

DISCOUNTED VIEWPOINTS



DISCOUNTED VIEWPOINT v : VIEW FROM PUBLIC FOOTPATH BOL-15BO

Distance from the site boundary:	4.1km	Direction of View:	South West	Weather	Clear
OS Grid Reference:	E: 527099 , N: 122231	WhatThreeWords:	desiring.sponsors.goose	Date and Time:	19.03.2026, 10:53
Receptors:	PRow users				



DISCOUNTED VIEWPOINT vi : VIEW FROM PUBLIC FOOTPATH BOL 24BO/2 & BOL-23BO

Distance from the site boundary:	3.6km	Direction of View:	South	Weather	Clear
OS Grid Reference:	E: 525867 , N: 121790	WhatThreeWords:	rigs.stove.arrow	Date and Time:	19.03.2026, 11:12
Receptors:	PRoW users				

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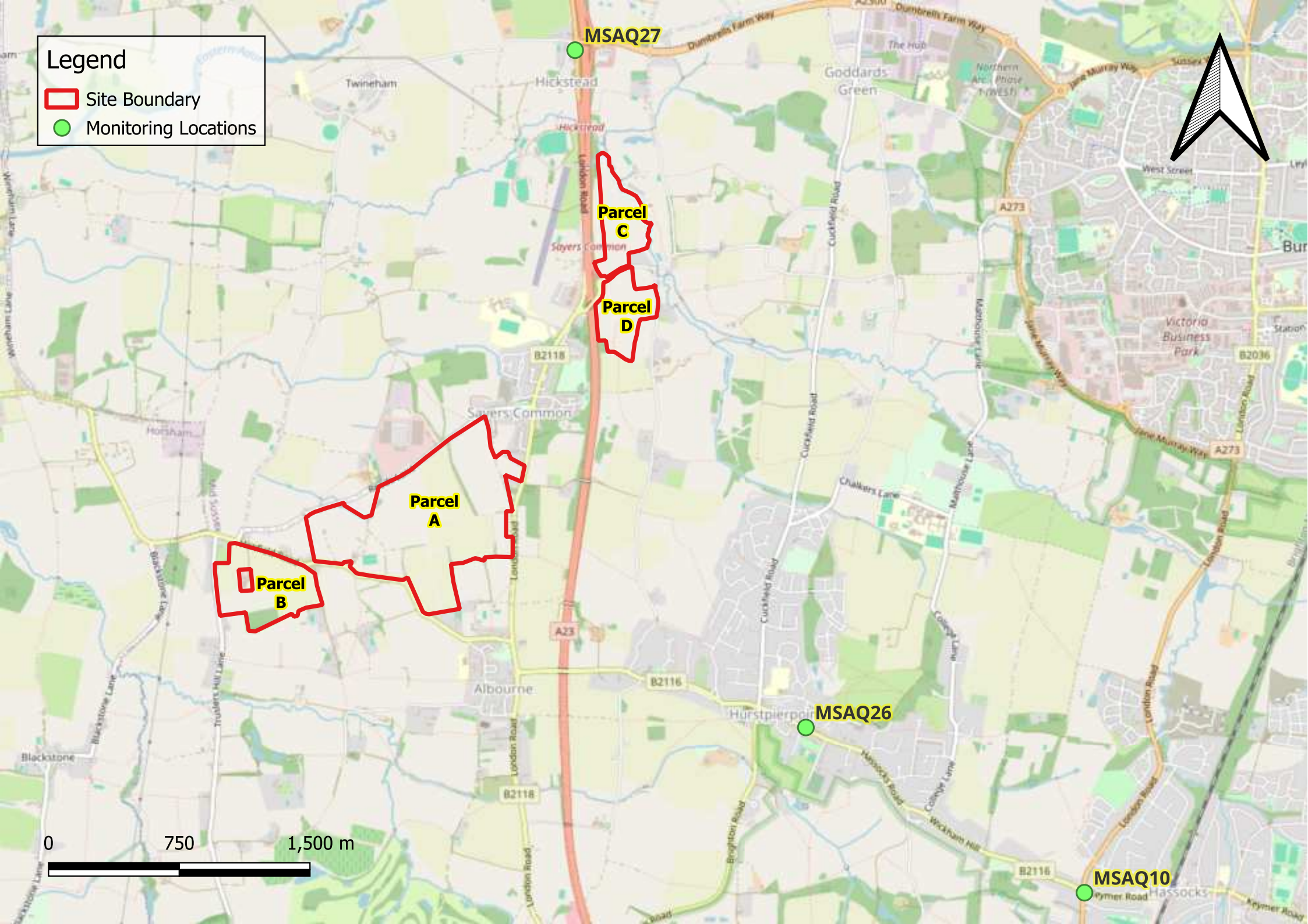
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Purpose of Issue		
INFORMATION		
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Client		
BERKELEY LATIMER ESTATES LTD		
Project LAND TO THE SOUTH OF REEDS LANE, SAYERS COMMON		
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Drawn	Checked	Approved
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LVIA APPENDIX 5		-

Legend

 Site Boundary

 Monitoring Locations

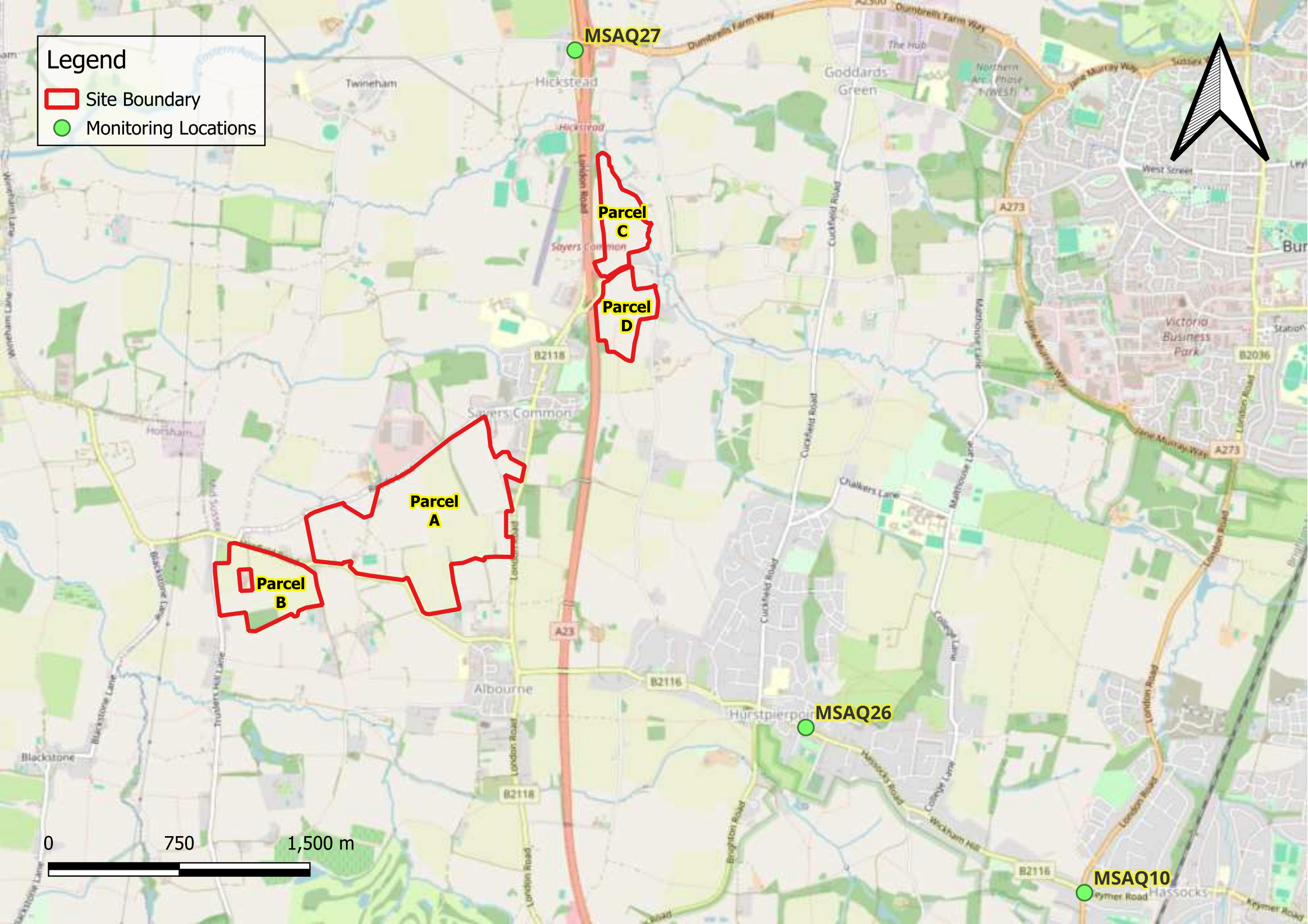


Appendix 6 Air Quality Diffusion Tubes

Legend

 Site Boundary

 Monitoring Locations



Appendix 7 Noise Figures

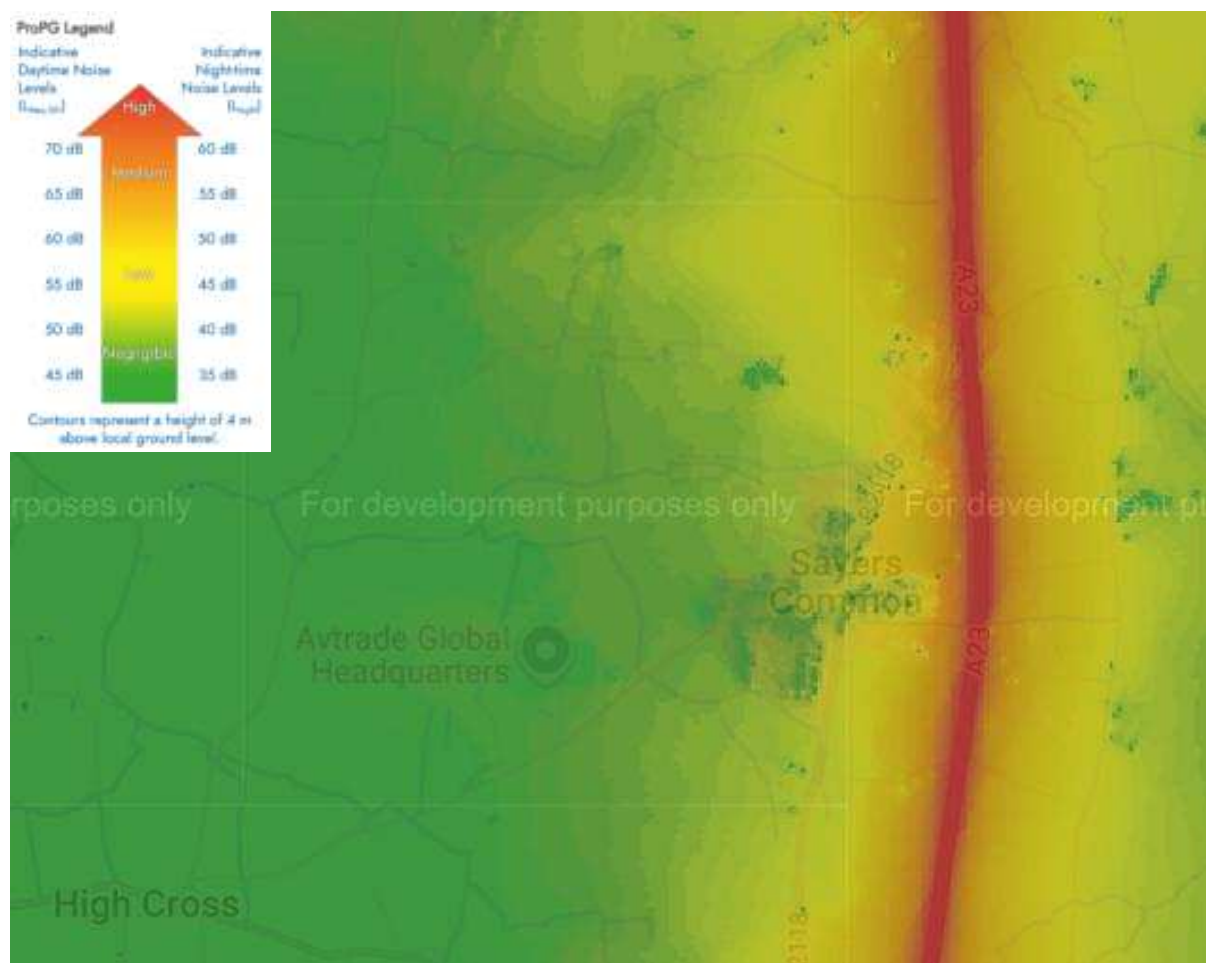


Figure 1 - Daytime noise levels (dB, L_{Aeq,16hour})

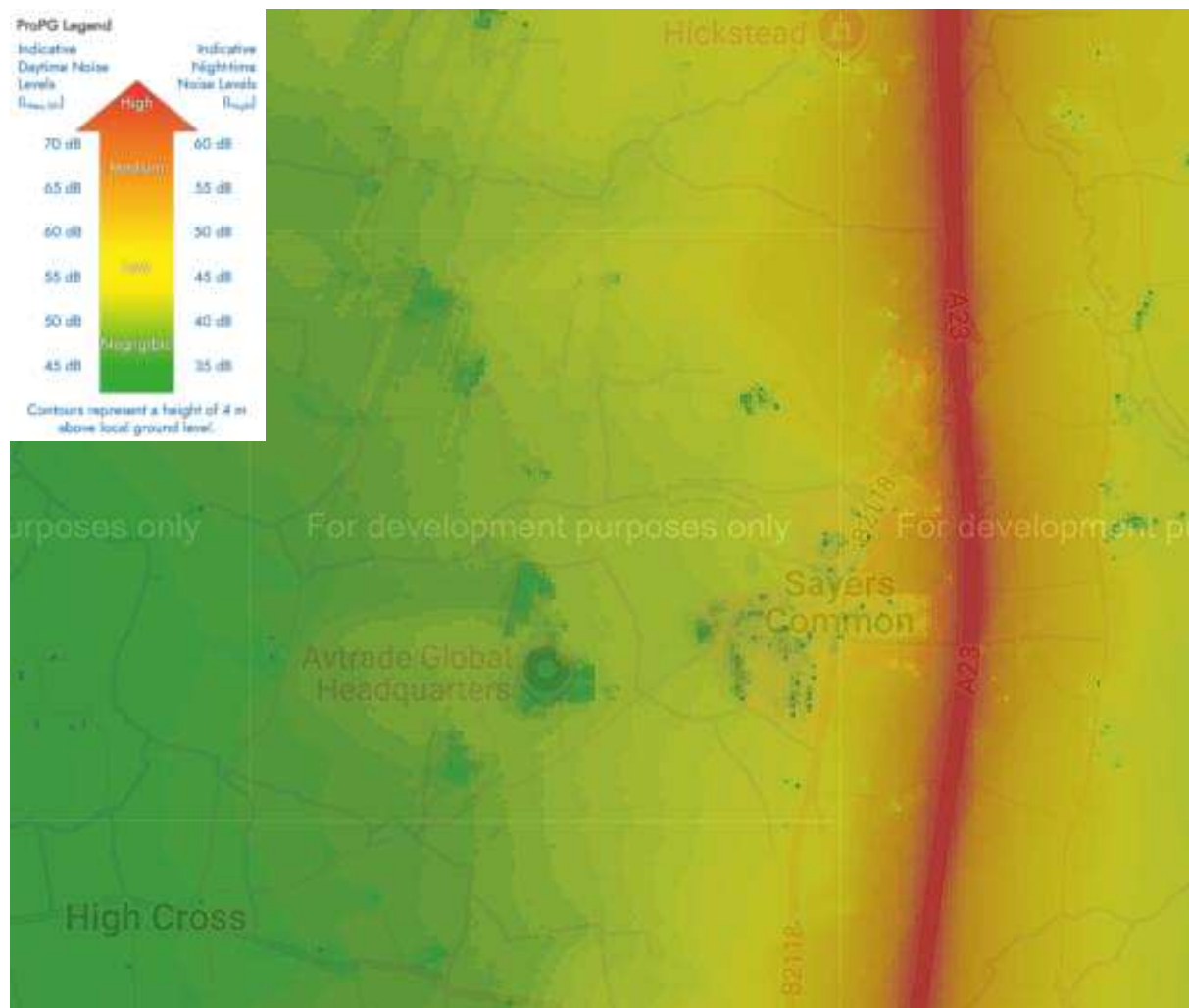


Figure 2 - Night-time noise levels (dB, L_{Aeq,8hour})

Appendix 8 Preliminary Ecological Appraisal



SAYERS COMMON, MID SUSSEX

ECOLOGICAL ASSESSMENT (INCLUDING INITIAL BAT)

BMD.25.0203.RPE-P1.001.-.Ecology

DATE: May 2026

CONFIDENTIALITY STATUS: Contains confidential wildlife data. Not to be put in the public domain or given to third parties without appropriate censorship.

DOCUMENT HISTORY

Project Number: 25.0203		Document Reference: BMD.25.0203.RPE-P1.001.-.Ecology			
Revision	Purpose of Issue	Originated	Reviewed	Approved	Date
-	Planning	MW/BJ/JWh/LT/KD	JW	JP	22/04/2026

Declaration of compliance with professional code of ethics or conduct

The information which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bonafide opinions.

Every reasonable attempt has been made to comply with the relevant best practice guidelines including BS 42020:2013, the Environment Act 2021 (Schedule 7a: Biodiversity Gain), the National Planning Policy Framework (2024), CIEEM EcIA Guidelines (2018, updated 2024), and relevant Natural England guidance.

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EXECUTIVE SUMMARY

Client.....	Berkeley Latimer Estates Limited.
Consultant.....	Bradley Murphy Design Ltd.

SITE

Location	Sayers Common, Mid Sussex, West Sussex
National Grid Reference	Approx. Centre: TQ 26085 17522
Overview	The Site comprises three parcels – A, B and C, with areas of approximately 70 ha, 20.2 ha and 11.9 ha respectively, and comprises a mosaic of predominantly agricultural and semi-natural habitats including modified grassland, cereal crops, hedgerows, scattered trees, woodland, scrub, ponds, ditches, watercourses and areas of developed and equestrian land. Many of the grassland parcels within Parcel A and Parcel C are grazed by horses and sheep. Parcel A and B lie along Henfield Road, with Parcel A including the land at Albourne equestrian centre, and Parcel B surrounding High Cross farm. Parcel C lies to the east of the A23, north of Mill Lane separated from the other parcels.
Landscape context	The Site is located in a primarily rural area with agricultural field parcels, associated hedgerow field boundaries and woodland blocks dominating the surrounding landscape. Interspersed urban areas also lie within the surrounding landscape, including the village of Sayers Common which lies directly northeast of Parcel A, and comprises residential dwellings with associated roads. The A23 runs north to south between Parcels A and C. The closest city to the Site is Brighton, which lies approximately 8.8 km south of the Site.

DEVELOPMENT & PLANNING BACKGROUND

Proposed works	Outline planning application for: • A mix of c. 2,000 homes including affordable homes (30%); • Class E employment; • Retail and community facilities; • Site for an all-through school (subject to discussion with West Sussex County Council); • Six permanent traveller pitches; and • Other supporting infrastructure and open space as per emerging policy requirements.
Planning stage	Outline Planning Application

ECOLOGICAL BACKGROUND

General	No ecological assessments are known to have been undertaken in the study area.
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SURVEY

Objectives	1. To provide an ecological baseline, including nature conservation value, of the Site with a focus on habitats and potential for protected and notable species. Particular attention will be paid to the potential for the Site to support roosting bats. 2. To identify the need and level of more detailed species-specific surveys for a planning application. 3. To guide the initial stages of master planning and indicative mitigation required to ensure net biodiversity gain is achieved and favourable conservation status of species utilising the site as a result of the proposed development. 4. To provide specialist advice and make appropriate recommendations to ensure compliance with wildlife law and recognised best practice.
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Approach	Desk-based assessment using online resources, including the <i>MAGIC</i> database, and data from the Local Biological Record Centre (Sussex Biodiversity Record Centre). Habitat assessment – UK Habitat Classification (UKHab) Survey Evaluation of habitat condition based on the Statutory Biodiversity Metric
Date	24 th , 27 th and 29 th November 2025
Results	The Site comprises three parcels – A, B and C, with areas of approximately 70 ha, 20.2 ha and 11.9 ha respectively, and comprises primarily of modified grassland, woodland blocks, and a number of hedgerows. The Site has the potential to support the following Protected and Notable Species: • Amphibians (including great crested newt); • Badger; • Bats; • Hazel dormouse; • Hedgehog; • Nesting birds (including schedule 1 birds); • Reptiles; • Otter; • Water Vole; and • Invasive species.
Conclusions	The main aim of this report is to provide an initial assessment of the ecological interest of the site and to recommend the scope of detailed Phase II ecological surveys that are required to provide a full assessment of the site's ecological value. Initial opportunities for Biodiversity Net Gain have also been identified.

RECOMMENDATIONS

Further species surveys are considered necessary to better inform the proposals and potential impacts. Key habitat of elevated ecological value should be retained and protected.
Initial opportunities for enhancement and creation which may result in a biodiversity net gain are provided.

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1. INTRODUCTION

1.1 Background Information

1.1.1 Bradley Murphy Design Ltd. (BMD) was commissioned by Berkeley Latimer Estates Limited in October 2025 to undertake an Ecological Assessment of their site: Sayers Common, Mid Sussex, hereafter referred to as 'the Site'. The Site is approximately centred on national grid reference: TQ 26085 17522. A plan depicting the Site's location is provided in the Appendices.

1.1.2 The following assessments were completed in November 2025.

- Desk-based assessment;
- Habitat survey; and,
- Initial assessments of structures and trees.

1.1.3 This report presents the approach, results and evaluation of the assessments and survey undertaken at the Site in order to determine the ecological baseline and nature conservation value of the Site. The data will:

- Enable the identification of the need and level of more detailed species-specific surveys where required for a successful determination of a planning application;
- Enable potential ecological constraints to the proposed development to be identified; and,
- Further guide the master planning to ensure that net biodiversity gain is met (an obligation of the NPPF, 2024) through design and mitigation hierarchy (avoid, mitigate, compensate).

1.2 Proposed Development

1.2.1 Outline planning application for:

- A mix of c. 2,000 homes including affordable homes (30%);
- Class E employment;
- Retail and community facilities;
- Site for an all-through school (subject to discussion with West Sussex County Council);
- Six permanent traveller pitches; and
- Other supporting infrastructure and open space as per emerging policy requirements.

1.3 Site Context

Historic Context

1.3.1 Readily available historic aerial imagery and maps indicate that the Site has undergone little change in the past several decades.

1.3.2 Parcel A, located southwest of the village of Sayers Common, appears to have consisted of grassland, primarily of agricultural use, since the late 19th century. Maps from this period show the parcel subdivided into field parcels, many of which separated by hedgerows and treelines, although some of these have been removed over time to make way for larger fields. Towards the

western portion of the Site Western House, located adjacent to Henfield Road, was apparent on maps from the late 19th century, however maps from the mid-20th century show this as Western House Farm, with additional buildings added to the north. Apparent on maps from the mid-20th century to the east of what was once Western House farm, lay two structures named Lower Barn and Tarry Barn, which are not present on maps from 2001 onwards. Today Western Farm is now Albourne Equestrian Centre, which was established in 1993 with the addition of a large barn and outdoor horse-riding arena. Since 2001, a large, hardstanding car park has been added to the north of the stable yard, as well as a secondary outdoor arena to the east.

- 1.3.3 Parcel B is located southwest of Parcel A and separated by Henfield Road. The land appears to have been used agriculturally since at least the late 19th century and has changed little since. However, two ponds present on maps from the mid-20th century show two ponds, situated in the central portion and adjacent to Henfield Road respectively, to no longer be in existence, although it is unclear when these were removed. Additionally, adjacent to the southern boundary of Parcel B there is today a woodland, which was planted between 2001 and 2009.
- 1.3.4 Parcel C is located northeast of Parcel A, beyond the village of Sayers Common. Maps from the late 19th century show the land subdivided into field parcels, although it is unclear whether hedgerows formed boundaries between them. The land appears to have been used agriculturally and has changed little in the past century. Similarly to Parcel B, there was once a pond situated near the eastern boundary of the Site as late as 1974, however is not present on maps and aerial images from the early 21st century, but it is unclear when this was removed.

Present Context

- 1.3.5 The Site is approximately 102.1 ha, with Parcels A and B located to the southwest of the village of Sayers Common and Parcel C to the northeast. Sayers Common is a village located in the district of Mid Sussex in the county of West Sussex in the southeast of England. The town centre of Burgess Hill is approximately 4.2 km from the eastern boundary of Parcel C, and the city of Brighton and Hove is approximately 13 km southeast of Parcel B.
- 1.3.6 The Site is comprised of three grassland parcels. Parcel A is approximately 70 ha and is located adjacent to the village of Sayers Common. Parcel B is approximately 20.2 ha and is located southwest of Parcel A, separated by Henfield Road. Parcel C is approximately 11.9 ha and is located approximately 1 km northeast of Parcel A, beyond the village of Sayers Common.
- 1.3.7 Parcel A, the larger of the three parcels, is bound for the most part by roads: to the north by Reeds Lane, to the south by Henfield Road, and to the east by the B2118. There are small residential developments located at the northeastern and southwestern corners of this Parcel. Parcel A is accessed via Albourne Equestrian Centre, along Henfield Road. This parcel is comprised primarily of hedgerow lined grassland parcels. Much of the Site appears to be in use agriculturally for cereal crops or livestock grazing. Additionally, towards the western portion of Parcel A is Albourne Equestrian Centre, comprising of a stable yard with a barn, two outdoor horse-riding arenas, a car park, and horse grazed paddocks. There is a strip of woodland in the northeastern portion of this parcel, and aside from this tree cover is limited to a line of trees in the northeastern section, a line of trees in the southwestern section, and multiple trees across

the parcel, mainly associated with hedgerows and areas of mixed scrub. Toward the eastern boundary of this Parcel is a larger area of mixed scrub, which surrounds an area of grassland.

