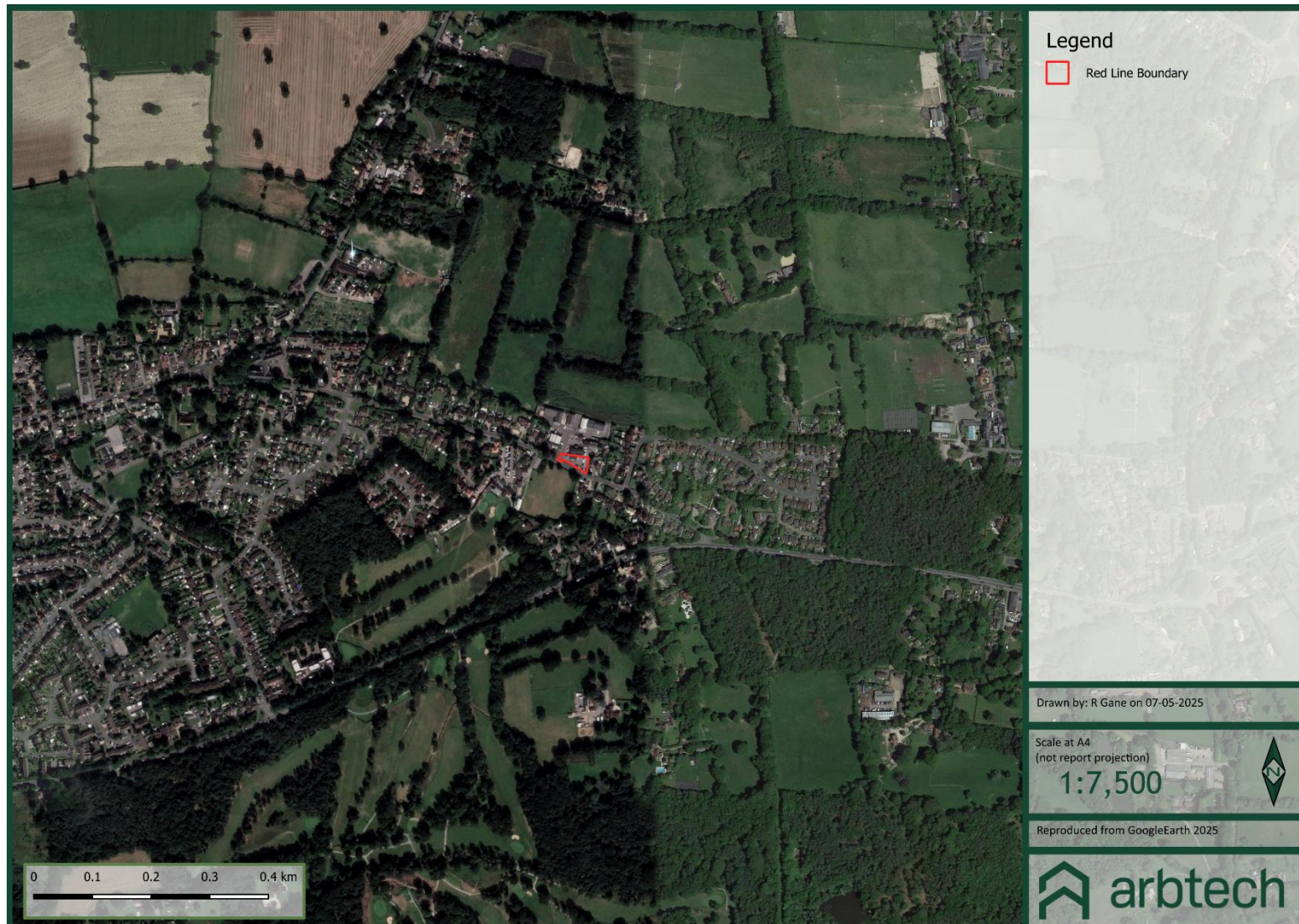
	Terrestrial habitat suitability The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing offers sub-optimal habitat for terrestrial amphibians. The hedgerows adjacent the site may offer refuge for these species, however given the urban nature of the buffer between the site and the hedgerow, (i.e. dominated by road and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site to traverse the onsite suboptimal habitat.
<i>Foreseen Impacts</i>	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.
<i>Recommendations</i>	None required.
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub.
<i>Foreseen Impacts</i>	No impacts are anticipated on badgers as a result of the proposed development.
<i>Recommendations</i>	None required.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site.