- 1.3.8 Parcel B is bound by Henfield Road to the north, Truslers Hill Lane to the west, and a country lane to the east. The southern Site boundary is adjacent to grassland, residential dwellings, and a farmyard. This parcel is accessed via Henfield Road. Parcel B is comprised of hedgerow-lined grassland parcels, appearing agricultural in use. There is an area of woodland to the south of this parcel to which the tree cover on this parcel is limited to.
- 1.3.9 Parcel C is largely grassland and is accessed from Mill Lane to the south. It is bound to the east by Herrings Stream, a small watercourse, and several residential dwellings lie on the southern boundary. The western boundary appears to be a hedgerow which becomes woodland at the northern extent and extends beyond the Site boundary.
- 1.3.10 The landscape surrounding the three Site parcels is dominated by an agricultural mosaic, featuring arable grassland, woodland, hedgerows, treelines, and waterbodies. The closest urban environment is the town of Burgess Hill to the northeast. The A23 which connects Crawley with Brighton and Hove, separates Parcels A and B from Parcel C. The South Downs National Park lies approximately 1.6 km to the south with good overland connectivity to the Site via grassland, woodland, hedgerows, and waterbodies, and provides important habitat for numerous species. There are forty-eight small parcels of deciduous, ancient and semi-natural woodland within 1 km of the site, two of which are adjacent to Parcels A and C respectively and have good connectivity to the Site.
- 1.3.11 Considering the outlined above contextual features regarding the Site and its surrounding landscape, there is some overland connectivity of each parcel to its adjacent habitats. Roads may act as dispersal barriers for terrestrial fauna, particularly the A23, which limits connectivity somewhat. It is further estimated that more mobile species, such as bats, birds, and insects, would be more readily able to commute to the Site from surrounding habitats.

1.4 Ecological Context

- 1.4.1 Aspect Ecology undertook an ecological feasibility appraisal of Parcels A and B in 2022 and concluded:
- 1.4.2 “The site is not subject to any ecological designations, with the nearest designations being well separated from the site and not considered to form a constraint to future development. Habitats largely appear to be of low ecological value, although it is recommended that consideration should be given to retention of hedgerows, treelines, established woodland and ponds within any future development layout. The site also offers potential for faunal species including bats, badger, Dormouse, breeding birds, Great Crested Newt and reptiles, and as such, further surveys are recommended at the appropriate stage to determine presence/absence of such species. However, following implementation of a sensitively designed masterplan, together with provision of appropriate avoidance and mitigation measures, it is considered that faunal species can be safeguarded. As a result, the site is not considered to be subject to any overriding ecological constraints, and the proposed development of the site is considered to be readily deliverable in ecological terms.”

Bat Roosts and Species Overview

- 1.4.3 Different species of bat have different roosting preferences. Table 1.1 provides a summary of bats that have potential to occur on Site and the roost locations they are typically associated with.

Table 1.1 Summary of roosting opportunities on Site important to different bat species that have potential to occur on Site based on their geographical range (adapted from Collins, 2023).

Bat species	Summer roosts				Winter roosts			
	Trees	House/ buildings	Barn-type buildings	Bat boxes	Caves/ mines	Buildings	Walls/ cavity	Trees
Barbastelle								
Bechstein's								
Brandt's								
Brown-long-eared								
Common/ soprano pipistrelle								
Daubenton's								
Greater horseshoe								
Leisler's								
Nathusius' pipistrelle								
Natterer's								
Noctule								
Serotine								
Whiskered								
Notes		Primary locations						
		Secondary locations, i.e. only sometimes found in such locations						

1.5 Compliance with Policy, Guidance and Legislation

- 1.5.1 A summary of national planning policy and wildlife legislation relating to development projects in England is provided in Appendix A. The protocols, evaluations and recommendations contained within this report were made in accordance with these policies and legislation. Local policies which apply to the Site are:

Hurstpierpoint and Sayers Common Parish Neighbourhood Plan 2031

- 1.5.2 The key policies in Hurstpierpoint and Sayers Common Parish Neighbourhood Plan related to ecology and the Site include:

- **POLICY Countryside HurstC1 Conserving and enhancing character:** Development, including formal sports and recreation areas, will be permitted in the countryside, where: It comprises an appropriate countryside use; It maintains or where possible enhances the quality of the rural and landscape character of the Parish area.
- **POLICY Countryside HurstC3 Local Gaps and Preventing Coalescence:** Development will be permitted in the countryside provided that it does not individually or cumulatively result in coalescence and loss of separate identity of neighbouring settlements, and provided that it does not conflict with other Countryside policies in this Plan. Local Gaps between the following settlements define those areas covered by this policy: Hurstpierpoint and Hassocks; Sayers Common and Albourne; Hurstpierpoint and Albourne; Hurstpierpoint and Burgess Hill.

Albourne Parish Council Neighbourhood Plan 2014-2031

1.5.3 Parcel A and Parcel B of the Site fall within the Albourne Parish Council boundary. The key policies of the Albourne Parish Council Neighbourhood Plan related to ecology and the Site include:

- **POLICY Countryside – ALC1: Conserving and enhancing character:** Development, including formal sports and recreation areas, will be permitted in the countryside, where: It comprises an appropriate countryside use, it maintains or where possible enhances the quality of the rural and landscape character of the Parish area, it is supported by specific policy and it is necessary for essential infrastructure where no alternative sites are suitable/available.
- **POLICY Countryside – ALC3: Local Gaps and Preventing Coalescence:** Development will be permitted in the countryside provided that it does not individually or cumulatively result in coalescence and loss of separate identity of neighbouring settlements, and provided that it does not conflict with other policies in this Plan. Development for essential utility infrastructure will be acceptable in exceptional circumstances where it can be demonstrated that there are no alternative sites suitable and available, and that the benefit outweighs any harm or loss. Local gaps identified between Albourne and Sayers Common and Albourne and Hurstpierpoint occupy the eastern and central extent of Parcel A within the Site.
- **AIM: Dark Skies Initiative** – The Plan supports the implementation of policies by the South Downs National Park Authority aimed at reducing light pollution and its overall landscape impact. These policies will seek to eliminate upward lighting that causes harmful sky glow, reduce light trespass to an acceptable level and reduce the impact of glare and direct visibility.

Mid Sussex Development Plan

1.5.4 In addition to national planning policy, the Site is subject to the statutory development plan for Mid Sussex, comprising the Mid Sussex District Plan (2014–2031) and relevant made Neighbourhood Plans.

1.5.5 The Mid Sussex District Plan includes a number of policies of direct relevance to ecology, biodiversity and the natural environment. These broadly require that development:

- Protects and enhances biodiversity and geodiversity;
- Avoids harm to designated sites, priority habitats and protected species;
- Maintains and strengthens ecological networks and habitat connectivity;
- Incorporates appropriate mitigation, compensation and enhancement measures; and
- Delivers measurable biodiversity enhancements in accordance with national policy.

- 1.5.6 Particular emphasis is placed on the protection and enhancement of green infrastructure, the retention of key landscape features such as hedgerows, trees and woodland, and the integration of ecological considerations into the design process from the outset.

Emerging and Strategic Policy Context

- 1.5.7 The Site forms part of a strategic-scale development proposal and, as such, emerging policy and guidance are also material considerations. These include the Mid Sussex Site Allocations Development Plan Document and any emerging updates to the District Plan, which place increasing emphasis on:
- Delivering Biodiversity Net Gain in accordance with statutory requirements;
 - Securing multifunctional green infrastructure networks;
 - Integrating sustainable drainage systems (SuDS) with biodiversity enhancement;
 - Protecting irreplaceable habitats, including ancient woodland and veteran trees; and
 - Responding to the effects of climate change through nature-based solutions.

Green Infrastructure and Water Environment

- 1.5.8 Local planning policy also requires that development proposals maintain and enhance green infrastructure networks, including the retention and strengthening of hedgerows, woodland, watercourses and other semi-natural habitats.
- 1.5.9 Watercourses and associated riparian corridors are recognised as important ecological features, providing habitat connectivity and supporting protected and notable species. Development proposals are therefore expected to incorporate appropriate buffers, pollution control measures and sensitive design to avoid adverse impacts on the water environment.

2. APPROACH

2.1 Introduction

2.1.1 This report has been prepared with reference to current best practice guidance, including the CIEEM Guidelines for Preliminary Ecological Appraisal (2017, updated) and the CIEEM Guidelines for Ecological Impact Assessment (2018, updated 2024). This assessment has also been undertaken with reference to BS42020:2013 Biodiversity – Code of practice for planning and development.

2.1.2 The assessment comprised the following:

- Desk study;
- UK Habitat Classification (UKHab) Survey; and,
- Initial bat scoping assessment:
 - A habitat assessment of the Site and immediate environs
 - Initial assessment of buildings and trees for their potential to support roosting bats.

2.1.3 Table 2.1 summarises the geographical extent of the study.

Table 2.1 Geographical extent of study

Element	Study area
Desk study	1 – 5 km. See Table 2.2 for specific details
Detailed UK Habitat Classification (UKHab) Survey	Site boundary
Local site context (broad habitat types)	Approx. 50 m from Site boundary (identified from within Site only)

2.1.4 Full survey methodologies are provided in Appendix B and summarised below. Details of dates, surveyors, weather conditions and a review of survey limitations are provided in Appendix C. Definitions of technical terms used in this report are provided in the Glossary in Section 8. Common names of species are used throughout the report with scientific names provided in Section 8.2.

2.2 Desk Study

2.2.1 The desk study involved gathering and analysing existing ecologically relevant data within the Site boundary and extending to 5 km. The results of the desk study aid in the interpretation of the survey results. Table 2.2 provides a summary of the data and their sources reviewed in the desk study.

2.3 UK Habitat Classification (UKHab) Survey

2.3.1 A UKHab survey was undertaken at the Site in accordance with industry standards (UKHab, 2023) and best practice guidance, although adapted to be appropriate to the Site. The conditions and assessors of the survey are provided in the Appendices. The methodologies of the survey techniques are provided in the Appendices.

- 2.3.2 A preliminary habitat baseline was initially generated using the BNGAI™ platform to inform the field survey. All habitats were subsequently verified and refined through a detailed UKHab field survey undertaken by suitably qualified ecologists. The field survey therefore represents the definitive baseline for this assessment. Habitat condition assessments were undertaken on-site using professional judgement in accordance with the Statutory Biodiversity Metric condition criteria.
- 2.3.3 Ecological features have been mapped using the BNGAI™ platform and QGIS. The BNGAI™ platform references high-resolution imagery of the Site and OS data, as well as several publicly available and bespoke data layers. A desk study was undertaken using the BNGAI™ platform to inform the DEFRA Statutory Metric calculation by:
- Mapping baseline habitats within the Site
 - Identifying high-value habitats within the Site, including irreplaceable habitats
 - Identifying designated sites for nature conservation within the Site
 - Determining the strategic significance of habitats on Site
 - Pre-mapping habitats on Site to expedite field survey requirements
- 2.3.4 The BNGAI™ outputs are desk-based and have been subject to professional review and ground-truthing. Any discrepancies between AI-derived outputs and field observations have been resolved in favour of field survey data.

Habitats

- 2.3.5 The vegetation and broad habitat types within the Site were noted during the survey in accordance with the categories specified for a UK Habitat Classification Survey (UKHab, 2023). Dominant plant species were recorded for each habitat present using nomenclature according to Stace (2019). The Site was also appraised for its suitability to support notable flora, with regards to the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).
- 2.3.6 In line with the requirements of Biodiversity Net Gain Assessment, the condition of the habitats were also assessed against the habitat condition criteria relevant to the Statutory Biodiversity Metric.

Protected and Notable Species

- 2.3.7 The Site has been inspected for evidence of, and its potential to support, protected and notable species, including European Protected Species protected under the Conservation of Habitats and Species Regulations 2017 (as amended), species protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), species afforded additional protection under the Countryside and Rights of Way Act 2000, and Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities Act 2006.

Table 2.2 Desk study data sources

Data ¹	Search area	Source ²	Justification of search area
Species			
Protected & Notable Species	1 km	A, B, E	The Site is anticipated to have some ecological value associated with the scrub, hedgerows, scattered trees, grasslands, waterbodies, and woodland in close proximity. Most of the Site and its habitats are common and widespread throughout Britain. However, there is a grassland, scrub, and woodland which may have potential to support protected and notable species such as nesting birds, badger, reptiles, bats and hedgehog.
European Protected Species Licence Applications (excl. bats)	1 km	B	The Site is likely to have moderate ecological value, owing to the ponds and aquatic habitats on site. Consequently, it may hold potential to provide terrestrial habitat for great crested newts. Impacts on newt populations/meta populations can be cumulative arising from other developments off the Site. A review of licence applications within the local area can provide indicative implications if great crested newt habitat is confirmed on the Site. It also helps in reviewing the conservation status of the species in the area.
European Protected Species Licence Applications (bats)	5 km	B	There is potential that the Site supports features that may be used by bat species and that may be lost through the works. Bats can travel a number of kilometres from their roosts in a single night to forage. A wider search area provides an indication of the potential value that the Site may have for foraging bats based on known roosts that have been affected by other development in the area.
Non-native Invasive Species	1 km	A	There is low potential for non-native invasive species.
Habitats			
UK Priority Habitats	1 km	B, D	The Site is anticipated to have moderate ecological value given that it largely comprises of grassland and agricultural landscape, with woodland, hedgerows, and waterbodies.
Ancient Woodland	1 km	B	
Other notable habitats	1 km	A, B	
Change over time/landscape context	1 km	C	To provide an indication of ecosystem connectivity into the wider landscape and subsequent movement of protected and notable species.
Sites			
Statutory Protected Sites – Impact Risk Zones	Site	B	To assess whether any SSSI sites are likely to be impacted upon by the works.
Non-statutory Protected Sites (e.g. LWS)	1 km	A	To assess whether any LWSs are likely to be impacted upon by the works.
Statutory Protected Sites	2 km (5 km for bats)	B	These sites may have been designated for their populations of European Protected Species (EPS). As the Site has potential to support EPS a wider consideration of statutory protected sites is required.
Notes ¹ See glossary for definitions and species and habitats considered. ² A. Local Biological Records Centre: Sussex Biodiversity Records Centre, [received 20/11/2025] B. MAGIC (Multi-Agency Geographic Information for the Countryside) [accessed 25/11/2025]. C. Readily available aerial images and current/historic map sources [accessed 25/11/2025]. D. Woodland Trust Ancient Tree Inventory [accessed 25/11/2025]. E. PTES The Big Hedgehog Map [accessed 25/11/2025].			

2.4 Limitations

- 2.4.1 Full consideration of limitations are provided in Appendix C; in brief, it is considered that none of the limitations identified are sufficient to negatively affect the overall outcome of the assessment.
- 2.4.2 It is noted that AI-derived habitat mapping is inherently limited by reliance on aerial imagery and does not replace field survey. Accordingly, all AI outputs have been verified through field survey and do not form the sole basis of ecological assessment.

2.5 Evaluation and Review

- 2.5.1 Upon completion of the desk study and field surveys the evaluation and review will consider each of the following:
- Habitats:
 - reviewed in relation to S41 Priority Habitats descriptions
 - reviewed in relation to Local Biodiversity Plans
 - condition assessed using criteria used in the Statutory Biodiversity Metric
 - potential to support protected and notable species
 - Species – focusing on protected and notable species:
 - evidence on Site
 - potential to occur on Site based on habitats, connectivity and known records
 - structures and trees were categorised as having negligible, negligible to low, low, low to moderate, moderate, moderate to high or confirmed bat roost potential (see the Glossary for definitions)
 - Potential constraints to development (legal and policy implications relating to wildlife)
 - Potential for biodiversity enhancement.
- 2.5.2 The majority of impacts associated with development relate to species, including through habitat loss, fragmentation and deterioration, as well as direct harm and indirect effects. Therefore, until any necessary species-specific surveys, based on the outcome of this habitat focused ecological assessment, are completed it is not feasible to identify specific impacts in relation to developing the Site.

3. RESULTS

3.1 Desk Study

3.1.1 Full documentation of the data considered as part of this Ecological Assessment is provided in Appendix D. This section presents the key findings of significance to development at the Site. Species records are considered within the last 10 years (from date of desk study). The exception to this is species that are typically under recorded and/or have low dispersal rates, such as dormouse and white clawed crayfish. Other exceptions would be species likely to have strong associations with the habitats on site, such as black redstarts and derelict buildings and structures on urban sites.

3.1.2 A data search on *MAG/C* was completed on 25th of November 2025.

Statutory designated sites of nature conservation importance

3.1.3 The Site itself does not lie within any statutory designated sites of nature conservation importance, as identified by *MAG/C* (accessed on 25/11/2025). The South Downs National Park lies approximately 1.6 km south of the Site and is summarised below.

3.1.4 The Site lies within the Impact Risk Zone (IRZ) of Wolstonbury Hill SSSI. The following have been identified as potential risks and causes of risk to this designated site if such development takes place within the area under assessment:

- **Infrastructure:** Airports, helipads and other aviation proposals.
- **Minerals, Oil and Gas:** Oil & gas exploration/extraction.
- **Air Pollution:** Livestock & poultry units with a floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500 tonnes.

3.1.5 The development proposals within the Site are not listed as potential risks and causes of risk to the SSSI outlined above. Based on the current *MAG/C* IRZ screening, the proposed development types identified do not appear to trigger a mandatory consultation response for Wolstonbury Hill SSSI; however, this should be confirmed at application stage against the final description of development.

3.1.6 A desk study was undertaken to identify statutory designated sites of nature conservation importance within 2 km of the Site, extending to 5 km for European designated sites (Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites) and sites designated for bats.

3.1.7 No European designated sites (SAC, SPA or Ramsar), Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or Local Nature Reserves (LNR) are located within 2 km of the Site.

Statutory Landscape Designation

3.1.8 The South Downs National Park is located approximately 1.6 km to the south of the Site, with moderate connectivity to the Site via agricultural mosaic landscape, woodland, hedgerows and

grassland. National Parks are designated for their landscape, scenic and cultural value rather than for nature conservation alone; however, they often support important habitats and species and contribute to ecological connectivity at a landscape scale.

3.1.9 Given the distance from the Site and the intervening land uses, the proposed development is not expected to result in direct impacts on the South Downs National Park. However, it is recognised that the wider landscape, including the National Park, provides ecological connectivity for mobile species such as bats and birds, as provided by SxBRC, received 20/11/2025. This site is summarised below.

3.1.10 South Downs National Park is 162,700 ha and home to a number of globally important habitats, including lowland heath. Around 4% of the land in the National Park is chalk grassland. The South Downs is home to a number of rare species, including the Adonis blue butterfly that thrives on chalk grassland. The National Park also includes the Biosphere Reserve of Brighton and Lewes Downs.

Non-statutory designated sites

3.1.11 There are no non-statutory designated sites of nature conservation importance within 1 km of the Site, as provided by SxBRC, received 25/11/2025.

Priority habitats

3.1.12 Priority habitats returned by the desk study are listed in Appendix D. In summary, the following UK Priority Habitats occur (as depicted on *MAG/C*) within 1 km of the site:

- **Ancient and Semi-Natural Woodland:** 14 parcels are scattered within the surrounding landscape within 1 km of the Site, the closest of which is approximately 15 m east of Parcel A.
- **Deciduous woodland:** 34 blocks of 48 parcels – parcels are scattered within the surrounding landscape within 1 km of the Site. The closest of which is adjacent to the northwestern boundary of Parcel C.
- **Traditional Orchards:** 7 parcels are scattered within the surrounding landscape within 1 km of the Site, the closest of which is approximately 107 m south of Parcel A.

Notable habitats

3.1.13 The following non-priority but notable habitats occur within 1 km of the Site:

- **No main habitat but additional habitat exists:** 11 parcels scattered around the Site within 1 km, the closest of which is adjacent to the southeastern boundary of Parcel C.

3.1.14 A review of the Woodland Trust Ancient Tree Inventory (Woodland Trust, 2025) as of 25/11/2025 highlighted 1 notable tree on Site and 68 notable, 3 ancient, and 65 veteran trees within 1 km of Site. The notable tree is situated along the eastern boundary of Parcel A within a hedgerow on a horse paddock boundary. It is a mature pedunculate oak with ivy cladding and knot hole features.

Protected Species - Bat

- 3.1.15 The Site does not lie within 5 km of a statutory designated site of nature conservation importance designated for bats.
- 3.1.16 A search on *MAGIC* returned 14 applications within 5 km of the Site within the last 10 years. The details of these applications are listed below in Table 3.1.

Table 3.1 Development bat license applications within 5 km of the Site identified during the data search

Species	Date	Proximity (distance/direction) & connectivity to Site	Licensed activity
Common pipistrelle, Soprano pipistrelle	23/09/2020-30/06/2026	~ 285 m northeast of Parcel A with good connectivity via woodland. The A23 may act as a potential barrier for those commuting to Parcel C.	Destruction of a resting place.
Common pipistrelle, Soprano pipistrelle	09/04/2019-31/05/2026	~ 350 m south of Parcel B with good connectivity via hedgerows and trees.	Destruction of a resting place.
Daubenton's	11/09/2017-31/08/2022	~ 2.2 km northwest of Parcel A with good connectivity via woodland, hedgerows, and treelines.	Destruction of a resting place.
Brandt's, Brown long-eared, Common pipistrelle	07/10/2020-04/10/2030	~ 2.6 km northwest of Parcel C with moderate connectivity via woodland, hedgerows and treelines. The A23 road may act as a barrier for individuals commuting to Parcel C. Connectivity to parcels A and B is better as the A23 will not affect dispersal despite being slightly further away.	Affects a breeding place. Damage to a breeding place. Destruction of a resting place.
Brown long-eared, Common pipistrelle, Soprano pipistrelle	31/01/2019-31/10/2029	~ 2.7 km southwest of Parcel B with moderate connectivity via hedgerows, woodland, and treelines.	Affects a breeding place. Damage to a breeding place. Destruction of a resting place.
Common pipistrelle, Soprano pipistrelle	26/05/2017-30/09/2017	~ 2.7 km southwest of Parcel B with moderate connectivity via treelines, woodland, and hedgerows.	Destruction of a resting place.
Brown long-eared, Common pipistrelle, Soprano pipistrelle	01/03/2020-30/04/2026	~ 3.16 km northeast of Parcel C with moderate connectivity via woodland, hedgerows, treelines, and waterbodies. The A2300 is likely to act as a dispersal barrier for individuals commuting to Parcel C,	Destruction of a resting place.

Species	Date	Proximity (distance/direction) & connectivity to Site	Licenced activity
		and the A23 is likely to act as a dispersal barrier for individuals commuting to Parcels A and B.	
Brown long-eared, Soprano pipistrelle	29/10/2020- 28/10/2025	~ 3.5 km northeast of Parcel C with moderate connectivity via woodland, hedgerows, and treelines. The A23 is likely to act as a dispersal barrier for individuals commuting to Parcels A and B. In addition, the residential area of Burgess Hill is likely to act as a potential barrier for those commuting to Parcel C.	Destruction of a resting place.
Brown long-eared, Common pipistrelle	11/04/2016- 30/04/2021	~ 3.7 km northwest of Parcel B with moderate connectivity via hedgerows, woodland, and treelines.	Destruction of a resting place.
Common pipistrelle	16/11/2017- 12/11/2022	~ 3.7 km northwest of Parcel C with moderate connectivity via woodland, hedgerows and treelines. The A23 road may act as a barrier for individuals commuting to Parcel C. Connectivity to parcels A and B is better as the A23 will not affect dispersal despite being slightly further away.	Destruction of a resting place.
Common pipistrelle	12/10/2016- 31/10/2016	~4.1 km east of Parcel C with moderate connectivity via woodland, treelines, hedgerows, and residential gardens. The A23 is likely to act as a potential barrier for individuals commuting to Parcels A and B.	Affects a breeding place. Damage to a breeding place. Damage to a resting place. Destruction of a breeding place. Destruction of a resting place.
Brown long-eared, Common pipistrelle, Serotine, Soprano pipistrelle, Whiskered	01/03/2019- 31/03/2025	~ 4.2 km northwest of Parcel B with moderate connectivity via woodland, hedgerows, and treelines.	Destruction of a resting place.
Brown long-eared, Common pipistrelle	25/02/2021- 25/02/2031	~ 4.56 km northwest of Parcel C with moderate connectivity via woodland, hedgerows and treelines. The A23 road may act as a barrier for individuals commuting to Parcel C. Connectivity to parcels A and B is better as the A23 will not affect dispersal despite being slightly further away.	Affects a breeding place. Damage to a breeding place. Destruction of a breeding place. Destruction of a resting place.
Soprano pipistrelle	16/05/2017- 31/08/2017	~ 4.75 km southeast of Parcel C with moderate connectivity via woodland,	Destruction of a resting place.

Species	Date	Proximity (distance/direction) & connectivity to Site	Licenced activity
		hedgerows, treelines, and residential gardens. The A23 is likely to act as a potential barrier for those commuting to Parcels A and B, and a railway corridor is likely to act as a barrier for individuals commuting to all parcels.	

Protected Species- Great Crested Newt

- 3.1.17 A review of *MAGIC* returned one development licence application for great crested newt within 1 km of the Site within the last 10 years.
- 3.1.18 A review of the Naturespace district licensing Impact Risk Zones (IRZ) revealed that all parcels of the Site fall within a red IRZ. A **red** IRZ is defined as highly suitable habitat; the most important areas for great crested newts. Additionally, four pond surveys for District Level Licencing have been carried out within 1 km of the Site, the closest being approximately 210 m east of Parcel C.

Other Protected Species

- 3.1.19 A review of *MAGIC* returned no other European Protected Species licences for other protected species within 1 km of Site (25/11/2025).
- 3.1.20 Table 3.2 below summarises the protected species records, provided by SxBRC, returned 20/11/2025, that occur within 1 km (2 km for bats) of the Site within the last 10 years.

Table 3.2 Protected species recorded within 1 km (2 km for bats) of the Site (as provided by SxBRC; 20/11/2025)

Species	Level of protection ¹	Summary of records ²		
		N-º, distribution & connectivity	Distance, direction & date	
Amphibians				
Great crested newt	UK; (En)	8 records scattered around Parcel A, with several records within Parcels A, B and C, the remaining records having moderate connectivity via grassland and field margins, although roads may act as dispersal barriers.	Within Parcels A, B and C, records between 25/05/2016 and 27/09/2023	~ 30 m south of Parcel B 01/12/2024
Bats				
A bat species	EU & UK (En.)	3 records south of all Parcels, with good connectivity via hedgerows and treelines, woodland, grassland and waterbodies.	~ 780 m south of Parcel B 07/09/2020	~ 780 m south of Parcel B 07/09/2020
Barbastelle	EU & UK (En.)	1 record southeast of Parcel A with moderate connectivity via hedgerows and treelines. The A23 may limit connectivity to Parcels A and B.	~ 970 m southeast of Parcel C 07/07/2020	~ 970 m southeast of Parcel C 07/07/2020
Bechstein's bat	EU & UK (En.)	2 records east of Parcel A and associated with woodland, with good connectivity via woodland, hedgerows, and residential gardens.	~ 370 m east of Parcel A 15/09/2017	~ 370 m east of Parcel A 15/09/2017
Common pipistrelle	EU & UK (En.)	16 records scattered around all Parcels, with varying levels of connectivity via woodland, country roads, residential gardens, agricultural landscape with associated hedgerows and trees, grassland, and watercourse corridors.	~ 370 m east of Parcel A 03/06/2017	~ 270 m north of Parcel A 30/10/2024
Daubenton's bat	EU & UK (En.)	1 record southwest of Parcel B with good connectivity via hedgerows, treelines, woodland, and waterbodies.	~ 555 m southwest of Parcel B 09/05/2024	~ 555 m southwest of Parcel B 09/05/2024
Long-eared bat species	EU & UK (En.)	2 records east of all Parcels with moderate connectivity via woodland, hedgerows, treelines, and waterbodies. The railway corridor may act as a commuting corridor for individuals commuting to Parcel C, and the A23 may act as a dispersal barrier for those commuting to Parcels A and B.	~ 830 m southeast of Parcel C 07/07/2020	~ 980 m southeast of Parcel A 07/07/2020
Natterer's bat	EU & UK (En.)	1 records east of Parcel A and associated with woodland, with good connectivity via woodland,	~ 370 m east of Parcel A 03/06/2017	~ 370 m east of Parcel A 03/06/2017

Species	Level of protection ¹	Summary of records ²		
		N-º, distribution & connectivity	Distance, direction & date Nearest	Most recent
		hedgerows, and residential gardens.		
Noctule	EU & UK (En.)	3 records southeast of Parcels A and C, and south of Parcel B, with moderate connectivity via hedgerows, treelines, woodland, and waterbodies.	~ 890 m southeast of Parcel C 22/07/2021	~ 890 m southeast of Parcel C 22/07/2021
Pipistrelle bat species	EU & UK (En.)	5 records scattered around Parcels A and B, and south of Parcel C, with varying connectivity via woodland, hedgerows, treelines, residential areas, and the agricultural landscape.	~ 305 m north of Parcel A 07/09/2017	~ 1.91 km southeast of Parcel A 08/03/2022
Soprano pipistrelle	EU & UK (En.)	3 records east and south of Parcel A with good connectivity via woodland, hedgerows, and residential gardens.	~ 370 m east of Parcel A 12/08/2017	~ 370 m east of Parcel A 12/08/2017
Whiskered bat	EU & UK (En.)	3 records east of Parcel A with good connectivity via woodland, hedgerows, and residential gardens.	~ 370 m east of Parcel A 15/09/2017	~ 370 m east of Parcel A 15/09/2017
Birds				
Barn owl	UK	23 records scattered around all Parcels of the Site with good connectivity via grassland, hedgerows, woodland, and scattered trees.	Within Parcel A 09/07/2023	Within Parcel A 09/07/2023
Black redstart	UK	2 records since 05/09/2000 with no location provided.	No location provided 09/04/2024	No location provided 09/04/2024
Fieldfare	UK	64 records since 09/12/1989 with no location provided.	No location provided 09/11/2024	No location provided 09/11/2024
Firecrest	UK	1 record north of Parcel A with good connectivity via hedgerows and scattered trees.	~ 155 m north of Parcel A 25/07/2023	~ 155 m north of Parcel A 25/07/2023
Kingfisher	UK	1 record with no location provided.	No location provided 20/07/2023	No location provided 20/07/2023
Little Ringed Plover	UK	1 record with no location provided.	No location provided 01/08/2023	No location provided 01/08/2023
Red kite	UK	11 records south of parcel B with good connectivity via grassland and scattered trees.	~ 20 m south of Parcel B 16/03/2025	~ 20 m south of Parcel B 16/03/2025
Redwing	UK	67 records since 09/12/1989 with no location provided.	No location provided 28/12/2024	No location provided 28/12/2024
Mammals				

Species	Level of protection ¹	Summary of records ²		
		N-º, distribution & connectivity	Distance, direction & date Nearest	Most recent
Hazel dormouse	UK	1 record north of the Site with good connectivity via hedgerows, although Reeds Lane may act as a potential dispersal barrier.	~ 265 m north of Parcel A 25/11/2024	~ 265 m north of Parcel A 25/11/2024
Plants				
Bluebell	UK	1 record since 04/04/2017 with no location provided.	No location provided 04/04/2017	No location provided 04/04/2017
Reptiles				
Common lizard	UK	1 record southeast of Parcel A with good connectivity via grassland, hedgerows, and field margins.	~ 340 m southeast of Parcel A 15/09/2021	~ 340 m southeast of Parcel A 15/09/2021
Grass snake	UK	1 record south of Parcel A with moderate connectivity via hedgerows, field margins, and grassland.	~ 630 m south of Parcel A 28/08/2023	~ 630 m south of Parcel A 28/08/2023
Slow worm	UK	1 record east of Parcel A with moderate connectivity via grassland, hedgerows, woodland edges, and field margins, although the A23 is likely to act as a dispersal barrier.	~ 700 m east of Parcel A 10/04/2017	~ 700 m east of Parcel A 10/04/2017
Notes 1. EU – European; UK – UK; (En) – also a notable species in England, e.g. UK Priority/S41 species. 2. As provided the SxBRC (20/11/2025) Refer to Glossary for details and definitions				

Notable species (including priority species)

- 3.1.21 A review of *MAGIC* displayed no arable or grassland farm bird assemblages within the Site or 1 km of the Site. Nevertheless, there is potential that such species may utilise the Site if suitable habitat is present. Species that are shown to form assemblages within the Site and 1 km of the Site are lapwing and turtle dove.
- 3.1.22 Lapwing are also noted as Priority species (s41) in accordance with Section 41 of the Natural Environment and Rural Communities Act (2006).
- 3.1.23 A search of the Big Hedgehog Map (PTES, 2025) highlighted twenty-two live hedgehog, two hedgehog holes, and one dead hedgehog records within 1 km of the Site as of the 25/11/2025. The two closest records are live hedgehogs located approximately 20 m west of Parcel A on a residential street. The remaining records are scattered around all Parcels and generally associated with the residential area of Sayers Common. All the records have good connectivity to all Site Parcels via residential streets, residential gardens, hedgerows, grassland, and woodland.
- 3.1.24 Table 3.3 summarises the notable species records, provided by SxBRC, returned 20/11/2025, that occurred within 1 km of the Site and within the last 10 years. This Table excludes any species

that are specifically protected (see Table 3.2). For many records, precise location was not provided for individual species.

Table 3.3 Notable species recorded within 1 km of the Site (as provided by SxBRC; 20/11/2025)

Species	Status				Summary of records	Distance, direction & date	
	BA P ¹	S4 1	BoCC ²	Other ³		N ^o , distribution & connectivity	Nearest
Birds							
Black-headed Gull	✓	✓	✓ A		25 records since 30/11/2007 with no location provided.	No location provided 13/01/2024	No location provided 13/01/2024
Common Gull			✓ A		3 records since 17/11/2014 with no location provided.	No location provided 08/12/2018	No location provided 08/12/2018
Corn bunting			✓ R		1 record east of the Site with good connectivity via woodland, grassland, and hedgerows.	~ 410 m east of Parcel A 15/11/2018	~ 410 m east of Parcel A 15/11/2018
Cuckoo	✓	✓	✓ R		8 records scattered around all Parcels of the Site with good connectivity via hedgerows, woodland, and scattered trees.	Within Parcel A 08/05/2016	~ 1 km southwest of Parcel B 20/05/2021
Greenfinch			✓ R		60 records since 15/11/1993 with no location provided.	No location provided 30/04/2024	No location provided 30/04/2024
Grey Wagtail			✓ A		13 records since 23/12/1989 with no location provided.	No location provided 24/02/2024	No location provided 24/02/2024
Greylag Goose			✓ A		16 records since 09/05/2008 with no location provided.	No location provided 30/04/2024	No location provided 30/04/2024
House sparrow	✓	✓	✓ R		6 records since 11/01/2015 with no location provided.	No location provided 30/04/2024	No location provided 30/04/2024
Kestrel			✓ A		4 records since 06/06/2015 with no location provided.	No location provided 14/07/2024	No location provided 14/07/2024
Lapwing	✓	✓	✓ R		1 record with no location provided.	No location provided 26/03/2017	No location provided 26/03/2017
Lesser Black-backed Gull			✓ A		4 records since 28/04/2010 with no location provided.	No location provided 30/05/2018	No location provided 30/05/2018
Lesser Redpoll	✓	✓			6 records since 18/02/1989 with no location provided.	No location provided 05/11/2021	No location provided 05/11/2021
Lesser spotted woodpecker	✓	✓	✓ R		1 record within Parcel A, with moderate connectivity to Parcels B and C with moderate connectivity via hedgerows, woodland, and scattered trees.	Within Parcel A 19/05/2016	Within Parcel A 19/05/2016

Mallard			✓ A		7 records since 23/05/2015 with no location provided.	No location provided 30/04/2024	No location provided 30/04/2024
Marsh tit			✓ R		1 record west of Parcel B with good connectivity via hedgerows, woodland, and scattered trees.	~ 920 m west of Parcel B 01/04/2020	~ 920 m west of Parcel B 01/04/2020
Mistle thrush			✓ R		4 records since 03/06/2020 with no location provided.	No location provided 30/04/2024	No location provided 30/04/2024
Moorhen			✓ A		64 records since 28/04/1983 with no location provided.	No location provided 09/11/2024	No location provided 09/11/2024
Nightingale			✓ R		3 records southwest of Parcel B, north of Parcel A, and west of Parcel C respectively, with varying levels of connectivity via woodland and scattered trees.	~ 545 m southwest of Parcel B 05/05/2024	~ 545 m southwest of Parcel B 05/05/2024
Redshank			✓ A		1 record since 01/08/2023 with no location provided.	No location provided 01/08/2023	No location provided 01/08/2023
Reed Bunting	✓	✓	✓ A		4 records since 04/05/2008 with no location provided.	No location provided 26/03/2017	No location provided 26/03/2017
Reed Warbler			✓ A		6 records since 04/05/2008 with no location provided.	No location provided 03/05/2017	No location provided 03/05/2017
Rook			✓ A		63 records since 01/04/1975 with no location provided.	No location provided 20/12/2024	No location provided 20/12/2024
Snipe			✓ A		1 record with no location provided.	No location provided 22/10/2022	No location provided 22/10/2022
Sparrowhawk			✓ A		49 records since 26/02/1989 with no location provided.	No location provided 02/12/2024	No location provided 02/12/2024
Spotted Flycatcher	✓	✓	✓ R		11 records since 16/05/1993 with no location provided.	No location provided 14/08/2023	No location provided 14/08/2023
Starling	✓	✓	✓ R		2 records east of Parcel A with good connectivity via hedgerows, woodland, and scattered trees.	~ 550 m east of Parcel A 28/04/2020	~ 550 m east of Parcel A 28/04/2020
Stock dove			✓ A		1 record north of Parcel A with good connectivity via hedgerows and scattered trees.	~ 500 m north of Parcel A 12/06/2015	~ 500 m north of Parcel A 12/06/2015
Tawny owl			✓ A		2 records north of Parcel A with good connectivity via scattered trees.	~ 150 m north of Parcel A 29/07/2023	~ 150 m north of Parcel A 29/07/2023
Woodcock			✓ R		4 records since 26/12/2008 with no location provided.	No location provided 09/12/2024	No location provided 09/12/2024
Woodpigeon			✓ A		143 records since 2004 with no location provided.	No location provided 20/12/2024	No location provided 20/12/2024

Wren			✓ A		111 records since 2004 with no location provided.	No location provided 02/12/2024	No location provided 02/12/2024
Yellow-legged Gull			✓ A		1 record with no location provided.	No location provided 11/08/2023	No location provided 11/08/2023
Invertebrates							
Cinnabar moth	✓	✓			3 records south and southwest of the Site with good connectivity via grassland, hedgerows, and woodland.	~ 590 m southwest of Parcel B 13/05/2024	~ 590 m southwest of Parcel B 13/05/2024
Knot Grass moth	✓	✓			1 record north of the Site with good connectivity via grassland and hedgerows.	~ 130 m north of Parcel A 17/10/2021	~ 130 m north of Parcel A 17/10/2021
Purple emperor				RedList GB NT	2 records north and east of the Site with good connectivity via hedgerows and grassland.	~ 20 m north of Parcel A 09/07/2024	~ 20 m north of Parcel A 09/07/2024[JP
Small Heath butterfly	✓	✓			4 records east of Parcel A and south of Parcel C with good connectivity via hedgerows and grassland.	~ 20 m north of Parcel A 09/07/2024	~ 720 m east of Parcel A 01/06/2023
White Ermine moth	✓	✓			1 record southwest of the Site with good connectivity via grassland, hedgerows, and woodland.	~ 590 m southwest of Parcel B 13/05/2024	~ 590 m southwest of Parcel B 13/05/2024
Mammals							
Brown Hare		✓		UK	1 record east of the Site with moderate connectivity via hedgerows, grassland and woodland, although the A23 is likely to act as a dispersal barrier.	~ 400 m east of Parcel A 04/08/2016	~ 400 m east of Parcel A 04/08/2016
Hedgehog	✓	✓		VU	13 records scattered in all directions around all Parcels, with varying connectivity via grassland, hedgerows, woodland, and residential gardens.	Within Parcel B 14/05/2022	~ 1 km southeast of Parcel A 12/05/2024
Notes 1. Biodiversity Action Plan: UK – UK 2. Birds of Conservation Concern: R – Red listed; A – Amber listed 3. Other: Great Britain Threat Status (GB) / England (Eng.): EN – Endangered; NT – Near Threatened; VU – Vulnerable; LN – SxBRC Nationally Notable; Na – Nationally Notable A; Nb – Nationally Notable; Ns – nationally scarce B; LR – Locally Rare; LS – Locally Scarce; LBAP – Local BAP species. Refer to Glossary for details and definitions							

Non-native invasive species

3.1.25 Two non-native invasive species that occur within 1 km of the Site and within the last 10 years was returned by SxBRC (returned 20/11/2025). Qualifying species are principally those with legislative classification, listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) but excludes widely naturalised species such as grey squirrel.

- 2 records of Egyptian Goose, the most recent record is from 08/03/2023, approximately 40 m south of Parcel B with good connectivity.

- 3 records of Harlequin Ladybird all from 14/07/2017, approximately 20 m east of Parcel A, with good connectivity via hedgerows.

3.2 UK Habitat Classification Survey: Habitats

Local context

3.2.1 The following habitats were recorded immediately adjacent to the Site: i.e. approx. 50 m from the site boundary and visible from boundary/inferred from aerial photography:

3.2.2 Parcel A

- **North:** Reeds Lane lies directly north with mostly arable fields beyond with associated hedgerows, woodlands and farms. There is an industrial area here with associated grounds.
- **East:** The southern portion of Sayers Common lies to the east, including some residential houses, with some woodland between. The B2118 London Road runs along most of the eastern edge of the Site.
- **South:** The southern boundary runs along B2116 Henfield Road and borders the north of Albourne in the southeast corner of the Site.
- **West:** Some residential properties are present on the west, but it is dominantly further arable fields with associated linear features.

3.2.3 Parcel B

- **North:** Henfield Road lies directly north, beyond this is predominantly arable land with associated hedgerows, woodland and grassland parcels, and intertwining roads.
- **East:** A public footpath lies directly east, beyond this is predominantly arable land with associated hedgerows, woodland and grassland parcels, some residential dwelling and associated roads including the A23.
- **South:** Arable land is the predominant feature south of the Site, with associated hedgerows, woodland and grassland parcels, and scattered residential areas with associated roads.
- **West:** Arable land is the predominant feature west of the Site, with associated hedgerows, woodland and grassland parcels, and scattered residential areas with associated roads

3.2.4 Parcel C

- **North:** A woodland parcel lies directly north of Parcel C, and beyond this arable land is the predominant feature, with associated hedgerows, woodland and grassland parcels, and scattered residential areas with associated roads.
- **East:** Herrings stream lies directly adjacent to Parcel C, beyond this lies a matrix of grassland and arable field parcels with associated hedgerows, scattered residential dwellings and associated roads, woodland parcels and watercourses.
- **South:** Mill Lane lies directly south of Parcel C. Beyond this, lies a matrix of grassland and arable field parcels with associated hedgerows, scattered residential dwellings and associated roads, woodland parcels and watercourses.

- **West:** The A23 lies directly west of Parcel C. Beyond this, lies a matrix of grassland and arable field parcels with associated hedgerows, scattered residential dwellings and associated roads, woodland parcels and watercourses.

Site

3.2.5 Full details, including species lists and target notes, of each area of onsite habitat and linear features are outlined in Appendix E and F. Habitat mapping presented within this report reflects field-verified data. Where differences arose between BNGAI outputs and field observations, mapping has been updated to reflect on-site conditions.

3.2.6 The following habitats were present on Site:

Parcel A

Artificial unvegetated; unsealed surface (u1c) (TN A- 2, 36, 58, 59, 62, 70, 77, 81, 87, 89)

3.2.7 Areas of bare ground are present within the area associated with Albourne Equestrian Centre, in the form of access tracks and a working equestrian centre including large areas of arena footing. The access tracks are permeable and comprised of compacted aggregate material and links areas of the equestrian centre.

Developed land; sealed surface (u1b) (TN A-1, 8, 11, 13-19, 27, 29, 30-33, 40, 43-45, 79, 80, 82, 83, 118, 122)

3.2.8 There are areas of developed land; sealed surfaces on the Site in the form of hard standing ground and buildings associated with the equestrian centre. There are areas of impermeable hardstanding foundation throughout the centre, particularly associated with the stable blocks, vehicle parking and other buildings.

Modified grassland (g4) (TN A- 3, 5-7, 23, 24, 28, 34, 35, 38, 42, 46, 49, 50-53, 55-57, 60, 61, 63, 65, 67-69, 71, 73-76, 84-86, 92-100, 103, 104, 111- 113, 115, 116, 119)

3.2.9 A large amount of the Site comprises parcels of grazed modified grassland paddocks (photograph 1). These parcels are present surrounding the equestrian centre. There is also a modified grassland parcel in the northeast corner of the Site. The grassland parcels are all the same and are dominated by perennial ryegrass, with creeping cinquefoil, bristly oxtongue, doves foot cranesbill and broadleaved dock. White clover is found in abundance and creeping buttercup; dandelion and daisy were also identified. The grassland is used for grazing and is therefore short sward and highly disturbed and is lacking in species diversity, hence its assessment of poor condition.

Native hedgerow with trees, associated with ditch (h2a) (TN A- L46, L51, L52, L55)

3.2.10 A hawthorn/blackthorn native hedgerow of good condition is located in the southwestern corner of Parcel A, acting as a boundary between this area of the Site and Henfield Road. The hedgerow also contains holly and oak, with a successional scrub layer of bramble and dogwood. The ground flora includes curly dock, cleavers, cow parsley, and ivy. Within the hedgerow, there are

multiple semi-mature oak trees, two crab apple trees, and one mature field maple. The field maple exhibits low bat roosting potential due to features such as ivy cladding, split limbs, and broken limbs. One of the oak trees is mature, with medium bat roosting potential, displaying features like knot holes, broken limbs, tear-outs, and split limbs. A wet ditch runs along the inside of the hedgerow, supporting vegetation such as soft rush, moss, bullrush, and young willow. The hedgerow is well-maintained on the roadside but left unmanaged on the field side, which has led to the development of successional scrub.

- 3.2.11 In addition, there are three other native hedgerows with trees associated with a ditch. Two of these hedgerows run centrally within the Site. The species present within these hedgerows include dog rose, oak, bramble, hawthorn, holly, and blackthorn, with healthy oak trees of varying age classes, including mature specimens. These hedgerows are in good condition, with an intact form and a height and width of at least 1 meter. They are free from invasive species and damage.
- 3.2.12 The final hedgerow runs perpendicular to the previous two, following the watercourse. Species within this hedgerow include hawthorn, field maple, goat willow, dog rose, blackthorn, with some oak and ivy. The oak, field maple, and goat willow trees are in healthy condition and represent a mix of age classes, including mature trees. This hedgerow is also in good condition, with an intact form and a height and width of at least 1 meter. It is free from invasive species and damage.

Native hedgerow with trees (h2a6) (TN A- L27, L31, L33, L37, L38, L47, L48, L49, L50, L60, L61, L62, L63, L64, L66, L71, L73, L76, L79, L85, L91)

- 3.2.13 Numerous well-maintained native hedgerows with trees are present throughout Parcel A of the Site (Photograph 2). These hedgerows are broadly similar in composition and structure across the parcel and are in good condition due to their strong structure, continuous canopy, undisturbed ground, and healthy trees. The absence of non-native invasive species further supports their ecological value. The hedgerows are dominated by native tree species such as hawthorn, holly, blackthorn, oak, field maple, willow, hazel, wild cherry, ash, and bramble. The ground layer is rich with species such as bramble, cleavers, curly dock, and dogwood.

Native hedgerow with trees (h2a6) (TN A- L34, L45, L57)

- 3.2.14 There are three native hedgerows with trees of moderate condition within Parcel A of the Site. One is in the west of the Site and consists of blackthorn, bramble, field maple, ash, and willow. The hedgerow has good height and width and is intact at the base and the canopy. It is free from damage and invasive species and the trees are healthy. However, they are not good condition due to the trees being the same age class, the ground flora is dominated by nutrient-enriched perennial vegetation and the ground is disturbed by farming practices. The second native hedgerow with trees of moderate condition is situated within the centre of the Site, separating an arable field and a grassland paddock. The hedgerow consists of hawthorn, oak, dog rose, willow, bramble and blackthorn. It is the same condition as above. The third hedgerow is in the south of the Site, between Henfield Road and an arable field. It is made up of oak, ash, hawthorn, field maple, bramble and blackthorn. This hedgerow is at least 1m high but is less than 1m wide and has a continuous base and canopy. The trees within the hedgerow are healthy and there is more than one age class. It is free from invasive species but there are signs of damage and disturbance.

Vegetated garden (828) (TN A-9, 10, 88, 90, 91)

- 3.2.15 There are areas of residential gardens included within the Site boundary, specifically in the northwest corner of the Site, in the southwest corner of the Site, and adjacent to the garden at the entrance of the equestrian centre. These vegetated gardens contain short, managed grassland of low ecological value.

Other broadleaved woodland (w1g) – moderate condition (TN A- 25, 64, 121)

- 3.2.16 The Site contains three distinct blocks of broadleaved woodland of moderate condition. The first woodland block is a narrow strip located in the northwest corner of the Site, acting as a boundary between the grassland paddocks and the arable fields to the centre (TN A-25). The tree composition of this woodland includes field maple, oak, crab apple, blackthorn, and hawthorn. The understory is dominated by hawthorn, blackthorn, and dog rose. The woodland exhibits a diverse age range of native, healthy trees, with visible regeneration and open space present. There is some deadwood and vertical structure, alongside some areas of disturbance. No veteran trees were identified within this block. Although it has a varied species composition and signs of regeneration, the woodland's moderate condition, absence of veteran trees, and areas of disturbance prevent it from being classified as priority woodland.
- 3.2.17 The second woodland block is situated centrally within the Site (TN A-121). This strip is primarily composed of oak and blackthorn trees, with a ground flora that includes creeping buttercup, cleavers, bitter dock, and curly dock. The understory is dominated by bramble and blackthorn. This woodland is free from grazing damage, invasive species, and significant disturbance, and it supports a good balance of open space along with native tree and shrub species. However, the woodland shows limited diversity in both ground flora and veteran trees, resulting in a moderate condition overall.
- 3.2.18 The third woodland block is located in the central-north part of the Site surrounding a pond (photograph 3) (TN A-64). The trees within this woodland include elder, crab apple, willow, holly, oak, hazel, and hawthorn, with an understory of hawthorn, ivy, holly, and bramble. This woodland is of moderate condition, with a mixture of tree ages, species, and good tree health. It is free from grazing damage and invasive species, with a good amount of open space. However, like the other blocks, it lacks both deadwood and veteran trees, as well as significant diversity in ground flora.

Rural tree – moderate condition (200) (TN A - T4, T11, T82, T91, T98, T83, T92, T84, T27, T100, T136, T138, T103, T104, T107, T108, T109, T113, T114, T115, T128, T129, T130, T131, T133, T117, T119, T120, T121, T122, T126, T127, T118, T102, T135, T137, T134, T132)

- 3.2.19 Parcel A supports a substantial number of scattered trees of moderate condition, primarily mature oak, willow, wild cherry, ash, and hawthorn. These were distributed throughout most habitats recorded within the Site, particularly near hedgerows and field margins, but the highest density of moderate trees is within the west of the Site, in an area of neutral grassland and scrub. The trees are native and have a full canopy, but some show adverse effects to health and are not mature. Several of the trees display ecological niches including knot holes or creviced bark, which provide low roosting potential for individual bats.

Rural tree – good condition (200) (TN A- T9, T12, T13, T16, T17, T56, T57, T58, T65, T86, T18, T61, T105, T106, T110, T101, T111)

- 3.2.20 There are also a substantial number of scattered trees of good condition. They range from small to very large in size, and species include oak, field maple (photograph 4), ash, willow, wild cherry and hawthorn. The trees are native and have a full canopy but are not mature. Many of the trees display ecological niches including knot holes or creviced bark, which provide low roosting potential for individual bats. Trees are scattered throughout the Site, near hedgerows and field margins.

Mixed scrub – poor condition (H3g) (TN A- 26, 41, 78, 114)

- 3.2.21 Within Parcel A of the Site, there are four parcels of mixed scrub in poor condition: three parcels are located in the east, and one parcel is in the west. The first parcel is a long strip of scrub, situated adjacent to horse muck heaps and paddocks (photograph 5). The species present in this area include elder, bramble, hawthorn, field maple, and blackthorn. A second, smaller parcel lies nearby, consisting of bramble, hawthorn, blackthorn, elder, and willow. A third small parcel is located to the south of the previous one, adjacent to the road, and is made up of bramble, blackthorn, and dogwood. The fourth parcel, in the west, is another long strip of scrub, dominated by bramble, oak, blackthorn, and hawthorn. All four parcels are classified as being in poor condition due to a lack of age structure, the absence of a well-developed edge, and the lack of clearings or rides.

Cereal crops (c1c) (TN A - 21, 37, 39, 54, 110, 120, 12)

- 3.2.22 There are seven fields of arable land growing cereal crops, with some fields having already been harvested, while others are planted with winter wheat or barley (photograph 6). The fields vary in size and shape, as well as in the characteristics of their surrounding field margins. Fields dedicated to cereal crops typically offer limited opportunities for wildlife and, as a result, are considered to have low ecological value.