	Habitat suitability Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The hardstanding onsite provides suboptimal foraging and commuting opportunities for hedgehogs, however it is likely that hedgehogs may commute across site to reach more optimal foraging and sheltering opportunities within gardens, grassland and hedgerow.
<i>Foreseen Impacts</i>	No impacts are anticipated on hedgehogs as a result of the proposed development.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: ▪ Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. ▪ The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. ▪ Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

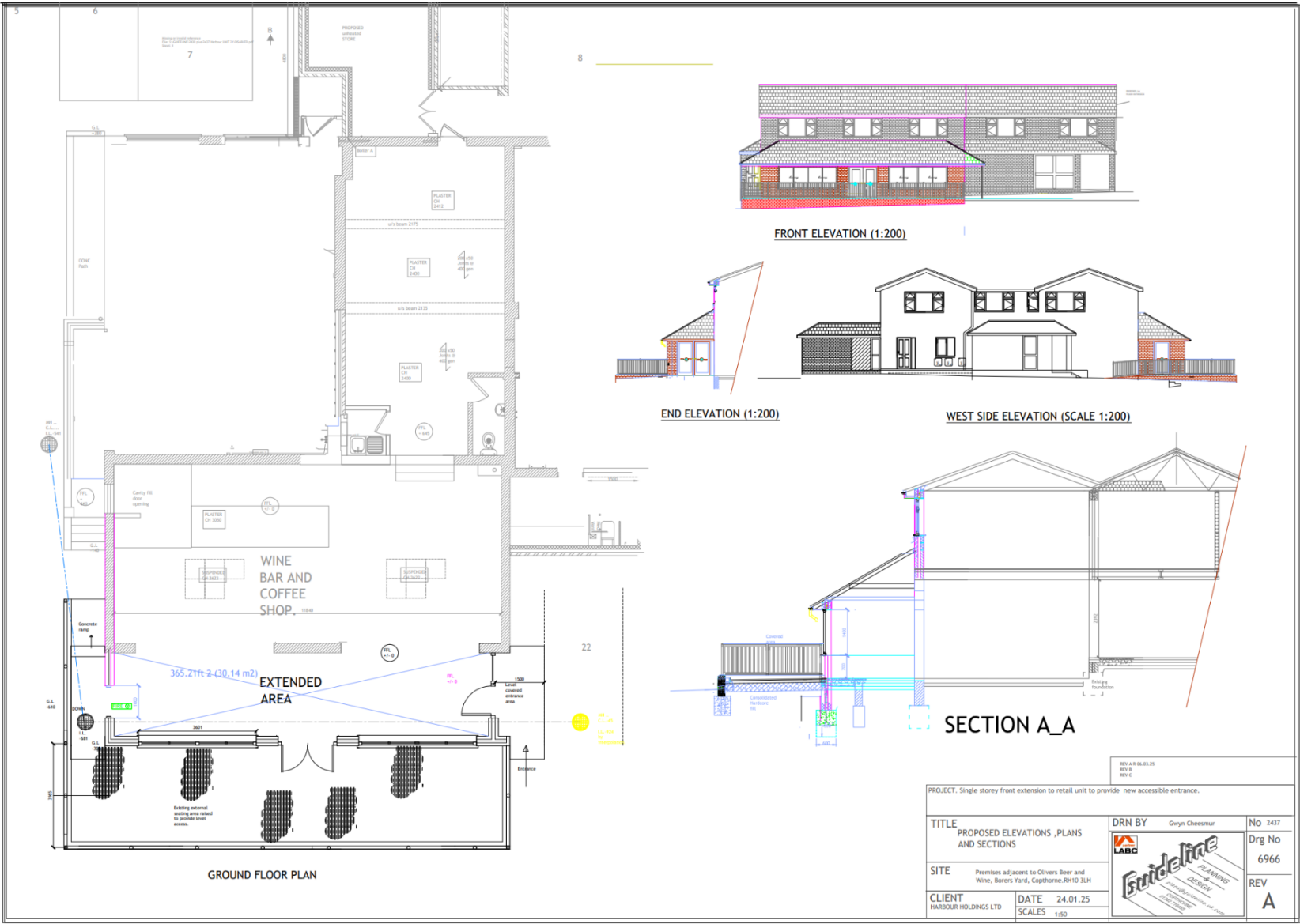
Appendix 1: Survey/Habitat map



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Habitat Photos

Buildings	
Photograph	Description
	Figure 1: Main building (B1) on site
Sealed surface	
Photograph	Description
	Figure 2: Leyland cypress hedgerow along eastern site boundary



Figure 3: Leyland cypress

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Draft	0.1	Rebecca Gane BSc (Hons) Graduate Ecologist	07/05/2025
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