Mixed scrub – good condition (H3g) (TN A – 22, 101)

- 3.2.23 Two parcels of good condition mixed scrub are located within Parcel A of the Site. One parcel, L-shaped, is situated in the northwestern area, bordering two sides of a grassland paddock, while the other occupies a large area to the east, surrounding neutral grassland (photograph 7). Both parcels are characterized by a variety of native species, including dog rose, bramble, blackthorn, and hawthorn. These scrub areas represent a good example of this habitat type due to the presence of diverse, native plant species, with a mix of four woody species. The scrub areas also feature a range of ages, a well-developed edge, tall grassland scattered throughout, and small clearings within the scrub itself. Also, no non-native invasive species have been identified in these areas.

Mixed scrub – moderate condition (H3g) (TN A- 102)

- 3.2.24 A single parcel of mixed scrub, in moderate condition, is located within the east of Parcel A of the Site. This area is composed of hawthorn, blackthorn, bramble, field maple, and dog rose, and is situated along the periphery of a grassland paddock. While similar to the higher-quality mixed

scrub described above, it lacks a well-developed edge, and no tall grassland or forbs are present within the habitat.

Bramble scrub (h3d) (TN A- 47, 48, 107)

- 3.2.25 Three parcels of bramble scrub are present within the Site. Two of these patches are located on either side of the car park at the equestrian centre, where they are growing among the horse muck heaps (photograph 8). The third parcel is situated to the east of the Site, flanking both sides of the stream banks.

Other neutral grassland (g3c) (TN A-117)

- 3.2.26 An area of neutral grassland is situated within the mixed scrub in the eastern part of the Site. This grassland supports a diverse range of plant species, including cranesbill, creeping buttercup, ribwort plantain, common knapweed, Yorkshire fog, cocksfoot, sedge, common sorrel, red deadnettle, ground ivy, greater stitchwort, common vetch, along with seedlings of hawthorn and blackthorn. The habitat is in moderate condition due to several factors. While it displays a reasonable level of botanical diversity, the overall vegetation structure is somewhat imbalanced, with a dominance of certain species like Yorkshire fog and creeping buttercup, which can reduce the richness of the sward. There is also limited presence of more delicate or characteristic grassland species, such as more specialist plants. Additionally, the dominance of woody seedlings, including hawthorn and blackthorn, suggests some encroachment of scrub, which may be preventing the full development of a more open, species-rich grassland.

Ponds (non-priority habitat) (TN A- 72)

- 3.2.27 There is a pond of poor condition present within the small woodland in the centre of the Site. At the time of survey there was a lack of aquatic and marginal vegetation supported by the feature, however this may be partially due to the sub-optimal botanical survey timing. The pond consisted of shallow banks, largely vegetated with scrub and woody vegetation with fallen tree and dead wood present within the pond basin. The water was turbid at the time of survey and no species were observed to be utilising the waterbody such as waterfowl.

Blackthorn scrub (h3c) (TN A-105, 106, 108, 109)

- 3.2.28 There are four small parcels of blackthorn scrub located in the eastern part of the Site, associated with the stream banks. These parcels are predominantly dominated by blackthorn, though other species such as willow, oak, hawthorn, and bramble are also present. The scrub is in poor condition, with blackthorn forming the most significant component of the vegetation, creating a somewhat uniform and dense structure. Despite the presence of a few other native woody species, the overall diversity is limited. The parcels are generally similar in structure, with none displaying any non-native invasive species. However, the northernmost parcel stands out as it features small clearings within the scrub, which slightly enhance its ecological value by providing open spaces for other plant species to establish and potentially attract a wider range of wildlife. Although the overall condition is poor, the presence of native species and the clearings in the northern parcel offer some ecological potential, especially if managed to reduce scrub density and encourage further biodiversity.

Non-native ornamental hedgerow (h2b) (TN A-L89)

- 3.2.29 A non-native cypress hedgerow is present within the residential garden in the southern part of the Site. Although it is of limited ecological value due to its non-native composition, it still provides structural benefits, offering shelter for wildlife and potential nesting opportunities for birds.

Line of trees – moderate condition (33) (TN A-L70)

- 3.2.30 A moderate condition line of semi-mature oak trees, along with a single field maple, is present within the equestrian centre area of the Site (photograph 9). Several of these trees are clad in ivy, which can provide additional structural complexity and habitat for wildlife. Some trees exhibit features indicative of low bat roosting potential, such as broken limbs and minor cavities. The ground flora in this area is diverse, including daffodils, cow parsley, bramble, dandelion, ivy, hawthorn and oak seedlings, creeping cinquefoil, and bitter dock. One oak tree demonstrates moderate bat roosting potential, with multiple features suitable for roosting, including knot holes, extensive ivy cladding, tear-outs, and broken limbs. These features increase the potential for bats to use the tree as a roosting site, highlighting its ecological significance within the otherwise managed equestrian centre landscape.

Line of trees – poor condition (33) (TN A L86)

- 3.2.31 A line of semi-mature oak trees is present within the arable field in the southern part of the Site. This line of trees is assessed as being in poor condition. The canopy is discontinuous, limiting structural connectivity and reducing habitat opportunities for wildlife. There are no veteran or mature features present, such as cavities, fissures, or deadwood, and the trees lack natural ecological niches that could support birds, bats, or invertebrates. The ground surrounding the trees is heavily disturbed by agricultural activity, further restricting the development of understorey vegetation and associated fauna. Consequently, the ecological value of this tree line is limited, offering minimal habitat function beyond its role as a linear landscape feature.

Native hedgerow – moderate condition (h2a) (TN A- L30, L42, L56, L67, L81, L82, L83)

- 3.2.32 Multiple native hedgerows of moderate condition are present within Parcel A of the Site (photograph 10). The hedgerows comprise a variety of native species, including oak, field maple, hazel, blackthorn, hawthorn, dog rose, goat willow, and bramble. Overall, they exhibit good structural characteristics, such as reasonable height, largely undisturbed vegetation, and minimal physical damage. No non-native invasive species were recorded. Vertical density and overall continuity are reduced, resulting in noticeable gaps along their length. Additionally, the ground flora is dominated by nutrient-enriched perennial species, which can limit the establishment of more diverse native herbaceous plants. While still providing habitat for birds, invertebrates, and small mammals, these factors reduce the overall ecological quality, supporting a moderate condition classification.

Native hedgerow – good condition (h2a) (TN A - L29, L32, L35, L41, L44, L54, L59, L65, L68, L69, L74, L80)

- 3.2.33 Numerous native hedgerows of good condition are present throughout Parcel A of the Site (photograph 11). These hedgerows comprise a diverse mix of native species, including oak, dog

rose, goat willow, blackthorn, bramble, ivy, hazel, European honeysuckle, hawthorn, and field elm.

- 3.2.34 The hedgerows are assessed as being in good condition due to their generally strong and continuous structure, well-connected canopy, and largely undisturbed ground beneath. They exhibit minimal signs of physical damage, and no non-native invasive species were recorded. The ground flora is typical of low-nutrient conditions, supporting a more natural herbaceous composition and further contributing to the ecological value of the hedgerows. Their diversity in species composition and structural integrity makes them a high-quality example of native hedgerow habitat within the landscape.

Native hedgerow – poor condition (h2a) (TN A- L39)

- 3.2.35 A native hedgerow of poor condition is located in the northern part of the Site, adjacent to Reeds Lane. The hedgerow comprises hawthorn and oak, with bramble and blackthorn also present. The hedgerow is considered to be in poor condition due to several factors. It is relatively short in height and discontinuous at the base, reducing its structural integrity and habitat connectivity. Evidence of physical damage and disturbance from surrounding agricultural activity further limits its ecological value. The ground flora is dominated by nutrient-enriched species, suggesting that soil fertility is elevated, which can suppress the growth of more sensitive, characteristic hedgerow plants. As a result, while the hedgerow still provides some shelter and habitat for wildlife, its overall ecological function is limited, and it represents a low-quality example of native hedgerow habitat within the Site.

Native hedgerow associated with ditch (h2a) (TN A-L36)

- 3.2.36 A native hedgerow is located adjacent to a bank within Parcel A of the Site. The species composition includes goat willow, hawthorn, blackthorn, bramble, field maple, and frequent ivy. The hedgerow is in good condition, characterised by its strong, continuous structure and well-developed, undisturbed ground. The vegetation is healthy, supporting a range of native species. There are no non-native invasive species present, and the ground flora does not show signs of nutrient enrichment, contributing to a more natural and diverse herbaceous layer.

Line of trees – associated with bank or ditch (33) (Tn A-L40)

- 3.2.37 A line of trees runs alongside the watercourse in the northern section of Parcel A (photograph 12). The species composition includes blackthorn, hawthorn, oak, and field maple, with an understory dominated by bramble and additional blackthorn. This habitat is considered to be of moderate condition. It benefits from being native and having a continuous canopy, which supports habitat connectivity. The trees exhibit some important veteran and natural ecological niches, such as deadwood, cavities, and lifting bark, which provide valuable resources for a range of species. The majority of the trees are healthy, contributing to the overall stability of the habitat. However, the habitat does not meet the criteria for good condition due to disturbance from nearby agricultural activity, which impacts the ground layer. There is also not a buffer zone between the trees and the surrounding farming land, making the habitat more vulnerable to physical disturbance, nutrient enrichment, and potential pesticide or fertiliser runoff.

Ditch (50) (TN A- L1, L5, L7, L10, L11, L12 L18, L20, L24, L26, L58, L84, L88, L90, L92)

- 3.2.38 Numerous ditches are present within Parcel A of the Site, all of which are classified as being in poor condition (photograph 13). Several of these ditches show significant encroachment on both banks, which compromises their ecological integrity. The poor condition of these ditches can be attributed to several factors: water quality is consistently suboptimal, with high turbidity observed in most ditches, limiting light penetration and affecting the growth of aquatic plants. There is a noticeable lack of emergent, submerged, and floating plants, as well as marginal vegetation, which typically supports biodiversity by providing habitat for wildlife. Physical damage is also evident, with signs of disruption caused by nearby farming practices and poaching by horses, both of which have likely contributed to the erosion of banks and disturbance of the watercourse. Additionally, water levels are not consistently maintained, which further impacts the health of the aquatic ecosystem, as fluctuating water levels can stress plant life and disrupt the habitat for aquatic species. Many of the ditches are also heavily shaded, preventing adequate sunlight from reaching the water and restricting plant growth. While the severity of these issues varies slightly from ditch to ditch, they all share these underlying characteristics, resulting in their overall classification as being in poor condition.

Other rivers and streams (s3) TN A- L2, L3, L13, L17, L28, L43)

- 3.2.39 Tributaries of the River Adur cut through the Site, present in the form of several streams. One watercourse runs through the equestrian centre onsite, then flowing west along the Site boundary where it meets Reeds Lane. At the time of survey, flow conditions were low and water levels were relatively shallow, with a steep bank structure. Riparian and aquatic vegetation was predominantly absent, however surveys were conducted outside of the optimal period of botanical assessments. Bank tops supported a range of vegetation types including scrub, modified grassland and native hedgerows/tree lines.
- 3.2.40 Another stream runs within the east of the Site within the grassland paddocks, with the riparian zone consisting predominantly of modified grassland alongside defunct hedgerows and scrub vegetation to the north. The watercourse consists of shallow banks and water levels with low flow conditions. Aquatic vegetation was recorded within the channel, consisting predominantly of brooklime with marginal and riparian soft rush.
- 3.2.41 Lastly, a small section of stream borders the parcel of neutral grassland and scrub within the most eastern extent of the Site. The watercourse varied in width and water level depth, with bank top vegetation dominated by scrub, trees and grassland to the south and residential gardens to the north.
- 3.2.42 Morphological features of each stream within the Site alongside channel, bank top and riparian vegetation will be fully assessed at a later date during the River Condition Assessment of the Site.

Culverts (s4) (TN A- L4, L6, L8, L9, L14, L15, L16, L19, L21, L22, L23, L25)

- 3.2.43 There are many culverts within the ditches and stream within the Site.

Parcel B

Modified grassland (g4) (TN B-1, 2, 4, 7, 8, 9, 10, 12, 14, 15, 18) – Photograph 14

- 3.2.44 Most of the Site comprises parcels of short mown grassland. These areas are of poor ecological value due to lacking variety in sward length with a uniform structure, limited floral diversity and a lack of species needed to be of moderate quality, therefore limiting opportunities for vertebrates and invertebrates to use the habitat.
- 3.2.45 The sward is dominated by grasses such as perennial ryegrass, interspersed with a limited variety of competitive forbs including cleavers, dove's-foot crane's-bill, daisy and white clover. This habitat is of low ecological value, though it may provide limited foraging and movement opportunities for common species

Other broadleaved woodland (w1g) (TN B-5, 13, 16, 17, 19) – moderate condition -Photograph 15

- 3.2.46 Four woodland blocks lie within parcel B, including three of moderate condition and one in poor condition.
- 3.2.47 A woodland belt (B-16 and 17), approximately 5-10m in width lies within the centre of Parcel B, separating two parcels of modified grassland. Tree species include native species such as oak, elm, grey willow, field maple dog rose and hawthorn, with a blackthorn and bramble shrub layer. Ground flora comprised species such as common nettle, cleavers, hedge mustard and wood dock. A dry ditch ran through the centre of the woodland with parts of the ground being slightly wet. The woodland lacked deadwood, a recognisable woodland NVC plant community at ground layer, trees with veteran features and trees of varying age classes, which limited the structure of the woodland. However, there was a lack of invasive species, damage or tree diseases, and the woodland had two stories comprising native species, including the upper tree canopy and shrub layer, providing some 3D structure. Considering the above this woodland was considered to be in moderate condition.
- 3.2.48 Another woodland area (B- 5) lies along the southern boundary of parcel B, separated by a wide path of grassland to a plantation woodland. Tree species include predominantly oak, in addition to ash, crab apple and wych elm, with bramble scrub. Ground flora comprised species such as common nettle, ground ivy, mouse ear chickweed, creeping cinquefoil, dove's-foot crane's-bill, white clover and perennial ryegrass. This woodland has a moderate age distribution of trees, with young trees and saplings, in addition to taller, older trees providing some 3D structure. There was also a lack of invasive species and evidence of damage and disease. However, a lack of deadwood, veteran features, and diverse ground flora reduces the condition score of this woodland to moderate.
- 3.2.49 Another woodland area lies along the western boundary of parcel B, adjacent to Truslers Hill Lane (B – 13 and 19). Tree species include native species with oak dominating the woodland, in addition to goat willow, with bramble scrub. Ground flora comprised species such as common nettle, ground ivy, dove's-foot crane's-bill, and perennial ryegrass. This woodland has a moderate age distribution of trees, with semi-mature and mature tree which provide some 3D structure to the area in conjunction with the shrub layer. There is also no invasive species present, and no evidence of damage, and disease. However, a lack of deadwood, and diverse species present reduces the condition score of this woodland to moderate.

Other broadleaved woodland (w1g) (TN B-6)– poor condition - Photograph 16

- 3.2.50 An area of plantation woodland lies within the southern extent of parcel B which is considered to be in poor condition. Tree species within this woodland include predominantly oak in addition to some ash, with scattered areas of bramble and ground flora comprising mostly nettle and ground ivy. While this woodland had some evidence of regeneration in the form of saplings, and a lack of invasive plant species, damage and disease, it also lacked a variety of trees of different ages, including any with veteran features, with only semi-mature trees present, a recognisable NVC plant community at ground level, deadwood, and 3D structure owing to only limited and scattered segments of bramble, with large amounts of open space throughout.

Rural trees (200)

- 3.2.51 The Site supports a substantial number of scattered trees, including sycamore, oak, hawthorn, and ash. These were distributed throughout most habitats recorded within the Site (Photograph 4). Features such as dense canopies, creviced bark and knot holes, on some of these trees offer suitable habitat for nesting birds and roosting bats, as detailed in Appendix E.
- 3.2.52 One small sized, young hawthorn of poor quality lies within the parcel B, within the northwestern field. This tree lacks any ecological niches including knot holes or creviced bark and has sparse canopy cover.
- 3.2.53 Eight small trees of moderate condition lie within parcel B as well, all of which are located within the northwestern field of modified grassland. These trees have fuller canopy cover but lack ecological niches including knot holes or creviced bark and include native species such as hawthorn, oak and sycamore.
- 3.2.54 Fourteen more trees of medium and large sizes, in moderate condition lie within parcel B within hedgerows and fields of modified grassland. These trees have fuller canopy cover and also have ecological niches including knot holes or creviced bark, which provide low roosting potential for individual bats. These trees include native species such as oak and ash.
- 3.2.55 One mature oak tree, very large in size, lies within the central modified grassland field within parcel B, close to the buildings associated with High Cross Farm (B- T39). This tree provides ecological niches in the form of knot holes, broken limbs hollows and split bark, which provide low potential for individual roosting bats. Its canopy is also continuous and oversails vegetation beneath, and there is little evidence of adverse impact on the tree.

Native hedgerow (h2a6) – (B- L3, L10, L17)

- 3.2.56 One native hedgerow within parcel B (L10) is considered to be in poor condition. This hedgerow is located within the centre of the Site, adjacent to the off site buildings in the centre of the Site. It is a thin hedgerow with a sparse and gappy canopy and lacks an undisturbed vegetated strip, owing to the surrounding modified grassland being kept shortly mown. The hedgerow comprises species including blackthorn, hawthorn, dogwood and a few oak saplings. The ground flora is dominated by species present within the adjacent modified grassland field, including dove's-foot crane's-bill, daisy and white clover. Whilst this hedgerows is thin and relatively disconnected, these linear features provide suitable foraging, commuting, and nesting habitat opportunities for

a range of species. Where possible, efforts should be made to enhance and maintain these hedgerows.

- 3.2.57 Another native hedgerow of moderate condition is present within parcel B (L3). Species composition includes a mix of mature hawthorn and blackthorn and bramble (Photograph 17). Ground flora is limited, with cleavers and common nettle being the dominant herbaceous species suggesting that these hedgerows are subject to higher levels of nutrient enrichment. However, this hedgerow is less defunct and provides better cover and connectivity for protected species such as small nesting birds and mammals.
- 3.2.58 One native hedgerow of good condition also lies within parcel B (L17). Like that described above, this hedgerow comprises a mix of mature hawthorn and blackthorn and bramble with a continuous canopy cover, providing better cover and connectivity for protected species such as small nesting birds and mammals. However, this hedgerow also lacks species indicative of nutrient enrichment, with ground flora comprising of species including mouse ear chickweed, creeping cinquefoil, dove's-foot crane's-bill, white clover and perennial ryegrass.

Native hedgerow with trees (h2a6) (B- L2, L5, L7, L12 and L13)

- 3.2.59 A total of five native hedgerows with trees lie within parcel B. Four of which are considered to be in moderate condition (L2, L7, L12 and L13). Species composition includes a mix of mature hawthorn and blackthorn and bramble, with trees comprising semi-mature species including beech, oak, ash, field elm and field maple. Ground flora is limited, with cleavers and common nettle being the dominant herbaceous species suggesting that these hedgerows are subject to higher levels of nutrient enrichment. However, these hedgerows have continuous canopies with heights and widths of over 1.5 m, and so they provide cover and connectivity for protected species such as small nesting birds and mammals.
- 3.2.60 The other native hedgerow with trees is in good condition (L5) (photograph 18). This hedgerow is approximately 3-5 m height and 3-4 m in width, with a continuous canopy. Hedgerow species include predominantly hawthorn and bramble, with tree species including both semi-mature and mature ash and oak. Ground flora comprises red campion, bramble, cleavers, ivy, dove's-foot crane's-bill, daisy, selfheal, white clover and perennial rye grass. There are areas of successional scrub growing out from the hedgerow, providing an undisturbed vegetated strip around the hedgerow on its northern side, and although there are some species indicative of nutrient enrichment present, including cleavers, these do not dominate the area or exceed 20% coverage. As a result, this hedgerow provides better cover and connectivity for protected species such as small nesting birds, reptiles and mammals.

Native hedgerow – associated with bank or ditch (h2a6) (B- L1, L4, and L5)

- 3.2.61 A total of three native hedgerows with dry ditches lie within parcel B. Two of which are considered to be in moderate condition (L4 and L5). Species composition includes a mix of mature hawthorn and blackthorn and bramble, in addition to young field maple and oak (Photograph 19). Ground flora is limited, with cleavers and common nettle being the dominant herbaceous species suggesting that these hedgerows are subject to higher levels of nutrient enrichment. However,

these hedgerows have continuous canopies with heights and widths of over 1.5 m, and so they provide cover and connectivity for protected species such as small nesting birds and mammals.

3.2.62 The other native hedgerow with a dry ditch is in good condition (L1). This hedgerow is approximately 1.5 m in height and width, with a continuous canopy which lacks significant gaps. Hedgerow species include predominantly blackthorn, hawthorn and bramble, in addition to oak, with ground flora comprising bristly ox-tongue, dove's-foot crane's-bill, daisy, selfheal, white clover, ivy, dandelion, wild parsnip and perennial rye grass. The ground surrounding the hedgerow is modified grassland, including a road verge, which is maintained shortly mown, however there is a lack of species indicative of nutrient enrichment. This hedgerow provides better cover and connectivity for protected species such as small nesting birds, reptiles and mammals.

3.2.63 In general, hedgerows within the Site include low species diversity and are subject to ground disturbance and nutrient enrichment. However, these linear features provide connectivity between areas of better habitat, such as mature woodlands, and offer suitable cover and habitat opportunities for a variety of protected and notable species.

Parcel C

Modified grassland (g4) (C-5, 6, 7, 8, 10, 12, 13, 15, 17, 19, 21 and 24) – Photograph 20

3.2.64 Most of the Site comprises grassland, which is grazed by sheep, and has occasionally also been used for car boot sales. Species recorded included common species such as cleavers, common nettle, cow parsley, mouse ear chickweed, bitter dock, perennial rye grass, meadow buttercup and occasional bramble. This habitat is of low ecological value, though it may provide limited foraging and movement opportunities for common species.

Artificial unvegetated, unsealed surface (u1c) (C-1 and 2) – Photograph 21

3.2.65 Along the southern aspect of Parcel C, there is a stretch of artificial unvegetated, unsealed surface, in the form of an access track through the field parcels.

Bramble scrub (h3d) (C – 14, 16 and 18)

3.2.66 Small areas of bramble scrub lie in a corner of the Site adjacent to the A23, and along the eastern boundary adjacent to Herrings stream. These areas are relatively isolated and have developed in unmanaged and neglected areas within the Site, associated with a defunct hedgerow, line of trees and the stream. Species diversity is limited and mostly comprised bramble, in addition to occasional blackthorn, hawthorn and dogwood.

Blackthorn scrub (h3a) (C- 11 and 20)

3.2.67 Small patches of blackthorn scrub, varying in height, lie along the eastern boundary of Parcel C adjacent to Herring's Stream. These areas have developed in unmanaged and neglected areas within the Site. The scrub has well-developed edges with taller areas of less managed grassland and bramble present between them and the adjacent grassland habitat, and rides are present.

Species diversity is limited and predominantly comprises of blackthorn, in addition to occasional bramble and grey willow.

Mixed scrub (h3h) (C- 22 and 23)

- 3.2.68 Small patches of mixed scrub, approximately 1 m in height lie along the eastern boundary of Parcel C, adjacent to Herring's Stream. The scrub represents a good example of its habitat type, with a mix of bramble and blackthorn and there are no invasive species present, however there is also a lack of clearings, glades or rides, a variety in age classes, and a well-developed edge. Species comprise mostly bramble and blackthorn, in addition to some grey willow.

Rural trees (200) (TN C-5 to C-7) – Photograph 22

- 3.2.69 The Site supports a substantial number of scattered trees, primarily mature oaks, and other trees such as hazel, oak, grey willow, hawthorn, and ash. These were distributed throughout the hedgerows within Parcel C. Features such as dense canopies, creviced bark, knot holes, and ivy cover on some of these trees offer suitable habitat for nesting birds and roosting bats.
- 3.2.70 Numerous small sized, young trees of poor quality lie within the Site, most of which are along the southwestern border. These trees lack ecological niches including knot holes or creviced bark and have sparse canopy cover. Species include the non-native cherry plum in addition to native species such as field maple.
- 3.2.71 Numerous small sized, young trees of moderate quality also lie within Parcel C, within an area of modified grassland on Site. These mostly lie along the southwestern border, in addition to some on the eastern border adjacent to Herring's stream. These trees have fuller canopy cover but lack ecological niches including knot holes or creviced bark and include native species such as hazel, field maple, grey willow ash and oak saplings.
- 3.2.72 Seven mature oak trees of large to very large sizes lie within the species rich native hedgerow along the western border of Parcel C, in addition to an eighth very large oak which lies within a native hedgerow to the southeast of Parcel C. These trees all provide ecological niches in the form of knot holes, broken limbs and split bark, which provides low potential for individual roosting bats. Their canopies are all predominantly continuous and oversails vegetation beneath.

Native hedgerow (h2a6) – (C-L2, L3, L9 and L16)

- 3.2.73 Two native hedgerows (C-L2, L3 and L9) within Parcel C are considered to be in moderate condition. These lie along the southern boundary and through the centre of Parcel C, with species composition including a mix of mature hawthorn, wild privet, blackthorn and bramble (Photograph 23). Ground flora is limited, with cleavers and common nettle being the dominant herbaceous species suggesting that these hedgerows are subject to higher levels of nutrient enrichment. However, these hedgerows have continuous canopies with no significant gaps, providing better cover and connectivity for protected species such as small nesting birds and mammals.
- 3.2.74 One native hedgerow within Parcel C is in good condition (C-L16). This hedgerow comprises a mix of goat willow, blackthorn and bramble (Photograph 24), with a continuous canopy cover, providing better cover and connectivity for protected species such as small nesting birds and

mammals. This hedgerow also has an undisturbed buffer on vegetation surrounding it, comprising of species including cleavers, common nettle, cow parsley, mouse ear chickweed, bitter dock, perennial rye grass, meadow buttercup and occasional bramble.

Species rich native hedgerow with trees (h2a5) (C- L7)

- 3.2.75 One species rich native hedgerow with trees in moderate condition lies along the western boundary within Parcel C. Species composition includes a mix of mature hawthorn and blackthorn, ivy and bramble, with trees comprising semi-mature and mature species including oak, field elm and field maple (Photograph 25). Ground flora is limited, with cleavers and common nettle being the dominant herbaceous species suggesting that these hedgerows are subject to higher levels of nutrient enrichment. However, this hedgerow has a continuous canopy with heights and widths of over 1.5 m, and so they provide cover and connectivity to adjacent woodland for protected species such as small nesting birds and mammals.

Line of trees (33) (C- L8, L13, L14, L15, L17, L18 and L19) – Photograph 26

- 3.2.76 Five lines of trees are present within Parcel C, primarily along its boundaries, located along the western boundary and along Herring's Stream along the eastern boundary. Three of these, including that along the western boundary, and those at the northern and southern ends of the eastern boundary are generally in poorer condition due to gappy canopies, a lack of mature trees and no undisturbed vegetation surrounding these.
- 3.2.77 Two of the lines of trees are considered to be in better condition owing to a more continuous and less defunct canopy.
- 3.2.78 Species within the lines of trees include oak, blackthorn, grey willow, hawthorn, with surrounding flora being consistent with that associated with the modified grassland field.
- 3.2.79 These linear features provide suitable foraging, commuting, and nesting habitat opportunities for a range of species. Where possible, efforts should be made to enhance and maintain these hedgerows.

Ditch (50) (C- L1) – Photograph 27

- 3.2.80 A small ditch approximately 0.5-1 m in width and depth, with a lack of submerged or floating plants and only a small, shallow amount of water. The ditch was shaded along its whole stretch by trees associated with the adjacent woodland.

Other Rivers and Streams (r2b) (C- L11, L12 and L13) – (Photograph 28)

- 3.2.81 Herring's Stream forms the eastern boundary of Parcel C and represents the primary watercourse associated with the Site. In addition, several ditches are present within Parcels A and C. These features are relevant to the Statutory Biodiversity Metric and may require further assessment, including a River Condition Assessment (RCA), at subsequent stages.

3.3 UK Habitat Classification Survey: Protected and Notable Species

3.3.1 There was direct evidence of the following protected and notable species on or immediately adjacent to the Site:

- **Nesting birds** – Numerous nests were identified within trees and hedgerows across the Site. Nesting birds such as blackbird, robin, blue tit, great tit, woodpigeon and house sparrow identified using the scrub, hedgerows and trees both on and adjacent to the Site. These species are typical of urban and suburban areas and are well-adapted to the site's mix of semi-improved grassland, bramble scrub, and scattered trees. Although the survey was conducted outside of the breeding season, it is likely that these species, along with others such as blackbird, robin, blue tit, etc will utilise the trees, scrub, and other habitats on the Site for nesting during the appropriate season. The presence of structurally diverse vegetation, even in fragmented and degraded conditions, provides ample opportunities for nesting and shelter for a variety of bird species.
- **Badger** – An active badger sett was identified within the centre of Parcel A, with a total of ten sett entrances, eight of which were active. Wooded corridors, deciduous woodland parcels, and field margins on Site also provide suitable foraging and commuting habitat for badger.

3.3.2 Further to the above species, the habitats present within the Site had the potential to support the following protected and notable species:

- **Amphibians (including great crested newt)** – The areas of pond, scrub, log piles and tall vegetation may support amphibian species.
- **Bats** – The hedgerows around the edges of Site may provide foraging and commuting opportunities for bats. Bats may use the hedgerows to commute to the adjacent woodland and further woodlands. Furthermore trees including the mature oak in the centre of Parcel B, and numerous mature oaks along the northwestern hedgerow in Parcel C of the Site display bat roosting potential features that bats could use, including broken limbs and lifting bark. There are numerous mature trees adjacent to the Site that hang within the site boundary, many displaying bat roosting potential features, suggesting that if bats use any as roost sites, they will likely use the Site for commuting and foraging.
- **Brown hare** - The Site has large areas of grassland with good connectivity to the wider arable landscape.
- **Hazel dormice** - The woodland and hedgerows with dense scrub undergrowth on site provide suitable foraging, commuting, and sheltering habitat for hazel dormice, and are also connected to suitable habitat in the local and wider landscape, particularly to the south and north, including hedgerows and woodland edges.
- **Hedgehog** - The Site has a large area of grassland with moderate connectivity to the wider landscape.
- **Otter** – Herrings Stream runs along the eastern border of Parcel C, and offers suitable commuting habitat for otter.
- **Reptiles** - Areas of habitat within the Site, including woodland edges, field margins, and scrub areas provide suitable habitat for reptiles and is considered likely to be used by a range of common reptile species.

- **Water vole** - Herrings Stream runs along the eastern border of Parcel C, and numerous wet ditches run throughout the Site which offer suitable commuting, foraging and breeding habitat for water vole.

3.3.3 Other species recorded during the survey are listed in Appendix F. The potential for the habitats on Site to support other protected and notable species is discussed in Section 4: Evaluation.

3.4 Bat Assessment: Landscape Habitat Review

3.4.1 The Site itself comprises a combination of cropland, modified grassland, other neutral grassland, scrub, ponds and small parcels of broadleaved woodland, along with several native hedgerows. These features offer locally valuable foraging and commuting habitat for generalist bat species, such as common and soprano pipistrelle, particularly along linear hedgerows, scrub edges, and tree lines. The woodland scattered throughout the Site including within the centre of Parcel A and throughout Parcel B, in addition to scattered trees, may offer potential roost features, although limited in extent. Notably, these features are well connected to the surrounding agricultural landscape to the north, south and west, promoting permeability for bats.

3.4.2 The immediate surroundings and 1 km area surrounding the Site, includes predominantly natural and semi-natural habitats with interspersed urban residential areas. Numerous parcels of deciduous woodland, ancient woodland and traditional orchards identified on *MAG/C* also lie within this zone, the closest of which lies adjacent to the northwestern boundary of Parcel C. These strengthen the bat habitat network, especially for woodland-reliant species, by provide both foraging and roosting habitat, particularly for species such as brown long-eared bats and potentially *Myotis* species.

3.4.3 The A23 and other local roads may present fragmentation risks, although the presence of underpasses and hedgerow continuity may help mitigate these effects to some extent. Lighting associated with existing and proposed development could reduce the suitability of adjacent habitat for light-sensitive species, such as *Myotis* and *Plecotus* spp. However, habitat enhancement and sensitive lighting design can address these risks

3.4.4 The broader landscape around the Site is dominated by a rural environment with a mosaic of agricultural land, grassland, woodland blocks, hedgerows, scattered waterbodies and watercourses, all providing foraging and commuting opportunities for bats. Occasional agricultural and residential infrastructure as well as scattered villages including Sayers Common, Albourne and Hurstpierpoint lie within the surrounding area, providing potential roosting sites for bats. The town of Burgess Hill lies approximately 2km east of the Site at its closest point from parcel C, providing a more dense urban environment within the local landscape, offering limited opportunities for bats. The South Downs National Park lies approximately 1.6 km south with good overland connectivity to the Site via grassland, woodland, hedgerows, and waterbodies. This enhances the local biodiversity and may indirectly support bat populations by providing plenty of foraging opportunities.

3.4.5 Table 3.4 provides an overview of habitats within 5 km of the Site in terms of their value to bats.

Table 3.4 Habitat review for its potential value for bats within 5 km of the site

Zone	Review
0 – 1 km	The Site and immediate surroundings offer moderate suitability for bats, particularly for foraging and commuting. Woodland parcels and hedgerows on Site and within the local landscape enhance the habitat network by providing floristically rich vegetation and semi-natural woodland. Furthermore, residential areas to the north, south and west may support roosting bats within loft spaces. However, the A23 which runs between Parcels A and C restricts connectivity. Overall, this zone likely supports generalist species such as pipistrelles, brown long-eared bats, and potentially <i>Myotis</i> spp.
1 – 2 km	This zone continues the semi-natural habitat network, with greater landscape permeability. Agricultural fields dominate, but hedgerows, woodland patches, and small waterbodies provide valuable ecological stepping stones. However, dispersal is still likely restricted to the west for owing to the A23. Potential roosting opportunities exist in older trees, fragmented woodland parcels and nearby towns and villages with potential loft spaces for bats. South Downs National Park lies approximately 1.6 km south with good overland connectivity to the Site via grassland, woodland, hedgerows, and waterbodies. This enhances the local biodiversity and may indirectly support bat populations by providing plenty of foraging opportunities.
2 – 5 km	The wider landscape remains similar to that described above, comprising a matrix of arable farmland interspersed with hedgerows, mature woodland blocks (including ancient semi-natural woodland), and scattered settlements. The mosaic structure of this zone supports landscape-scale connectivity and feeding resources, though increasing urbanisation and lighting associated with infrastructure could pose fragmentation risks if not managed sensitively.

3.5 Structure and Tree Assessment

- 3.5.1 This Section provides an overview of each of the structures and trees assessed for their potential to support bats.
- 3.5.2 Twelve trees were identified as having potential to support bats. Table 3.5 provides a summary of the results.

Table 3.7 Summary of tree assessments in relation to the value to bats

Tree Ref	Species/Age class	Location	Features	Category	Photograph
T98	Field Maple Semi-mature	Scattered tree along the southern boundary, within the southeast corner.	Ivy cladding, split limbs and broken limbs	Low	
Tree within hedgerow – L30	Oak Mature	Tree within hedgerow along the southern boundary.	Tear outs, lifting bark, broken limbs, knot holes	Moderate	

Tree Ref	Species/Age class	Location	Features	Category	Photograph
					
Tree within tree line – L70	Oak Semi-mature	Within the tree line in the south of the Site, near the equestrian center buildings.	Knot holes, broken limbs, cavity,	Low	

Tree Ref	Species/Age class	Location	Features	Category	Photograph
Parcel B					
T8/T9	A pair of oak Semi-mature	Eastern boundary	Ivy cladding, broken branches, cavities and split limbs.	Low	
T39	Very Large Mature oak	Within the centre of Parcel B within a field of modified grassland	Small knot holes and broken limbs present. It could not be determined if these led to a cavity, nor was it possible to fully inspect this feature. No evidence was found to suggest use by bats.	Low	
Parcel C					

Tree Ref	Species/Age class	Location	Features	Category	Photograph
T14	Very large mature Oak	Species rich hedgerow with trees along the northwestern boundary of Parcel C (L7)	Small knot holes present. It could not be determined if these led to a cavity, nor was it possible to fully inspect this feature. No evidence was found to suggest use by bats.	Low	
T20	Very large mature Oak	Native hedgerow associated with ditch on southern boundary of Parcel C (L4)	Small knot holes, ivy cladding and broken limbs present. It could not be determined if these led to a cavity, nor was it possible to fully inspect this feature. No evidence was found to suggest use by bats.	Low	

Tree Ref	Species/Age class	Location	Features	Category	Photograph
T29	Large mature Oak	Species rich hedgerow with trees along the northwestern boundary of Parcel C (L7)	Small knot holes and split bark present. It could not be determined if these led to a cavity, nor was it possible to fully inspect this feature. No evidence was found to suggest use by bats.	Low	
T30	Large mature Oak	Species rich hedgerow with trees along the northwestern boundary of Parcel C (L7)	Small knot holes and broken limbs present. It could not be determined if these led to a cavity, nor was it possible to fully inspect this feature. No evidence was found to suggest use by bats.	Low	

Tree Ref	Species/Age class	Location	Features	Category	Photograph
T31	Very large mature Oak	Species rich hedgerow with trees along the northwestern boundary of Parcel C (L7)	Small knot holes, split bark and broken limbs present. It could not be determined if these led to a cavity, nor was it possible to fully inspect this feature. No evidence was found to suggest use by bats.	Low	
T32	Very large mature Oak	Species rich hedgerow with trees along the northwestern boundary of Parcel C (L7)	Small knot holes, split bark and broken limbs present. It could not be determined if these led to a cavity, nor was it possible to fully inspect this feature. No evidence was found to suggest use by bats.	Low	

Tree Ref	Species/Age class	Location	Features	Category	Photograph
T36	Very large mature Oak	Species rich hedgerow with trees along the northwestern boundary of Parcel C (L7)	Small knot holes, split bark and broken limbs present. It could not be determined if these led to a cavity, nor was it possible to fully inspect this feature. No evidence was found to suggest use by bats.	Low	
T37	Large mature Oak	Species rich hedgerow with trees along the northwestern boundary of Parcel C (L7)	Small knot holes, split bark and broken limbs present. It could not be determined if these led to a cavity, nor was it possible to fully inspect this feature. No evidence was found to suggest use by bats.	Low	

4. EVALUATION

4.1 Introduction

4.1.1 This Section reviews the results of the desk study and field surveys in relation to the proposed development proposals; it:

- Determines the ecological importance of habitats at an appropriate geographic level;
- Determines the likelihood of protected and notable species occurring on Site, with particular attention being paid to bats;
- Identifies any legal and policy implications for developing the Site in relation to nature conservation sites, habitats and species potentially associated with the Site; and,
- Identifies high-level biodiversity gain opportunities.

4.2 Habitats

4.2.1 Table 4.1 provides a summary of the nature conservation importance of habitats within the Site.

Table 4.1 A summary of the nature conservation importance of habitats within the Site

Habitat	Meets UK Priority/Local BAP habitat criteria	Condition ¹	Geographical context ²
Cereal crops	No	N/A	Site
Modified grassland	No	Poor	Site
Other neutral grassland	No	Moderate	Site
Bramble scrub	No	N/A	Site
Mixed scrub	No	Poor- Good	Site
Blackthorn scrub	No	Poor- Good	Site
Vegetated garden	No	N/A	Site
Artificial unvegetated, unsealed surface	No	N/A - other	Site
Other broadleaved woodland	No	Poor - moderate	Site
Ponds (non-priority)	No	Poor	Local
Ditches	No	Poor	Site
Other rivers and streams	No	Condition assessment required	Local
Native Hedgerow	Yes	Poor - Good	Site
Native hedgerow with trees	Yes	Moderate - Good	Site
Line of trees	No	Poor- Moderate	Site
Native hedgerow with trees and ditch	Yes	Good	Site
Rural trees	No	Poor -Good	Local
Non-native ornamental hedgerow	No	Poor	Site

Habitat	Meets UK Priority/Local BAP habitat criteria	Condition ¹	Geographical context ²
Native hedgerow with ditch	Yes	Good	Site
Line of trees with ditch	No	Moderate	Site
Culverts	No	Poor	Site
Notes: 1. As determined using the Statutory Biodiversity Metric guidance. Where it is considered that the condition outcome is inappropriate justification is given in the text. See Appendix E for detailed habitat assessments. 2. Geographic level at which the habitat is considered important.			

Cereal crop

- 4.2.2 The Site encompasses areas of intensively managed arable farmland, primarily under cereal cultivation within Parcel A. This habitat type has limited ecological structure and offers negligible botanical interest. It does not qualify as a Priority Habitat and supports a low baseline in terms of biodiversity value.
- 4.2.3 Under the BNG metric, intensively cultivated arable fields default to non-applicable in condition terms.
- 4.2.4 From an EcIA perspective, arable land in this context holds low ecological value, primarily serving as potential foraging ground for common species, such as opportunistic birds or invertebrates. No significant impacts are expected, and the geographic importance is considered to be Site-level.

Modified grassland

- 4.2.5 The Site contains modified grassland across the site in the form of field margins and grazed field parcels. These areas fall under UKHab category g4 Modified Grassland, a habitat type typically associated with low botanical diversity due to its agricultural history and nutrient enrichment. Species in these areas include cleavers, common nettle, cow parsley, mouse ear chickweed, bitter dock, perennial rye grass, meadow buttercup and occasional bramble.
- 4.2.6 These areas are characterised by a similarly uniform sward subject to mowing, with additional disturbance-tolerant species like cleavers and common nettle. Based on the Statutory Metric condition assessment criteria, the areas are appropriately classed as poor condition due to:
- Very low species richness (well below 6 species per m² benchmark),
 - Absence of positive indicators,
 - Homogeneous structure,
 - Evidence of past improvement or management which suppresses succession.
- 4.2.7 From an EcIA significance perspective, modified grassland in this condition and extent offers low ecological value, primarily providing limited foraging or movement opportunities for generalist species. As such, no significant effects are anticipated as a result of development. The geographic importance of this habitat is considered to be Site-level only.

Other Neutral Grassland

- 4.2.8 The Site contains one area of neutral grassland, within the northeastern corner of Parcel A. This area falls under UKHab category g3c other neutral grassland, a habitat type typically associated with good botanical diversity within areas of farmland and built-up areas.
- 4.2.9 The parcel is dominated by coarse grasses such as Yorkshire fog and cock's-foot, with a species assemblage of ruderal forbs including red deadnettle, common knapweed, common sorrel, greater stitchwort and common vetch, in addition to other herbs common of this habitat including cranesbill, ribwort plantain, and creeping buttercup among others. Structurally, these areas are mostly uniform and lack layering.
- 4.2.10 Based on the Statutory Metric condition assessment criteria, these areas are appropriately classed as moderate condition due to:
- Being a good example of its habitat type with a variety of species;
 - Lack of cover of bare ground or bracken, which if present lead to loss of biodiversity;
 - Homogeneous vegetation structure, meaning there is a lack of different microclimates to support a variety of insects, small mammals and birds, which reduces biodiversity; and
 - Evidence of past improvement or management which suppresses succession.
- 4.2.11 From an EcIA significance perspective, other neutral grassland in this condition and extent offers some ecological value, by providing some foraging or movement opportunities for generalist species. However, no significant effects are anticipated as a result of development and the geographic importance of this habitat is considered to be Site-level only.

Bramble scrub

- 4.2.12 Small areas of bramble scrub are present within the Site. This habitat type has limited ecological structure. It does not qualify as a Priority Habitat and supports a low baseline in terms of biodiversity value.
- 4.2.13 Under the BNG metric, bramble scrub defaults to non-applicable in condition terms.
- 4.2.14 From an EcIA perspective, bramble scrub in this context holds low ecological value, primarily serving as potential shelter and commuting for common species, such as opportunistic birds or invertebrates. No significant impacts are expected, and the geographic importance is again Site-level.

Mixed scrub

- 4.2.15 Small areas of mixed scrub lie within the Site, within the northeastern corner of Parcel A and along the eastern boundary of Parcel C.
- 4.2.16 Based on the Statutory Biodiversity Metric Condition Assessment for Scrub, A-22 and A-101 are assessed as being in good condition due to the following reasons:
- A variety of species present, representing a good example of the habitat;
 - Variety of age classes of shrub, including saplings, young shrubs and mature shrubs;
 - Absence of invasive species;

- Presence of a well-developed edge with scattered scrub and tall grassland present between the scrub and adjacent habitat; and
- Presence of clearings, glades or rides.

4.2.17 Based on the Statutory Metric condition assessment criteria, A-102, C-22 and C-23 are appropriately classed as moderate condition due to:

- Dominance of a single species, reducing the habitats biodiversity value;
- Variety of age classes of shrub, including saplings, young shrubs and mature shrubs;
- Absence of invasive species;
- Presence of a well-developed edge with scattered scrub and tall grassland present between the scrub and adjacent habitat; and
- Presence of clearings, glades or rides.

4.2.18 Based on the Statutory Metric condition assessment criteria, A-26, A-41, A-78 and A-114 areas are appropriately classed as poor condition due to:

- A lack of varying age classes of shrubs;
- Absence of invasive species;
- Lack of a well-developed edge with scattered scrub and tall grassland present between the scrub and adjacent habitat; and
- Absence of clearings, glades or rides.

4.2.19 From an EclA perspective, mixed scrub in this context holds low ecological value, primarily serving as potential shelter and commuting for common species, such as opportunistic birds or invertebrates. No significant impacts are expected, and the geographic importance is again Site-level.

Blackthorn scrub

4.2.20 Areas of bramble scrub are common habitats both locally and nationally. The scrub present on the Site covered a small patches within Parcels A and C and it is of some conservation value at a Site level due to providing suitable reptile habitat and foraging/commuting opportunities for wildlife.

4.2.21 Based on the Statutory Metric condition assessment criteria, C-11 and C20 are appropriately classed as good condition due to:

- A variety of species present, representing a good example of the habitat;
- Variety of age classes of shrub, including saplings, young shrubs and mature shrubs;
- Absence of invasive species;
- Presence of a well-developed edge with scattered scrub and tall grassland present between the scrub and adjacent habitat; and
- Presence of clearings, glades or rides.

4.2.22 Based on the Statutory Metric condition assessment criteria, A-105, A-106, A-108 and A-109 areas are appropriately classed as poor condition due to:

- A lack of varying age classes of shrubs;
- Absence of invasive species;
- Lack of a well-developed edge with scattered scrub and tall grassland present between the scrub and adjacent habitat; and
- Absence of clearings, glades or rides.

4.2.23 Blackthorn scrub in these condition and extent, particularly that of good condition offers some ecological value, primarily providing low foraging or movement opportunities for generalist species. No significant effects are anticipated as a result of development. The geographic importance of this habitat is considered to be Site-level only.

Vegetated garden

4.2.24 Three vegetated gardens are present within the Site, along the centre of the southern boundary of Parcel A and in the southwest and northwest corners of the Site. This habitat type has limited ecological structure. It does not qualify as a Priority Habitat and supports a low baseline in terms of biodiversity value.

4.2.25 Under the BNG metric, vegetated gardens default to non-applicable in condition terms.

4.2.26 From an EcIA perspective, vegetated gardens in this context hold low ecological value, primarily serving as potential commuting for common species, such as opportunistic birds or invertebrates. No significant impacts are expected, and the geographic importance is again Site-level.

Other broadleaved woodland

4.2.27 Numerous areas of broadleaved woodland are located throughout the Site. These comprise a mixture of plantation and semi-natural woodland with species including oak, hawthorn, field maple, ash, wych elm, crab apple, hazel, holly, elder, dog rose, goat willow and blackthorn, and ground flora comprising predominantly bramble, in addition to, hedge mustard, wood dock, common nettle, ivy and cleavers. These woodland blocks are small in extent, with connectivity limited to hedgerows.

4.2.28 Based on the Statutory Biodiversity Metric Condition Assessment for Woodland, B- 6 is assessed as being in poor condition, due to the following reasons:

- Composition of native species, with no variation in age classes, therefore showing a lack of regeneration or growth within the woodland;
- Absence of dead wood features, including standing dead trees, large fallen branches, or log piles, which are essential for maintaining structural complexity and supporting saproxylic fauna;
- Sparse canopy and minimal layering, with a simplified vertical structure and lack of development across strata (i.e. no clear shrub, field, or ground layers);
- Edge habitat characteristics, including exposure to surrounding land use and hard boundaries that reduce core habitat functionality and limit its capacity to support woodland-specialist species;

- Small size and isolation, significantly reducing its buffering capacity and ability to support viable woodland assemblages;
- 4.2.29 While the habitat retains some limited ecological connectivity due to its position adjacent to hedgerows, these factors collectively result in a poor condition score under the Biodiversity Metric framework.
- 4.2.30 Based on the Statutory Biodiversity Metric Condition Assessment for Woodland, this area (B- 5, 13, 16, 17 and 19) and A-25, A-64 and A-121 are assessed as being in moderate condition, due to the following reasons:
- Composition of native species with multiple age classes and some with ecological niches;
 - Presence of dead wood features, including standing dead trees, large fallen branches, or log piles, which are essential for maintaining structural complexity and supporting saproxylic fauna;
 - Some layering, with a moderate vertical structure across strata;
 - Edge habitat characteristics, including exposure to surrounding land use and hard boundaries that reduce core habitat functionality and limit its capacity to support woodland-specialist species; and
 - Small size and isolation, significantly reducing its buffering capacity and ability to support viable woodland assemblages.
- 4.2.31 While the habitat retains some limited ecological connectivity due to its position adjacent to hedgerows, these factors collectively result in a moderate condition score under the Biodiversity Metric framework.
- 4.2.32 From an EcIA standpoint, the woodland fragments provide some value as connective habitat and cover for common bird species and potentially commuting bats. Furthermore, the presence of some ecological niches including knot holes and creviced bark may provide roosting opportunities for individual bats. However, due to their limited size and fragmented nature, they are not considered functionally important at a wider scale. As such, its ecological importance is low, and any effects arising from its retention or minor edge impacts would be non-significant. The geographic importance of this woodland is therefore assessed as Site-level only.

Rural trees

- 4.2.33 There was a range of trees within the Site consisting of poor, moderate and good condition specimens. This habitat feature is common and widespread in the local landscape but is still considered to be of Local value.
- 4.2.34 Numerous semi-mature trees of medium to large size also lie adjacent to the Site and partially hang over the Site boundary; some of which have low roosting potential for individual bats owing to knot holes, slit bark and broken limbs. These features also act as ecological niches for invertebrates. Consequently, these trees are assessed as being in moderate condition in accordance with the Biodiversity Metric condition assessment for rural trees.

- 4.2.35 Ecologically, these trees provide low value primarily for invertebrates or as transient cover for small fauna, in addition to individual bats, by providing roosting features. From an EcIA standpoint, this habitats geographic importance is assessed as Site-level and any effects arising from the proposed developed are considered to be unlikely, provided they are carefully mitigated and precautionary procedures are followed in line with best practice.
- 4.2.36 One mature oak tree, very large in size, lies within the central modified grassland field within Parcel B, close to the buildings associated with High Cross Farm. This tree provides ecological niches in the form of knot holes, broken limbs hollows and split bark, which provide low potential for individual roosting bats. Its canopy is also continuous and oversails vegetation beneath, and there is little evidence of adverse impact on the tree. Consequently, this tree is considered to be in good condition.
- 4.2.37 The preliminary BNGAI™ assessment identified the potential presence of mature and veteran trees within Parcel B. During the desk study. The Woodland Trust identified one notable tree within the western boundary of Parcel A. These features were reviewed during the field survey; however, no trees were confirmed as meeting the criteria for veteran or ancient status. Notwithstanding this, all mature trees are considered of ecological value and will be retained where possible.

Hedgerows

- 4.2.38 A total of 88 linear features were recorded on Site, comprising native intact hedgerows some with trees and associated ditches, rivers/streams and lines of trees. While variable in quality and structure, all of the hedgerows comprise predominantly native woody species, with key constituents such as hawthorn, blackthorn, and elder. Several features exhibit signs of management, others show successional development into tree lines.

BNG Analysis (Statutory Metric Hedgerow Condition Criteria)

- 4.2.39 Good condition: A - L29, L32, L35, L36, L41, L44, L54, L59, L65, L68, L69, L74, L80, L46, L51, L52, L55, L27, L31, L33, L37, L38, L47, L48, L49, L50, L60, L61, L62, L63, L64, L66, L71, L73, L76, L79, L85, L91, B - L1, L5 and L17, C- L4 and L16. These hedgerows comprise of a variety of native species with continuous canopies. The ground flora is also varied, contributing to its species ecological value. The hedgerow demonstrates a strong structure, with a mix of tree and shrub species and a more diverse ground layer, contributing to its good condition classification and notable ecological value.
- 4.2.40 Moderate condition: A- L2, L3, L11, L12, L13, L17, L26, L28, L40, L43, L34, L45, L57, L30, L42, L56, L67, L70, L81, L82, L83, B-L2, L3, L4, L6, L7, L9, L12 and L13, C-L2, L3, L7, L9, L17 and L18 - These features possess some structure, canopy continuity, or layering, though often fall short on species diversity or evidence of management and nutrient enrichment. Ground flora is often limited to ruderal and common grassland species which results in the hedgerow being of moderate condition with site value.
- 4.2.41 Poor condition: A- L1, L5, L7, L10, L18, L20, L24, L58, L84, L88, L90, L92, L39, L86, L89, B-L10, C- L8, L13, L14, L15 and L19 - These are heavily gappy, lack understorey, have minimal structural diversity or are dominated by over-mature specimens with little intervention.

- 4.2.42 All native hedgerows on Site qualify as Priority Habitats under the NERC Act (2006), as they meet the definition of “hedgerows composed predominantly of at least one native woody species.” They also provide nesting habitat, bat commuting routes, and invertebrate resources.
- 4.2.43 One hedgerow within Parcel C (L7) and 14 hedgerows within Parcel A (L30, L57, L59, L60, L50, L46, L42, L67, L44, L41, L54, L51, L61, L33) are considered to be species rich as they each contain at least seven woody species. All hedgerows mentioned above also qualify as an ‘Important hedgerow’ under The Hedgerow Regulations 1997, as they are over 30 years old. The hedgerows should be adequately buffered to protect the integrity.
- 4.2.44 From an EcIA standpoint, collectively the Site’s hedgerows form a locally important ecological resource, primarily through their role in habitat connectivity, shelter, and breeding/foraging opportunities for a range of fauna.
- 4.2.45 Under the current proposals, the majority of habitats that meet the UK BAP criteria as priority habitats, are to be wholly retained, and in multiple instances enhanced. Connectivity between these habitats and those within the surrounding landscape if further expected to be improved by the proposals for the Site.

Watercourses

- 4.2.46 Herrings Stream and associated ditch networks represent locally important aquatic and riparian habitats, providing ecological connectivity across the Site and linking to the wider landscape. These features function as movement corridors for a range of species, including amphibians, bats and potentially riparian mammals such as otter and water vole.
- 4.2.47 Tributaries of the River Adur cut through the Site, present in the form of several streams. One watercourse runs through the equestrian centre onsite, then flowing west along the Site boundary where it meets Reeds Lane. At the time of survey, flow conditions were low and water levels were relatively shallow, with a steep bank structure. Riparian and aquatic vegetation was predominantly absent, however surveys were conducted outside of the optimal period of botanical assessments. Bank tops supported a range of vegetation types including scrub, modified grassland and native hedgerows/tree lines.
- 4.2.48 Another stream runs within the east of the Site within the grassland paddocks, with the riparian zone consisting predominantly of modified grassland alongside defunct hedgerows and scrub vegetation to the north. The watercourse consists of shallow banks and water levels with low flow conditions. Aquatic vegetation was recorded within the channel, consisting predominantly of brooklime with marginal and riparian soft rush.
- 4.2.49 Lastly, a small section of stream borders the parcel of neutral grassland and scrub within the most eastern extent of the Site. The watercourse varied in width and water level depth, with bank top vegetation dominated by scrub, trees and grassland to the south and residential gardens to the north.
- 4.2.50 Morphological features of each stream within the Site alongside channel, bank top and riparian vegetation will be fully assessed at a later date during the River Condition Assessment of the Site.

4.3 Species

4.3.1 This section considers the actual occurrence or potential occurrence of protected and notable species (including non-native invasive species) occurring on Site. It takes account of known data records and habitats on the Site and connectivity, appropriate to given species, across the landscape. Species not specifically listed in this Section are unlikely to occur on Site on account of at least one of the following factors:

- No habitat on the Site to support the species;
- No connectivity to suitable habitat beyond the Site boundary;
- Site is outside of the species typical geographic range.

4.3.2 Of the protected and notable species with potential to occur on the Site:

Amphibians (including great crested newt)

4.3.3 The Site provides habitat capable of supporting amphibians, including common amphibian species such as common frog and common toad, and has the potential to support great crested newt (GCN). Amphibian habitat suitability is primarily associated with the availability of breeding waterbodies and the quality, extent and connectivity of surrounding terrestrial habitats used for foraging, dispersal, sheltering and overwintering. Within the Site, a small pond is present in Parcel A and there are also ditches, drainage features and watercourse habitats associated with parts of the wider Site and surrounding landscape. Although the extent and suitability of these aquatic features varies, their presence, together with the surrounding terrestrial habitat mosaic, indicates that amphibian use of the Site is plausible and should be treated as a relevant ecological consideration.

4.3.4 The terrestrial habitat resource across the Site is variable in quality. Areas of scrub, hedgerow bases, woodland edges and grassland provide opportunities for cover, movement and foraging, particularly where vegetation structure is more diverse and invertebrate prey availability is likely to be greater. Some parts of the Site, including areas of scattered scrub and neutral grassland, are likely to provide more favourable conditions for amphibians than the more intensively managed or agriculturally influenced parts of the Site. In particular, the western part of Parcel A, where semi-improved or neutral grassland occurs in association with scrub and more varied vegetation structure, is likely to offer locally more suitable terrestrial habitat.

4.3.5 Notwithstanding the above, much of the Site comprises modified grassland and agriculturally managed land with limited floristic diversity and relatively simple sward structure. Such habitats are not unsuitable for amphibian passage or occasional use, but in isolation they are generally of lower value than more structurally diverse habitats for sustaining amphibian populations over time. In addition, parts of the Site appear subject to recreational, equestrian and agricultural pressures, which are likely to reduce habitat quality through compaction, reduced ground cover diversity and lower availability of shelter features such as tussocky vegetation, deadwood, leaf litter accumulations and undisturbed refuges. As such, the terrestrial habitat suitability for amphibians is not uniform across the Site and is best described as ranging from low in the more intensively managed areas to moderate in localised areas where scrub, hedgerows, woodland edge and more structurally varied grassland are present.

- 4.3.6 In landscape terms, the Site is not ecologically isolated. The parcels are connected, to varying degrees, to surrounding habitats including off-Site ponds, woodland, hedgerows, ditches and other semi-natural features, all of which may assist amphibian movement within the wider landscape. Although major transport infrastructure, including the A23, is likely to reduce permeability in some directions, this does not remove the realistic potential for amphibian use of the Site, particularly where parcels retain local connectivity to adjacent vegetated corridors and waterbodies. The Site therefore has the capacity to function as part of a wider amphibian habitat network, even where some individual habitat components are of only moderate or limited intrinsic value.
- 4.3.7 In relation to GCN specifically, the desk study evidence materially elevates the ecological importance of this receptor. The desk study returned eight GCN records on the Site or within 1 km, and records are identified within Parcels A, B and C, with the nearest additional record located approximately 30 m south of Parcel B. The desk study also identifies that four ponds within 1 km of the Site have been subject to GCN survey. In addition, the report confirms that the whole Site lies within a red Impact Risk Zone (IRZ) for GCN under the NatureSpace District Licensing scheme. Taken together, this is not a marginal or background consideration; rather, it indicates that GCN is a key ecological and planning constraint for the Site which requires explicit recognition within the evaluation and recommendations.
- 4.3.8 The presence of a red IRZ designation across all parcels is particularly important because it indicates that the Site lies within a landscape context where GCN risk is already understood to be elevated. This, combined with the desk study records from within and immediately adjacent to the Site, substantially increases the likelihood that GCN utilise parts of the Site at least on a terrestrial basis. Even where the number of confirmed on-Site breeding ponds may be limited, GCN can make extensive use of terrestrial habitat outside breeding season, including rough grassland, scrub, hedgerow margins, woodland edge, ditch margins and other sheltered vegetated habitats. Accordingly, the ecological risk at this stage does not depend solely on whether a particular pond is confirmed to support breeding GCN, but also on the realistic potential for the Site to support dispersing, foraging, sheltering and overwintering individuals associated with the wider pond network in the surrounding landscape.
- 4.3.9 Only one pond has presently been identified within the Site boundary, located within Parcel A, and this feature has potential to support amphibians, including GCN, subject to further assessment of its suitability and condition. However, even if this pond is ultimately found to be of limited breeding value, that would not remove the relevance of GCN as a constraint to the Site, given the surrounding record set, the red IRZ status and the availability of terrestrial habitat suitable for at least part of the GCN life cycle. Equally, where off-Site ponds support GCN, on-Site habitat loss, fragmentation, lighting, construction disturbance, changes in hydrology, or severance of terrestrial movement corridors may still give rise to impacts requiring mitigation or licensing.
- 4.3.10 Overall, the Site is considered likely to be used by GCN, most obviously for terrestrial activities such as dispersal, foraging, sheltering and potentially overwintering, and potentially also for breeding if the on-Site pond or nearby off-Site ponds are confirmed to be suitable and occupied. The exact level and spatial distribution of this constraint cannot yet be fully defined on the basis of the preliminary appraisal alone; however, the available evidence is sufficiently strong to

conclude that GCN should be treated as a principal species constraint for the purposes of planning, design evolution and survey strategy. It would therefore be inappropriate to understate the relevance of GCN or to treat it as a minor receptor in the context of this Site.

- 4.3.11 As a consequence, further work will be required to establish and agree an appropriate GCN strategy for the Site. This may comprise either:
- a district-level licensing approach, such as the NatureSpace District Licensing route, where available and appropriate to the final development proposals; or
 - a traditional survey-led and mitigation licensing route, informed by further habitat assessment and, where necessary, targeted survey of relevant waterbodies. Depending on the agreed pathway, this could include Habitat Suitability Index (HSI) appraisal, eDNA survey, presence / likely absence survey, and where relevant population class survey, together with subsequent mitigation design and licensing.
- 4.3.12 The choice between these routes should be made at the next stage of the project, taking into account the evolving masterplan, the extent of likely impacts on ponds and terrestrial habitat, the availability and suitability of district licensing in this area, and discussion with the relevant licensing body and planning authority as necessary. Given the Site's red IRZ status and the existing desk study evidence, the GCN strategy should not be left implicit. Instead, it should be identified clearly as a matter requiring early resolution to avoid delay to the planning process and to ensure that the development is capable of proceeding lawfully and with an appropriate mitigation framework in place.
- 4.3.13 From a planning perspective, GCN therefore represents a material consideration for the proposed development. At outline stage, the Site appears capable of accommodating development in ecological terms, but only where GCN is addressed through an agreed and proportionate strategy. Depending on the final planning approach and the level of ecological information required by the local planning authority, this may need to be resolved prior to determination, or alternatively secured through appropriately worded planning conditions and discharged before site clearance, enabling works or reserved matters affecting relevant habitat. In either case, the issue is sufficiently important that it should be acknowledged now as a central ecological constraint rather than a routine survey recommendation.
- 4.3.14 The masterplanning and design process should therefore seek, where practicable, to retain and protect the more suitable terrestrial habitats for amphibians, maintain ecological connectivity to surrounding habitat networks, avoid unnecessary impacts to ponds, ditches and associated margins, and incorporate appropriate mitigation, compensation and enhancement measures. This may include habitat retention, precautionary working methods, amphibian-friendly green infrastructure, habitat creation or enhancement, and integration with any future licensing strategy. Subject to this approach, and subject also to the completion of the further work identified above, amphibian impacts are likely to be manageable; however, the constraint should be treated as significant at this stage and reflected accordingly in the overall ecological strategy for the Site.

Badger

- 4.3.15 There were no records of badger returned by SxBRC (20/11/2025).

- 4.3.16 One active sett was identified within parcel A, with a total of ten sett entrances being identified. Of these, eight were considered to be active owing to fresh digging and numerous worn paths. No signs or evidence of badger activity were recorded within parcels B or C during the survey.
- 4.3.1 The Site offers suitable habitat for foraging and commuting, particularly through the woodland parcels, hedgerows, and uncultivated field margins, and given the sett on site, it is considered to support foraging and commuting, particularly within parcel A where the sett was identified. The wider arable land may also be used for earthworm foraging, especially under favourable soil and moisture conditions. The identification of an active sett, alongside evidence of well-used paths, confirms that the Site is actively used and holds functional importance for the resident group.
- 4.3.2 The presence of a main breeding sett within the development boundary has implications for planning and construction, particularly under the provisions of the Protection of Badgers Act 1992, which makes it an offence to interfere with a badger sett without a licence from Natural England. Development activities will need to incorporate avoidance, buffer protection, or, if necessary, licenced mitigation measures including disturbance, closure and replacement sett creation at an appropriate time of year (typically between July and November).

Bats

- 4.3.3 The desk study identified a total of 40 records of bats present within 2 km of the Site according to the SxBRC, returned 20/11/2025. Species associated with these records included: common pipistrelle, soprano pipistrelle, barbastelle, Daubenton's, brown long-eared, Bechstein's, Natterer's, Noctule, whiskered, and pipistrelle and long-eared bat species.
- 4.3.4 According to *MAGIC*, there were 14 development licences relating to bats within 5 km of the Site and within the last ten years. Species associated with these licences included: common pipistrelle, soprano pipistrelle, brown long-eared, Brandt's, Daubenton's, serotine, and whiskered.
- 4.3.5 Within the Site, habitat quality for bats is variable. Most of the central parts of the Site are dominated by intensively cultivated arable land, or heavily grazed land, which is of low suitability for both roosting and foraging, lacking vegetation structure, insect abundance, or cover. These areas provide little functional value to bats beyond facilitating occasional flight across the landscape.
- 4.3.6 The Site provides limited foraging resources for bats, as the scattered vegetation, small woodland blocks, and sparse hedgerows are not extensive enough to support high levels of bat activity. While some features, such as the individual mature oak trees and the lines of mature trees that offer minor roosting potential, the overall availability of significant roosting or foraging resources is low. The larger woodland blocks, more significant watercourses and wider rural context likely provide better foraging opportunities, making the Site a transitional rather than a primary habitat for bats. Bat activity levels are therefore assumed to be low, with usage primarily associated with commuting and occasional foraging linked to the surrounding linear features within the Site.
- 4.3.7 In contrast, the peripheral hedgerows, tree lines, woodlands and field margins offer some value as commuting routes and foraging habitat, particularly for edge-feeding species such as pipistrelles. The Site also contains a number of mature trees, within hedgerows, woodland and

individual trees, on and adjacent to Site with potential roost features (PRFs) including knot holes, split bark and broken limbs. All of these trees offer only low potential for roosting bats.

- 4.3.8 While these features provide some localised value, the most optimal roosting and foraging habitat lies beyond the Site, within more extensive woodland patches and riparian corridors found in the surrounding countryside.
- 4.3.9 There are numerous buildings within Parcel A of the Site, associated with the equestrian centre section. These buildings will be assessed on their suitability for bats during further surveys.
- 4.3.10 With the retention, buffering, and enhancement of features such as mature trees and woodland edges, the Site could maintain or marginally improve its value for urban-adapted bat species. Currently, the Site is of low importance for bats, but it may serve as part of a broader commuting and foraging network within the local landscape.
- 4.3.11 In line with CIEEM's Guidelines for Ecological Impact Assessment (2018), and based on the absence of confirmed roosts, limited habitat extent, and the sub-optimal nature of core arable areas, bats are considered to be of low ecological importance for roosting and Site-level importance for foraging and commuting within the context of this development. Although peripheral features provide some ecological function, the overall value is constrained by habitat quality and landscape connectivity. The proposed development is therefore unlikely to result in significant adverse effects on bat populations provided that mature trees and key linear features are retained or appropriately mitigated. It is further recommended that the woodland habitats and any hedgerows are retained as dark corridors to limit disturbance to any foraging/commuting bat species utilising the Site.

Tree bat roost assessment

- 4.3.12 Several trees on-site exhibit features that may provide potential roosting opportunities for bats. These include:
- 4.3.13 Mature oak trees along the western edge Parcel C, oak and ash along the eastern, southern and eastern boundaries of Parcel B, and several scattered trees within Parcel A have low-moderate potential for bats. These trees are identified as early mature to mature specimens and may contain features such as fissured bark, cavities, or crevices that bats commonly utilise for roosting.

Hazel dormice

- 4.3.14 Hazel dormice are known to occur across Sussex. Some of the woodland and hedgerows on site provide suitable habitat for hazel dormice, providing food sources including nuts and berries, and nesting sites in areas with structurally diverse vegetation layers and that are undisturbed areas. In addition, habitats on site are connected to suitable habitat in the local and wider landscape, particularly to the north and south, including hedgerows, tall grassland, and woodland edges such as those associated with Shaves Wood and Holmbush Woods. It is considered that the site has suitability for hazel dormice with some optimal habitats associated with dense scrub undergrowth and woodlands alongside areas of bramble and other species utilised by hazel dormouse.

- 4.3.15 One record of hazel dormouse is present approximately 265 m north of Parcel A, with good connectivity to the Site via hedgerows. While no evidence of hazel dormouse was identified on Site during the survey, suitable habitat is present in the form of woodland, scrub and hedgerows. The Site is therefore considered to have potential to support dispersing or foraging individuals, particularly along connected boundary features, and a precautionary approach is recommended.

Nesting Birds

- 4.3.16 No arable or grassland bird assemblages overlap the Site, as depicted on *MAG/C*. Lapwing and turtle dove have shown to form assemblages within the Site and within 1 km of the Site. There are many records of notable and protected bird species within the Site as returned by Sussex Biodiversity Records Centre, including numerous Schedule 1 bird species such as barn owl, black redstart, fieldfare, firecrest, kingfisher, little ringed plover, redwing and red kite.
- 4.3.17 The Site itself contains habitats of low to moderate suitability for a range of common farmland and generalist bird species. The arable and fields may support occasional territories of ground-nesting species, such as skylark. Woodpigeon, blackbird and robin were also recorded on-Site during the field visit. These species are typical of arable and hedgerow environments and are expected to utilise boundary features and adjacent farmland for nesting and foraging.
- 4.3.18 While the Site supports hedgerows and woodland that may provide nesting habitat for species such as dunnoek, blackbird, and chaffinch, the overall habitat diversity is limited. There are only small, scattered areas of semi-natural grassland and scrub thickets, with a lack of wetlands, or woodland understorey that would otherwise support a broader suite of bird species.
- 4.3.19 Although the Site offers suitable habitat for some farmland and edge species and a limited breeding assemblage is likely, the absence of habitat complexity, limited extent, and lack of structural diversity constrain its overall ornithological value. No significant effects are anticipated as a result of the proposed development, assuming standard avoidance measures—such as vegetation clearance outside the bird nesting season—are implemented.
- 4.3.20 Furthermore, the woodland, trees, scrub, and grassland areas provide some nesting and foraging opportunities, however these are insufficient to support species with more specific habitat requirements. As such, the Site is of importance at a Site level for common and widespread bird species but does not hold value for rarer or protected species.
- 4.3.21 In accordance with CIEEM's Guidelines for Ecological Impact Assessment (2018), birds are currently assessed as being of **Site-level ecological importance**. Although the Site offers suitable habitat for some farmland and edge species and a limited breeding assemblage is likely, the absence of habitat complexity, limited extent, and lack of structural diversity constrain its overall ornithological value. No significant effects are anticipated as a result of the proposed development, assuming standard avoidance measures—such as vegetation clearance outside the bird nesting season—are implemented.

Invertebrates

- 4.3.22 A total of seventeen invertebrate records, comprising ten species, were returned by the SxBRC on 20/11/2025 within a 1 km radius of the Site. These records included both protected species,

locally important and nationally notable species, such as purple emperor and small heath listed as a UK BAP species.

- 4.3.23 The habitats present on the Site offer only limited value for invertebrate diversity, primarily due to the dominance of modified grassland with poor floral diversity and limited structural complexity. These habitats are regularly grazed, disturbed or managed and generally support only common, generalist species. The lack of varied vegetation types, flower-rich grassland, or extensive unmanaged margins further restricts invertebrate abundance and diversity.
- 4.3.24 Some limited opportunities exist within peripheral habitats, such as hedgerows, woodland and scrub, which may support nectar sources, larval foodplants, and overwintering opportunities for a small assemblage of common invertebrates. These areas could also support notable species such as small heath, which may opportunistically use boundary features, however they are unlikely to form sustainable populations within the Site alone. Furthermore, while the woodland areas on Site may provide host trees, including wych elm, for species such as white-letter hairstreak, the lack of mature trees with features such as deadwood or cavities, combined with the absence of a developed shrub layer, reduces the availability of microhabitats essential for saproxylic species and other specialist invertebrates.
- 4.3.25 No Site-specific invertebrate surveys have been undertaken to date, but based on habitat quality and available structural niches, the Site is assessed as unlikely to support a diverse or specialist assemblage of invertebrates. Any use of the Site by nationally notable species is expected to be occasional or transient, in association with wider landscape-scale habitats.
- 4.3.26 While the presence of a few notable and protected species in the wider area is acknowledged, the lack of habitat diversity, absence of flower-rich areas, limited extent of suitable larval host plants, and the intensively managed nature of the Site restrict its invertebrate value. The proposed development is therefore not predicted to result in significant impacts on invertebrate populations, although retention and enhancement of boundary features and native planting could deliver modest local benefits.
- 4.3.27 In summary, while the Site may support common and widespread invertebrate species, it offers limited opportunities for rarer or specialist species due to its degraded condition, lack of structural and floral diversity, and significant urban pressures.

Otter

- 4.3.28 No records of otter were identified during the desk study on Site or within 1 km of the Site boundary.
- 4.3.29 Herrings Stream lies adjacent to the Site, along the eastern border of Parcel C, and its associated habitat corridors are present within Parcel A. While the majority of the watercourse onsite was well shaded by the riparian corridor that lined the embankment, the banks of the watercourses were all short and in highly disturbed areas of land, including fields housing horse and sheep and actively manage arable land on Site. As a result, the Site lacks features which would allow otters to breed or rest.

- 4.3.30 No fish were recorded within the watercourse and the depth and flow of the water varied throughout the stretch. However, the sections of the watercourses throughout the Site may support otter travelling through to more optimal habitat.
- 4.3.31 In conclusion, while there is some limited potential for otter to utilise the adjacent stream and tributaries within Parcels C and A, this potential is minimal and likely restricted to transient occurrences owing to the small size of suitable habitats.

Reptiles

- 4.3.32 There were three records of reptile returned from the desk study within 1 km. Common lizard, grass snake, and slow worm have been recorded within 1 km of the Site within the last 10 years.
- 4.3.33 The on-Site habitat is largely dominated by arable farmland and modified grassland, both of which are subject to regular disturbance through grazing, mowing, or nutrient enrichment. These habitats are typically unsuitable for supporting reptiles, lacking key features such as warm, dry basking sites, varied vegetation structure, undisturbed refugia (e.g. brash piles or rubble), or south-facing field margins.
- 4.3.34 Some reptile suitable habitats are present however, in the form of scrub, hedgerow bases, woodland and neutral grassland, where vegetation is denser and ground cover more varied, offering a combination of sheltering, foraging, and basking habitats. These features, along with areas of bare ground and grassland compartments interspersed within the woodland, provide the necessary thermal gradients and cover for species such as common lizard or slow worm, which are often associated with urban fringes. Some of these features are connected to other suitable habitat in the local vicinity via hedgerows like those connecting the woodland in parcel B to woodland further south, scrub, ditches and watercourses including Herrings Stream along the Boundary of parcel C and its bank vegetation. However, some of these features are spatially restricted and fragmented, owing to roads surrounding the Site parcels, particularly Site A.
- 4.3.35 Consequently, the fragmentation of habitats, combined with high levels of disturbance, particularly within parcels A and C owing to grazing by horses and sheep, limits the potential for the Site to support a significant or established reptile population. However, there is potential for occasional use of peripheral areas by widespread species including common lizard and grass snake. No significant effects on reptile populations are anticipated as a result of the proposed development. Any potential for impacts can be fully mitigated through standard precautionary working methods during vegetation clearance and site preparation.

Water vole

- 4.3.36 No records of water vole were identified during the desk study on Site or within 1 km of the Site boundary.
- 4.3.37 Herrings Stream lies adjacent to the Site, along the eastern border of Parcel C, and its associated habitat corridors are present within Parcel A. Along the stream and ditches are open areas which allows riparian vegetation to grow, providing foraging habitat for water vole. Furthermore, parts of the stream and ditches have steep banks, allowing water vole to form their burrows, creating an optimal habitat.

- 4.3.38 Based on the amount of suitable habitat within the Site, which connects to the wider landscape, it is considered that the Site has potential to support water vole for use of peripheral areas of the Site, including Herrings Stream and associated riparian vegetation by widespread species. However, the proposed development is considered unlikely to result in significant adverse effects on water vole populations if present, provided that key linear features are retained or appropriately mitigated.

Invasive Species

- 4.3.39 Invasive non-native species were returned by SxBRC in the locality of the Site. The Egyptian goose and Harlequin ladybird records are in close proximity to the Site with good connectivity. Therefore, it is possible that non-native invasive species will be present within the Site.

Other Notable Fauna

- 4.3.40 A search of the Big Hedgehog Map (PTES, 2025) highlighted twenty-two live hedgehog, two hedgehog holes, and one dead hedgehog records within 1 km of the Site as of the 25/11/2025. The two closest records are live hedgehogs located approximately 20 m west of Parcel A on a residential street. The remaining records are scattered around all Parcels and generally associated with the residential area of Sayers Common. All the records have good connectivity to all Site Parcels via residential streets, residential gardens, hedgerows, grassland, and woodland.
- 4.3.41 Additionally, local records returned thirteen records of hedgehog within 1 km of the Site. The Site's large area of grassland and adjacent hedgerows and treelines allow moderate connectivity to the wider landscape, thus, hedgehog could utilise the Site for foraging and commuting purposes.
- 4.3.42 Much of the Site comprises medium-height sward, species-poor grassland and these habitats are likely to support some invertebrates, providing some foraging opportunities for hedgehog. Nevertheless, the woodland and the scrub areas and adjacent hedgerows provide suitable cover and foraging habitat for hedgehog.
- 4.3.43 The Site comprises numerous arable fields with boundary features such as hedgerows and field margins. The arable land offers potential value to brown hare, particularly as foraging habitat and for form (resting site) creation, as hares favour open fields with low vegetation during parts of their life cycle. However, the intensively managed nature of the majority Site, reduces its attractiveness and carrying capacity.
- 4.3.44 No significant adverse effects on the local brown hare population are anticipated as a result of the proposed development. Any potential for impacts can be fully mitigated through standard precautionary working methods during vegetation clearance and site preparation, and minor opportunities may exist to enhance field edges or create structurally diverse margins as part of habitat enhancement measures.
- 4.3.45 Therefore, in summary, the Site is considered to provide some opportunities to other protected, rare, notable, or Priority-listed mammal species, but these opportunities are considered common

in a local context, or sub-optimal for the species concerned. As such, no further survey work regarding the potential presence of these species is considered necessary at the Site.

- 4.3.46 In addition, grey squirrel, mole, and rabbit are known to utilise this type of Site, whilst given the habitats present rat, fox, common shrew, and field vole are considered likely to utilise the site. However, these mammal species do not receive any specific legislative protection and hence no further survey work or mitigation measures are considered necessary regarding these species.
- 4.3.47 Ultimately, based on the habitats recorded on Site, the Site is considered unlikely to support significant populations of other protected or notable species.
- 4.3.48 Table 4.2 provides a summary of protected and notable species (including non-native invasive species) considered in this assessment. Where there is potential for a species to occur but no current evidence the likely associated habitats and location within the Site are given. Associated habitats and location within the Site are also indicated where there is evidence of a species occurring on Site.

Table 4.2 Summary of protected and notable species (including non-native invasive species) considered in this assessment

Species	Status ¹	Confirmed on Site ²	Potential to occur	Associated habitats/location on Site
Amphibians (including GCN)	UK, N	Yes	Yes	Grassland, field margins, scrub, woodland, pond.
Badger	UK,	Yes	Yes	Grassland, field margins, hedgerows.
Bat	EU, UK, N	No	Yes – foraging and commuting habitat.	Field edges, woodland, grassland, trees.
Birds (breeding, wintering and/or nesting)	UK, N	Yes	Yes – some potential for nesting and foraging	Whole Site.
Brown hare	N	No	Yes	Arable and grassland fields
Hazel dormouse	EU, UK, N	No	Yes	Hedgerows, field margins, woodland and scrub.
Hedgehog	N	No	Yes – potential for commuting, foraging and sheltering	Field margins, hedgerows, scrub.
Invasive species	UK	No	Yes	Grassland, scrub, hedgerows.
Invertebrates	N	Yes	Yes	Grassland, field margins, hedgerows.
Otter	EU, UK, N	No	Yes – potential for commuting and foraging	Watercourses, woodland, grassland margins
Reptiles	UK, N	No	Yes – potential for foraging, basking and sheltering	Field margins, woodland edge, grassland, scrub.

Species	Status ¹	Confirmed on Site ²	Potential to occur	Associated habitats/location on Site
Water vole	EU, UK, N	No	Yes – potential for commuting, foraging and sheltering	Watercourses
Notes 1. EU – European protected. UK – UK protected. N – Notable species 2. Field – field evidence; Desk – desk study evidence.				

4.4 Legal and Policy Implications

Statutory Sites of Nature Conservation

- 4.4.1 The statutory sites of nature conservation identified during the desk study are sufficiently removed from the Site to not be affected by the proposed development.
- 4.4.1 The Site lies within the impact risk zones (IRZ) of Wolstonbury Hill SSSI. The development proposals within the Site are not listed as potential risks and causes of risk to the SSSI's outlined above. Consequently, consultation with Natural England would be deemed mandatory in this instance.

Habitats

- 4.4.2 Most hedgerows within the Site comprise 80% or more cover of at least one woody UK native species and hence all hedgerows qualify as UK priority habitats under the NERC Act 2006. The exception is the hedgerows on the eastern boundary which contain mostly cherry laurel, a non-native hedgerow species.
- 4.4.3 One hedgerow within Parcel C (L7) and 14 hedgerows within Parcel A (L30, L57, L59, L60, L50, L46, L42, L67, L44, L41, L54, L51, L61, L33) are regarded species rich as they each contain at least seven woody species. All hedgerows mentioned above also qualify as an 'Important hedgerow' under The Hedgerow Regulations 1997, as they are over 30 years old. The hedgerows should be adequately buffered to protect the integrity.
- 4.4.4 The trees within the hedgerows on Site comprise species of oak, field maple, willow, ash, hawthorn, beech, hazel, elder, cherry plum, silver birch, wild cherry and hornbeam. These do not meet the criteria for habitats of principal importance in England (Section 41 NERC Act 2006) or UK BAP habitats.
- 4.4.5 Herrings stream, which flows along the eastern Site boundary of Parcel C is designated as a 'main river' by the Environment Agency as identified through the Statutory Main River Map. Therefore, any works to the watercourse itself or any activity up to 16 m of the river may require a permit from the Environment Agency.

Species

- 4.4.6 The potential presence of protected and/or notable species on the Site means that they are a material consideration in the planning system through the NPPF and the Local Planning Policy.

The following species/species groups have policy implications if impacted by the proposed development:

- Amphibians (excluding great crested newt);
- Badger;
- Bats;
- Brown hare;
- Hazel dormice;
- Hedgehog;
- Invasive plants;
- Nesting birds (including schedule 1 birds);
- Otter;
- Reptiles; and
- Water vole.

4.4.7 Any development of the Site could have impacts on the other listed species if confirmed to be present. The LPA may request further species-specific surveys prior to determining a planning application associated with the Site.

Summary

4.4.8 Based on the current known ecological baseline of the Site, Table 4.3 summarises the legal and policy implications in relation to wildlife for developing the Site.

Table 4.3 Legal and policy implications of developing the Site

Habitat	Protected &/or notable species associated with the habitat	Legal implication	Policy implication
Cereal crop (c1c)	Potential for badger, brown hare and nesting farmland birds	Badgers, their setts, and some associated habitats are protected. All birds, their nests, and eggs are protected during the nesting period. Brown hare are protected during the closed season.	NPPF & local policy pertaining to protected and notable species. Protection of Badgers Act 1992 Environment Act 2021 NERC Act 2006
Grasslands (g4, g3c and 828)	Potential for nesting birds, hedgehog, and reptiles.	Common reptile are protected under domestic legislation. All birds, their nests, and eggs are protected during nesting period.	NPPF & local policy pertaining to protected and notable species. Environment Act 2021 NERC Act 2006
Scrub (h3a, h3d, and h3h)	Potential habitat for bats, badger, nesting birds, and reptile.	Bats are protected under EU & domestic legislation.	NPPF & local policy pertaining to protected and notable species.

Habitat	Protected &/or notable species associated with the habitat	Legal implication	Policy implication
	Low risk of invasive plants.	Badgers, their setts, and some associated habitats are protected. Common reptiles are protected under domestic legislation. All birds, their nests, and eggs are protected during nesting period. Invasive plants require control and eradication to prevent them spreading in the wild.	Protection of Badgers Act 1992 Environment Act 2021 NERC Act 2006
Buildings (u1b)	Potential habitat for bats and nesting birds	Bats are protected under EU & domestic legislation. All birds are protected during nesting period. Potential for Schedule 1 birds (e.g. barn owl) with additional protection against disturbance during nesting.	NPPF & local policy pertaining to protected and notable species. Environment Act 2021 NERC Act 2006
Bare ground (510), artificial unvegetated, unsealed surface (u1c), and developed land; sealed surface (u1b)	Low potential for hedgehog .	Hedgehog is protected under domestic legislation	NPPF & local policy pertaining to protected and notable species Environment Act 2021 NERC Act 2006
Ditches (50), pond (41), Culverts (s4) & SUDs (848)	Potential habitat for amphibians. Risk of invasive plants	Common amphibians are protected under domestic legislation. Invasive plants require control and eradication to prevent them spreading in the wild.	NPPF & local policy pertaining to protected and notable species. Environment Act 2021 NERC Act 2006
Other rivers and streams (r2b)	Potential habitat for bats, otter, reptiles, nesting birds and water vole. Low risk of invasive plants.	Bats, otter and their habitats are protected under EU & domestic legislation. Common reptiles and water vole are protected under domestic legislation.	NPPF & local policy pertaining to protected and notable species. Environment Act 2021 NERC Act 2006

Habitat	Protected &/or notable species associated with the habitat	Legal implication	Policy implication
		All birds, their nests, and eggs are protected during nesting period. Potential for Schedule 1 birds (e.g. kingfisher) with additional protection against disturbance during nesting. Invasive plants require control and eradication to prevent them spreading in the wild.	
Woodlands (w1g)	Potential for nesting birds, badger, bats, hedgehog, nesting birds and reptiles Risk of invasive plants.	Badgers, their setts, and some associated habitats are protected under the Protection of Badgers Act 1992. Bats and their habitats are protected under EU & domestic legislation. Common reptile and hedgehog are protected under domestic legislation. All birds, their nests, and eggs are protected during nesting period. Potential for Schedule 1 birds (e.g. red kite) with additional protection against disturbance during nesting. Invasive plants require control and eradication to prevent them spreading in the wild.	NPPF & local policy pertaining to protected and notable species. Environment Act 2021 NERC Act 2006
Rural trees (200)	Potential habitat for bats, and nesting birds.	Bats are protected under EU & domestic legislation. All birds, their nests, and eggs are protected during nesting period.	NPPF & local policy pertaining to protected and notable species. Environment Act 2021 NERC Act 2006
Hedgerows (h2a) and treelines (33)	Potential for reptiles and nesting birds.	Common reptile and hedgehog are protected under domestic legislation. All birds, their nests, and eggs are protected during nesting period.	NPPF, Hedgerow Regulations 1997 & local policy pertaining to protected and notable species.

4.5 Opportunities for Achieving Biodiversity Gain

Habitat Retention and Enhancement

- 4.5.1 It is understood at the time of writing that the areas of elevated ecological value are to be retained where feasible. As such, it is recommended that these areas are maintained and suitably protected during all works.
- 4.5.2 The Site presents clear opportunities to deliver a minimum of 10% Biodiversity Net Gain in accordance with statutory requirements, subject to detailed design and habitat creation proposals
- 4.5.3 The following opportunities for biodiversity net gain and supporting local policy based on the current indicative masterplan for the Site are below:
- Creation of structurally diverse boundary planting, including wildflower-rich grassland margins or native scrub buffers, particularly along the southern and eastern boundaries. These habitats would support invertebrates, birds, and small mammals, and contribute to habitat heterogeneity at the Site level.
 - Installation of integrated ecological features within the built form, such as bat boxes, swift bricks, and bee bricks, targeted towards species known to occur locally (e.g. pipistrelle bats, swifts, house sparrows).
 - Sensitive lighting design, especially along the retained hedgerows and near any mature trees with potential bat roost features, in accordance with BCT/ILP Guidance Note 08/18, to ensure nocturnal species can continue to commute across the landscape without disruption.
 - Enhancement of the ephemeral ditch network, where feasible, through the introduction of low-intensity vegetation management and creation of adjacent tussocky grassland. Although ditches are of low current value, this could improve their function as corridors for amphibians, invertebrates, and small mammals.
 - Provision of new native trees and species-rich hedgerows within areas of incidental green space or along access routes, helping to compensate for the loss of arable habitat while also providing future ecological connectivity and shade in a warming climate.
 - Significant enhancement of greenspace areas. Buffering and planting will strategically increase biodiversity and connectivity to wider habitat areas including priority woodland and hedgerow features;
 - Opportunities for significant improvement of habitat connectivity within the wider area by linking the Priority Habitat to other areas of elevated ecological value within the Site;
 - Retention and buffering of protected and key habitats such as woodland, dense scrub and mature trees for targeted protected and notable species recorded on the Site; and
 - Provision of nature recovery network through areas designated for wildlife to help fauna and flora transverse through the site and wider landscape.
- 4.5.4 Based on the habitats on the Site, desk study data and local records, the following species-specific enhancement would be appropriate:
- Badger:

- Retention of the main sett within parcel A, and adequate buffering of 25 m with appropriate planting within this zone.
- Bats (all species):
 - Retention, protection and enhancement of suitable onsite commuting, foraging, and roosting habitats, i.e. scattered trees;
 - Bat friendly planting in any soft landscaping areas, e.g. night scented species such as jasmine; and,
 - Provisions for artificial bat roosts or 'bat boxes' in development buildings and landscaped areas. In-built features capable of supporting maternity roosts should be prioritised, with the final installation details to be agreed by the project ecologist.
- Birds:
 - Retention, protection and enhancement of suitable onsite foraging and nesting habitats, i.e. rough grassland and scrub;
 - Bird-friendly planting to provide additional foraging resources for a variety of species to be included in landscaped areas and boundary features;
 - Provisions for artificial nesting features or 'bird boxes' in development buildings and landscaped areas. Barn owl boxes, Swift bricks and house martin 'nest cups' should be a core focus of onsite enhancement schemes, with the final installation details to be agreed by the project ecologist; and,
 - Retention of suitable onsite foraging and nesting habitats for barn owls, i.e. scattered trees.
- Dormice:
 - Habitat Protection: Preserving and protecting their natural habitats is crucial. This includes conserving woodlands, hedgerows, and scrubland, as these areas provide food and shelter for dormice.
 - Hedgerow and Woodland Management: Adopting sensitive management practices in these areas, such as maintaining connectivity between habitats, ensuring a diverse range of plant species, and allowing for the growth of native vegetation; and,
 - Nest Box Installations: Erecting nest boxes designed explicitly for dormice can provide them with additional safe places to nest and breed.
- Hedgehogs:
 - Retention, protection and enhancement of suitable onsite commuting, foraging and hibernation habitat, i.e. scrub;
 - Retention, protection and enhancement of sheltered movement corridors where possible, e.g. existing vegetated field margins to be retained; and
 - Provisions for marked movement corridors through residential areas of development parcels, so-called 'Hog Highways', should be included within the onsite enhancement scheme. Final installation details to be agreed by the project ecologist.
- Invertebrates:

- Retention, protection and enhancement of key onsite habitats, i.e. vegetated field margins;
- Insect-friendly planting to provide a diversity of foraging resources for invertebrates to be included in any soft landscaping. Planting designs should lend from The National Pollinator Strategy (DEFRA 2014);
- Provisions for artificial nesting and sheltering features in development buildings and landscaped areas. So-called 'Bee Blocks' (or similar units designed for solitary bee occupancy) should be included within onsite enhancement schemes, with the final installation details to be agreed by the project ecologist; and
- Provisions for bee and beetle banks should be explored across the development where feasible.
- Reptiles:
 - Retention, protection and enhancement of suitable onsite basking, commuting, and foraging habitat, i.e. grasslands, and dense scrub; and
 - Retention, protection, and enhancement of sheltered movement corridors where possible, e.g. existing vegetated field margins to be retained.
- Otter:
 - Enhancement of watercourses, ponds, bankside vegetation and riparian scrub;
 - Riparian and wetland-friendly planting to improve cover, foraging opportunities and water quality, including native trees and shrubs along watercourses;
 - Provision of resting sites, for example holt-like features in suitable undisturbed locations; and
 - Retention and enhancement of habitat connectivity, for example, continuous riparian corridors linking ponds, rivers and wetland habitats to allow safe movement across the Site.
- Water vole:
 - Retention, protection, and enhancement of suitable onsite foraging and burrowing habitats, i.e. vegetated riverbanks, ditches, ponds, and adjacent riparian habitats;
 - Water vole-friendly planting to provide additional foraging resources, including native grasses, sedges, and herbaceous plants along banks and wetland margins, to increase food availability and cover; and
 - Retention and enhancement of habitat connectivity, i.e. continuous vegetated riparian corridors linking ponds, ditches, and rivers to allow safe movement and dispersal.

5. RECOMMENDATIONS

5.1 Surveys

5.1.1 Based on the evaluation documented in Section 4, the following further surveys are deemed appropriate and/or necessary to provide a fuller evaluation of the proposed development:

- **Arboricultural Survey** – to include detailed tree assessment for both condition and protection requirements and also any notable tree specimens e.g. local species of note;
- **Building assessment** – to include external and internal inspections where necessary to assess potential for roosting bats;
- **Badger Survey** – Winter walkover survey to record and characterise sett types, signs and activity.
- **Bat activity survey** – to include a minimum of three seasonal transects, including the use of static detectors for five nights each season.
- **Breeding and Wintering Bird Survey** – a series of bird transects during the core breeding season as well as wintering transects.
- **Botanical assessment** – updated habitat survey of higher value habitats including grassland and woodland.
- **Hazel dormouse survey** - dormouse nest tubes should be deployed in suitable vegetation throughout the survey area. A minimum of 50 should be deployed between April and November and checked monthly to achieve an adequate ‘thoroughness’ score which is dependent on how many tubes are used, and over how many months they are deployed. Surveys are guided by best practice including the Dormouse Conservation Handbook and Natural England Standing Advice.
- **Reptile survey** – to include eight visits including one visit to install artificial refugia and then seven separate visits during optimal conditions to confirm presence of reptiles or likely absence; and
- **Otter and water vole** – two surveys in May and August to record signs of otter and water vole presence within the watercourses on and adjacent to Site.
- **River Condition Assessment** – RCA of Herrings Stream adjacent to Parcel C and small watercourse tributaries within Parcel A.
- **Great crested newt** – eDNA sample of onsite pond and offsite ponds within 250m of the Site boundary.

5.2 Mitigation

5.2.1 This Section is based solely on the current baseline data set above. It outlines recommended ecological control and protection measures to be undertaken to ensure:

- No harm comes to faunal species (unprotected species as well as protected and notable species);
- There is minimal habitat loss and disturbance;
- No harm comes to the adjacent habitats;
- Pollution risk is minimised;

- Ecological best practice is followed;
- Conformity with current planning requirements pertaining to wildlife; and,
- No breaches of current wildlife legislation.

5.2.2 The following mechanisms will ensure implementation of the protection measures:

- **Tool box talk** – To be given to all Site staff, including those joining later in the project. Site staff to be made aware of the safeguard measures put in place and why they are necessary.
- **Suitably qualified ecologist** – To provide advice and guidance as required throughout the development process.

Generic safeguarding measures

5.2.3 Pollution:

- The former Pollution Prevention Guidelines (PPG) have been withdrawn while they are being reviewed and updated. Until such time as new guidance becomes available, standard industry best practice in relation to construction sites and dust production/water pollution must be adhered. Further guidance is to be documented in a Construction Environmental Management Plan (CEMP). Measures to include:
- Dust damping measures; and,
- Add others where appropriate.

5.2.4 Works between sunset and sunrise:

- To be avoided.
- If works cannot be avoided then there is to be no significant increase in external light and noise over and above what is anticipated in the area post construction.

Habitats – Retained and adjacent to site

5.2.5 Woodland:

- Appropriate root Protection areas to be defined prior to any works commencing, and maintained throughout the development;
- Establishment and maintenance of a minimum 15 m perimeter buffer against adjacent woodlands, to be clearly marked throughout the development; and
- No spoil to be deposited or works to take place within the protection zones of retained onsite woodlands.

5.2.6 Air and waterborne pollution:

- Standard industry best practice in relation to construction sites and dust production/water pollution will minimise impacts to retained/adjacent habitats.

Watercourse and riparian protection

5.2.7 Herrings Stream, which forms the boundary to Parcel C, together with associated ditch and small stream networks within Parcels A and C, represent important aquatic and riparian features within the Site. These features provide ecological connectivity across the Site and link to the wider

landscape, functioning as movement corridors for a range of species including amphibians, bats and potentially riparian mammals such as otter and water vole. As such, these habitats are considered sensitive to disturbance and pollution during construction and operation.

5.2.8 Construction Phase Mitigation:

5.2.9 To safeguard the integrity of watercourses and associated habitats, a Construction Environmental Management Plan (CEMP) will be prepared and implemented. This will include, but not be limited to, the following measures:

- Implementation of pollution prevention controls in accordance with best practice guidance (e.g. CIRIA C532 / C741), including measures to prevent the release of sediments, fuels, oils and other contaminants into watercourses
- Installation of silt control measures, such as silt fencing, sediment traps and buffer strips, particularly where works are undertaken in proximity to watercourses
- Adoption of appropriate drainage management during construction, ensuring that surface water runoff is controlled and treated prior to discharge
- Designation of no-storage zones for materials, chemicals and fuels within proximity to watercourses
- Use of spill kits and emergency response procedures in the event of accidental pollution
- Restriction of construction activities within close proximity to watercourses, unless appropriately controlled and supervised

5.2.10 Riparian Buffer Zones:

- An undeveloped riparian buffer zone will be maintained alongside Herrings Stream, watercourses within Parcel A and any retained ditches. This buffer will:
- Protect the structural and ecological integrity of the watercourse
- Maintain a continuous corridor for wildlife movement
- Reduce the risk of disturbance, shading changes and edge effects
- Provide opportunities for habitat enhancement

5.2.11 The width of the buffer will be determined at detailed design stage, but is expected to be a minimum of 8–10 m from the top of bank, unless otherwise agreed with the relevant authority.

5.2.12 Operational Phase Considerations:

5.2.13 The design of the development will incorporate a sustainable drainage strategy (SuDS) to ensure that post-development runoff does not adversely affect the water environment. This will include:

- Attenuation and treatment of surface water runoff prior to discharge
- Maintenance of green infrastructure features that integrate with existing watercourses
- Avoidance of direct, untreated discharge into watercourses

5.2.14 Protected Species Considerations

5.2.15 Given the presence of watercourses on and adjacent to the Site, there is potential for use by otter and water vole, as well as amphibians. As such:

- Further riparian habitat assessment may be required to determine suitability for these species
- Where suitable habitat is identified, targeted surveys will be undertaken at the appropriate time of year
- Any required mitigation will be implemented in accordance with relevant legislation and guidance

Badgers

5.2.16 Prior to works commencing the full Site area will be checked by the Ecological Clerk of Works for the presence of badgers to ensure no badger activity areas are present in or near to construction zones. The search area is to extend to 30-50 m beyond the works footprint.

5.2.17 General protection measures during construction should include:

- Any trenches and excavations are to be covered at night when construction staff are not on the Site and/or a means of escape provided for any animals that may fall in. Escape ramps should be no greater than 45°. Covering trenches and excavations is preferable as harm may come to some animals if they fall in; risk of harm is greater with trenches/excavations over 1 m deep and if water collects. Trenches are to be checked for trapped animals at the start of each day.
- Pipes to be capped or covered at night and when construction staff are not on the Site to prevent badgers (and other fauna) entering and becoming trapped.
- Conditions that may be utilised by badger are not to be created e.g. piles of soft earth. If such features are unavoidable, they should be appropriately fenced to prevent badgers gaining access.

5.2.18 It should be noted that a disturbance licence may be required for the setts within the Site. These setts are assumed to be retained and disturbed only. A disturbance licence is a legal requirement under the Protection of Badgers Act 1992, which allows for activities that may disturb badgers or their setts to be carried out lawfully. This licence ensures that any potential impact on badgers is minimised and managed appropriately. The application for this licence will be accompanied by a detailed method statement outlining the measures to be taken to avoid and mitigate disturbance to badgers.

Bats

5.2.19 General:

- Woodlands are the main habitats within the Site that offer roosting potential for bat species. All woodlands should be retained/enhanced. If any trees are required to be removed, additional inspections by a suitably qualified ecologist would be required prior to any woodland management/works within 15 m of any onsite woodlands.
- Free standing trees are also present with a number of the hedgerows and some of these features may also support bat roosting potential. If any trees are required to be removed,

additional inspections by a suitably qualified ecologist would be required prior to any works commencing. It is understood that where feasible trees will be retained with hedgerow features within the scheme design.

5.2.20 Lighting:

- No additional flood lighting to be used between sunset and sunrise without agreement with a suitably qualified ecologist; and
- Retained woodlands to remain as dark corridors during works and post-development with no increase in current light levels where feasible to do so.

Nesting Birds

5.2.21 Works impacting on/in close proximity to the hedgerows (adjacent to the Site), woodlands (adjacent), dense scrub, or rough grass areas during the core nesting season (March to August inclusive):

- Immediately prior to works commencing (within 48 hours) an inspection by a suitably qualified ecologist to check for any evidence of nesting or nest building birds to include ground nesting species in arable areas. If evidence is found, works may be delayed.

5.2.22 If nesting birds are found at any stage during construction works:

- All works that are likely to cause disturbance and/or within the zone of influence of the birds, MUST stop and not re-commence until advice has been received from a suitably qualified ecologist; and
- Depending on the species, situation, stage of nesting and works in immediate vicinity it is likely that an exclusion zone will be put up around the nest and works will be stopped or restricted within the exclusion zone.
- Schedule 1 bird species would require a bespoke mitigation strategy to be agreed with the suitably qualified ecologist depending on species, stage of nesting and location within the Site.

Hazel Dormice

5.2.23 General:

- Any works within the woodlands and hedgerows would need to consider dormouse. If any works on suitable habitat is required, appropriate mitigation measures will be required to safeguard dormouse and ensure no loss of habitat areas. Installation of nest boxes in key areas is recommended as an enhancement. Losses of habitat supporting dormice may require mitigation, which could include requirement for EPS mitigation licence or method statement type approach depending on scale of works and whether dormouse are confirmed as present.

5.2.24 To mitigate the impact on dormice if confirmed, and therefore help conserve their populations, several measures should be taken. These include:

- Habitat Protection: Preserving and protecting their natural habitats is crucial. This includes conserving woodlands, hedgerows, and scrubland, as these areas provide food and shelter for dormice.

- Hedgerow and Woodland Management: Adopting sensitive management practices in these areas, such as maintaining connectivity between habitats, ensuring a diverse range of plant species, and allowing for the growth of native vegetation.
- Nest Box Installations: Erecting nest boxes specifically designed for dormice can provide them with additional safe places to nest and breed.
- Reducing Fragmentation: Minimising habitat fragmentation caused by roads, development, or other human activities can help maintain corridors for dormice to move between different habitats.
- Conservation Grazing: Implementing controlled grazing in certain habitats can help maintain a suitable environment for dormice by controlling the growth of certain plant species without causing habitat destruction.

Other Fauna (including common amphibians, reptiles and hedgehog)

5.2.25 Dependant of timing of works but likely to involve the following supervised by a suitably qualified ecologist:

- Check for presence of mobile fauna. Any animals present to be removed or encouraged to move to a place of safety following best practice at the time;
- Vegetation to be cut to a height of 150 mm, in a continuous direction allowing any fauna to disperse. All cut material to be removed immediately off-site/to an area that will not be affected by the proposed works; and
- Check for potential refugia sites and dismantle with care and in a controlled manner. This typically needs to be completed using handheld tools.

5.2.26 Hedgehog specific:

- If active hedgehogs are encountered works that are likely to cause disturbance and/or within the zone of influence of the hedgehog MUST stop and not re-commence until advice has been received from a suitably qualified ecologist;
- If required, the Ecological Clerk of Works will carefully move the hedgehog by hand from the construction area to nearby retained habitat features away from construction works; and
- If a hibernating hedgehog is encountered (i.e. during the months of November to February) works MUST stop and a suitably qualified ecologist will assess the situation. If the hedgehog can be left in-situ then the nesting material will be carefully replaced and suitable food/water will be left in the area as a precaution should the hedgehog come out of hibernation. The nest area will be monitored by a suitably qualified ecologist until it is evident that that hedgehog has moved on. If the hedgehog is left in-situ then habitat connectivity must be maintained, i.e. it must not become isolated by being surrounded by areas of high-risk and/or low suitability. If there is an imperative reason for the clearance works to continue then a suitably qualified ecologist would be required to carefully relocate the hedgehog within its nesting material to an appropriately sheltered location away from the works area. Food and water would be left in the vicinity of the relocation site as a precaution should the hedgehog come out of hibernation.

Non-Native Invasive Species

- 5.2.27 Some species of non-native, invasive plants are listed upon Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), meaning it is illegal to plant them in the wild or otherwise cause them to grow in the wild. Therefore, to avoid a potential offence under Schedule 9 during ground clearance works and in line with best practice, it is recommended that any invasive species identified be eradicated in a controlled manner from the Site.

6. CONCLUSIONS

6.1.1 Based on the current study:

- Further surveys are considered necessary in order for the application to be determined as set out in Section 5.
- There is one statutory designated site, South Downs National Park, which lies within 2 km of the Site (approximately 1.6 km south) as identified by *MAG/C* (accessed on 25/11/2025). The Site lies within the Impact Risk Zone (IRZ) of Wolstonbury Hill SSSI; however, the development proposals within the Site are not listed as potential risks and causes of risk to the SSSI outlined above, and so consultation with Natural England regarding likely risks to these designated sites associated with the proposed development is not deemed necessary
- No non-statutory designated sites are located in the surroundings of the Site.
- There are S41/Priority Habitats within the area surrounding the Site. However, it was determined that with appropriate mitigation and precautions, these habitats will not be negatively impacted by the proposed works.
- No protected or notable species will be negatively impacted if appropriate mitigation and precautions are followed (to be informed by further survey for some species), as set out in this report.
- It is recommended that the areas of elevated habitat should be retained and suitably protected during any works.
- Subject to complying with the identified recommendations the proposed works have the potential to provide biodiversity enhancement through implementing recommendations outlined in section 4.

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8. GLOSSARY

8.1 Scientific Terms and Acronyms

BoCC Birds of Conservation Concern, the UK Red-list for birds, produced by the British Trust for Ornithology and last updated in December 2015.

CIEEM Chartered Institute of Ecology and Environmental Management, the professional organisation and provider of professional codes of conduct for ecological consultancy.

EPS European Protected Species For the purposes of this report EPS are species that require particular licences to allow certain works to go ahead. Species falling within the following situations are not considered as EPS within this report:

Birds listed on Appendix 2 of the Bern Convention (European legislation). The protection requirements of this Appendix are fully integrated in UK law, notably through the Wildlife and Countryside Act 1981 (as amended).

Birds listed on Annex 1 of the Birds Directive (European legislation). The protection of such species survival and reproduction within their geographic distribution is ensured through special conservation measures in relation to their habitats. Such measures are implemented through the establishment of Special Protection Areas. Therefore, any implications are considered at regional habitat and country level rather than individual bird/species level.

LBAP Local Biodiversity Action Plan.

Level of protection – ‘EU’ Protected under the Conservation of Habitats and Species Regulations (2017) as amended.

Level of protection – ‘UK’ Protected under the Wildlife and Countryside Act 1981 (as amended).

LNR Local Nature Reserve. Statutory designation.

LWS Local Wildlife Site. Non-statutory designation.

PLWS Potential Local Wildlife Site

NNR National Nature Reserve. Statutory designation.

Non-native invasive species For the purposes of this report: species listed on Schedule 9 of the wildlife and Countryside Act 1981 (as amended). Widely naturalised species, such as grey squirrel, are excluded.

Notable species A species which is listed as a UK Priority Species, carries an unfavourable conservation status (e.g. scarce, rare, threatened, Red-listed), is invasive or is otherwise worthy of note from an ecological perspective.

Protected species A species protected under specific UK or European legislation, including Habitats Directive, Wildlife and Countryside Act.

PTES Peoples Trust for Endangered Species

SAC Special Area of Conservation. Designated under European Union Habitat Directive (92/43/EEC) to protect species and habitat of European interest.

SINC Sites of Importance for Nature Conservation

SPA Special Protection Area. A site designated under the European Union Directive on the Conservation of Wild Birds.

SSSI Site of Species Scientific Interest. Statutory designation of biological or geological importance.

SxBRC Sussex Biodiversity Records Centre.

UK Priority Habitat and species A habitat or species identified as a priority for conservation in accordance with Section 41 of the Natural Environment and Rural Communities Act (2006). Section 40 of the Act places a duty on public authorities to have regard for

the conservation objectives of these habitats and species. (Also known as Section 41 (S41) habitats/species).

8.2 Scientific Names

8.2.1 Scientific names of species mentioned in this report are outlined in Table 8.1. This table excludes species recorded on Site; see Appendix F.

Table 8.1 Scientific names of species mentioned within this report (excluding species recorded on Site)

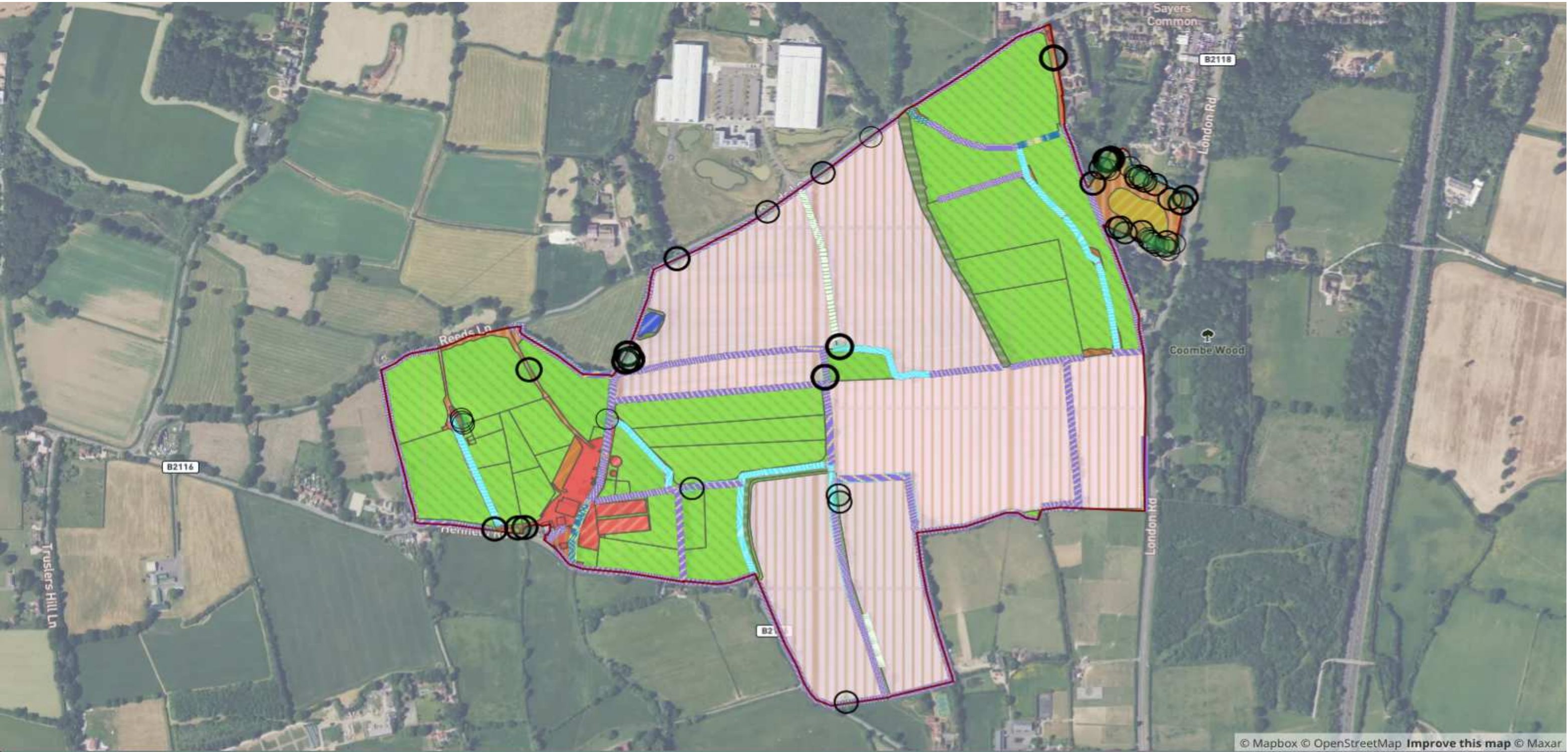
English Name	Scientific Name
Amphibians	
Great crested newt	<i>Triturus cristatus</i>
Bats	
Bat species	<i>Chiroptera sp.</i>
Barbastelle	<i>Barbastella barbastellus</i>
Bechstein's bat	<i>Myotis bechsteinii</i>
Brandt's bat	<i>Myotis brandti</i>
Brown long eared bat	<i>Plecotus auritus</i>
Common pipistrelle	<i>Pipistrellus pipistrellus</i>
Daubenton's bat	<i>Myotis daubentonii</i>
Greater horseshoe bat	<i>Rhinolophus ferrumequinum</i>
Leisler's bat	<i>Nyctalus leisleri</i>
Myotis species	<i>Myotis sp.</i>
Nathusius' pipistrelle	<i>Pipistrellus nathusii</i>
Natterer's bat	<i>Myotis nattereri</i>
Noctule bat	<i>Nyctalus noctula</i>
Serotine bat	<i>Eptesicus serotinus</i>
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>
Whiskered bat	<i>Myotis mystacinus</i>
Birds	
Barn owl	<i>Tyto alba</i>
Black-headed Gull	<i>Chroicocephalus ridibundus</i>
Common Gull	<i>Larus canus</i>
Corn bunting	<i>Emberiza calandra</i>
Cuckoo	<i>Cuculus canorus</i>
Egyptian goose	<i>Alopochen aegyptiaca</i>
Fieldfare	<i>Turdus pilaris</i>
Firecrest	<i>Regulus ignicapillus</i>
Greenfinch	<i>Chloris chloris</i>
Grey Wagtail	<i>Motacilla cinerea</i>
Greylag Goose	<i>Anser anser</i>
House sparrow	<i>Passer domesticus</i>
Kestrel	<i>Falco tinnunculus</i>
Kingfisher	<i>Alcedo atthis</i>
Lapwing	<i>Vanellus vanellus</i>
Lesser Black-backed Gull	<i>Larus fuscus</i>
Lesser Redpoll	<i>Acanthis cabaret</i>
Lesser spotted woodpecker	<i>Dryobates minor</i>
Little ringed plover	<i>Charadrius dubius</i>
Mallard	<i>Anas platyrhynchos</i>
Marsh tit	<i>Poecile palustris</i>
Mistle thrush	<i>Turdus viscivorus</i>
Moorhen	<i>Gallinula chloropus</i>
Nightingale	<i>Luscinia megarhynchos</i>
Red kite	<i>Milvus milvus</i>
Redshank	<i>Tringa totanus</i>

English Name	Scientific Name
Redwing	<i>Turdus iliacus</i>
Reed Bunting	<i>Emberiza schoeniclus</i>
Reed Warbler	<i>Acrocephalus scirpaceus</i>
Robin	<i>Erithacus rubecula</i>
Rook	<i>Corvus frugilegus</i>
Snipe	<i>Gallinago gallinago</i>
Sparrowhawk	<i>Accipiter nisus</i>
Spotted Flycatcher	<i>Muscicapa striata</i>
Starling	<i>Sturnus vulgaris</i>
Stock dove	<i>Columba oenas</i>
Tawny owl	<i>Strix aluco</i>
Woodcock	<i>Scolopax rusticola</i>
Woodpigeon	<i>Columba palumbus</i>
Wren	<i>Troglodytes troglodytes</i>
Yellow-legged Gull	<i>Larus michahellis</i>
Invertebrates	
Cinnabar moth	<i>Tyria jacobaeae</i>
Harlequin ladybird	<i>Harmonia axyridis</i>
Knot Grass moth	<i>Acronicta rumicis</i>
Purple emperor	<i>Apatura iris</i>
Small Heath butterfly	<i>Coenonympha pamphilus</i>
White Ermine moth	<i>Spilosoma lubricipeda</i>
Mammals	
Badger	<i>Meles meles</i>
Bank Vole	<i>Myodes glareolus</i>
Brown hare	<i>Lepus europaeus</i>
Brown Rat	<i>Rattus norvegicus</i>
Common shrew	<i>Sorex araneus</i>
Dormouse	<i>Muscardinus avellanarius</i>
Field vole	<i>Microtus agrestis</i>
Fox	<i>Vulpes vulpes</i>
Grey squirrel	<i>Sciurus carolinensis</i>
Hazel dormouse	<i>Muscardinus avellanarius</i>
Hedgehog	<i>Erinaceus europaeus</i>
Mole	<i>Talpa europaea</i>
Otter	<i>Lutra lutra</i>
Rabbit	<i>Oryctolagus cuniculus</i>
Water vole	<i>Arvicola amphibius</i>
Plants	
Jasmine	<i>Jasminum spp.</i>
Reptiles	
Common lizard	<i>Zootoca vivipara</i>
Grass snake	<i>Natix helvetica</i>
Slow worm	<i>Anguis fragilis</i>

APPENDICES

PLANS AND SITE PHOTOGRAPHS

BMD.25.0203.DRE.001 – Baseline Habitat Map



Baseline Habitats Plan

Legend

Author	BNGAI™	Project Name	Parcel A-Sayers Common
Approved	KD	Organisation Name	BMD
Date	05/05/2026	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 4326 - WGS 84
Orientation	Landscape	1 : 5800	

0

58

116

174

232

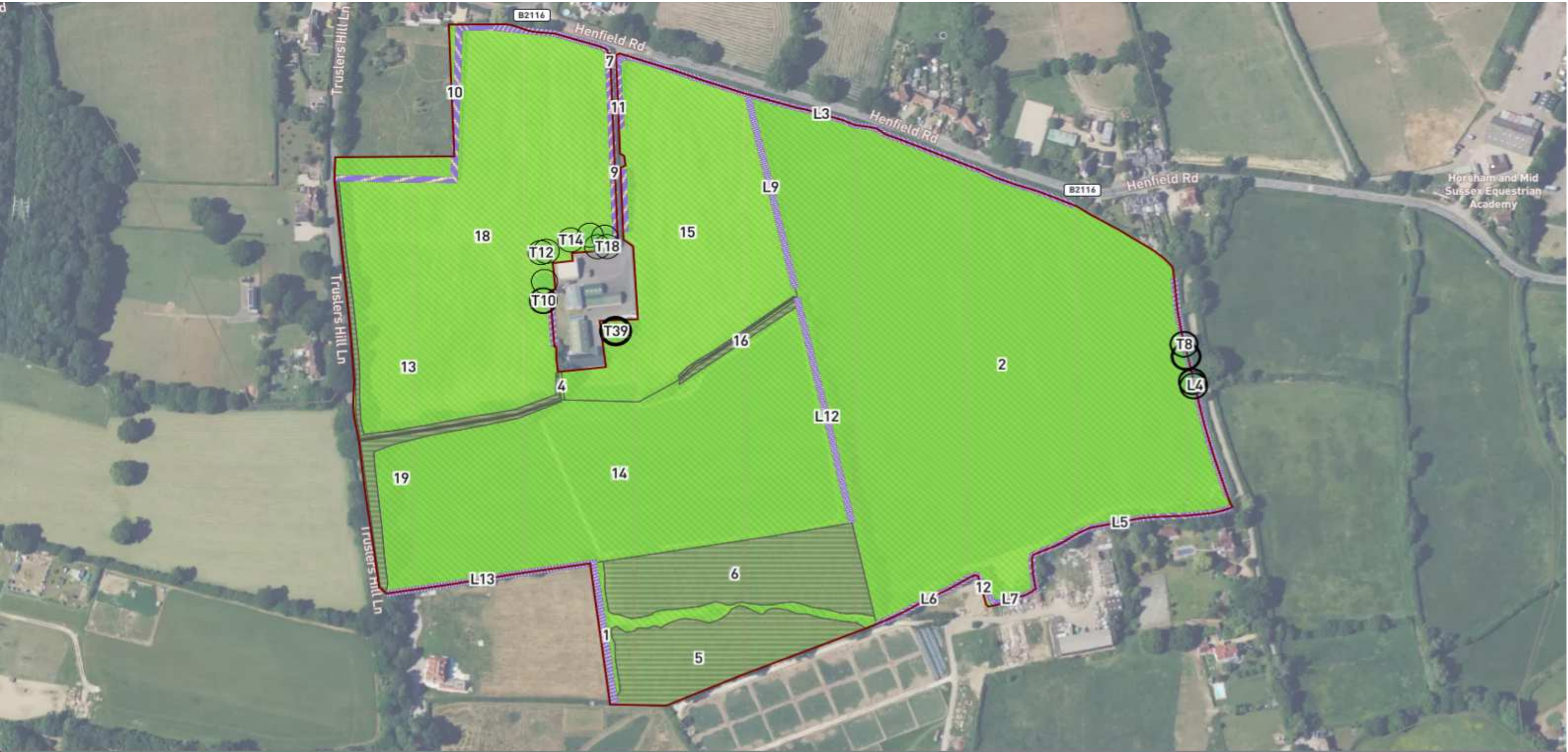
290 m

See Legend on the next page

Baseline Habitats with IDs Plan

Legends

 Site Boundary	 Ditches [15]
 Artificial Unvegetated, Unsealed Surface [10]	 Other Rivers And Streams [6]
 Blackthorn Scrub [4]	 Rural Tree [55]
 Bramble Scrub [3]	
 Cereal Crops [7]	
 Developed Land; Sealed Surface [26]	
 Mixed Scrub [7]	
 Modified Grassland [52]	
 Other Neutral Grassland [1]	
 Other Woodland; Broadleaved [3]	
 Ponds (non-priority Habitat) [1]	
 Vegetated Garden [5]	
 Line Of Trees [2]	
 Line Of Trees - Associated With Bank Or Ditch [1]	
 Native Hedgerow [20]	
 Native Hedgerow - Associated With Bank Or Ditch [1]	
 Native Hedgerow With Trees [24]	
 Native Hedgerow With Trees - Associated With Bank Or Ditch [4]	
 Non-native And Ornamental Hedgerow [1]	
 Culvert [12]	



Baseline Habitats with IDs Plan

Author

Katie Dalton

Project Name

Parcel B-Sayers Common Mid-

Approved

Katie Dalton

Date

18/02/2026

Data Sources

Mapbox 2024

Size

A3

CRS

EPSG: 4326 - WGS 84

Orientation

Landscape

1: 6500

N

0 70 140 210 280 350 m

Site Boundary

Developed Land; Sealed Surface [1]

Modified Grassland [11]

Other Woodland; Broadleaved [6]

Native Hedgerow [3]

Native Hedgerow - Associated With Bank Or Ditch [3]

Native Hedgerow With Trees [6]

Rural Tree [14]

Rural Tree: Ancient And Veteran Trees [1]

BNGAi

by AiDASH



Baseline Habitats Plan

Legend



Author	Katie Dalton	Project Name	Parcel C-Sayers Common Mid-
Approved	Katie Dalton	Date	11/02/2026
Data Sources	Mapbox 2024	Size	A3
CRS	EPSG: 4326 - WGS 84	Orientation	Landscape

1 : 9100



0100200300400500 m

 Site Boundary

 Artificial Unvegetated, Unsealed Surface [2]

 Blackthorn Scrub [2]

 Bramble Scrub [3]

 Mixed Scrub [2]

 Modified Grassland [12]

 Line Of Trees [7]

 Native Hedgerow [5]

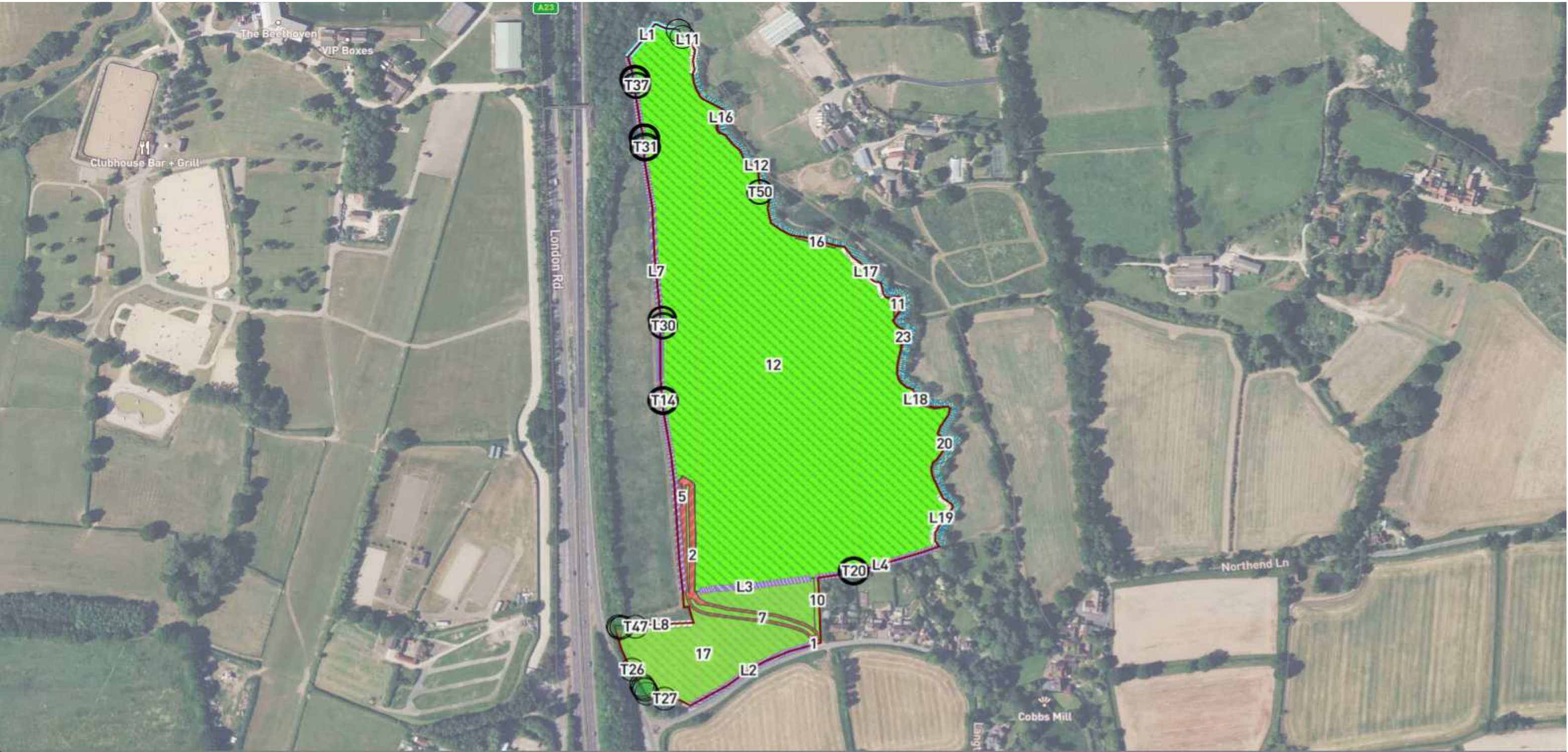
 Native Hedgerow With Trees [1]

 Species-rich Native Hedgerow With Trees [1]

 Ditches [1]

 Other Rivers And Streams [3]

 Rural Tree [22]



Baseline Habitats with IDs Plan

AuthorKatie Dalton

ApprovedKatie Dalton

Data SourcesMapbox 2024

CRSEPSG: 4326 - WGS 84

Project NameParcel C-Sayers Common Mid-

Date11/02/2026

SizeA3

OrientationLandscape

1: 9100

N

0100200300400500 m

Site Boundary

Artificial Unvegetated, Unsealed Surface [2]

Blackthorn Scrub [2]

Bramble Scrub [3]

Mixed Scrub [2]

Modified Grassland [12]

Line Of Trees [7]

Native Hedgerow [5]

Native Hedgerow With Trees [1]

Species-rich Native Hedgerow With Trees [1]

Ditches [1]

Other Rivers And Streams [3]

Rural Tree [22]

BNGAi

by AiDASH

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February, 2026

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Site Photographs



Photograph 1: Modified grassland grazing paddocks throughout Parcel A.



Photograph 2: Native hedgerow with trees on the western boundary.



Photograph 3: Broadleaved woodland (TN 64) within Parcel A



Photograph 4: Example of scattered tree within Parcel A.



Photograph 5: Mixed scrub of poor condition within Parcel A.



Photograph 6: Arable fields throughout Parcel A.



Photograph 7: Good condition mixed scrub within the east of Parcel A.



Photograph 8: Bramble scrub within parcel A of the Site.



Photograph 9: Line of semi-mature oak and field maple trees within Parcel A.



Photograph 10: Native hedgerow of moderate condition within Parcel A.



Photograph 11: Native hedgerow of good condition within Parcel A.



Photograph 12: Line of trees associated with a ditch within Parcel A.



Photograph 13: Example of ditch amongst horse paddocks within Parcel A.



Photograph 14: Example of modified grassland within Parcel B.



Photograph 15: Other broadleaved woodland in moderate condition within Parcel B.



Photograph 16: Plantation woodland within Parcel B in poor condition.



Photograph 17: Example of a native hedgerow within Parcel B.



Photograph 18: Native hedgerow with trees in good condition within Parcel B.



Photograph 19: Native hedgerow associated with a ditch within Parcel B.



Photograph 20: Modified grassland field within Parcel C.



Photograph 21: a farm track within Parcel C.



Photograph 22: Rural tree example within Parcel C.



Photograph 23: Native hedgerow of moderate condition within Parcel C.



Photograph 24: Native hedgerow of good condition within Parcel C.



Photograph 25: Species rich native hedgerow with trees within Parcel C



Photograph 26: Line of trees example within Parcel C.



Photograph 27: Wet ditch within Parcel C.



Photograph 28: Herrings Stream within parcel C.

A. POLICY, LEGISLATION AND GUIDANCE

A.1 Overview

A.1.1 Tables A1.1 and A1.2 provide a summary of wildlife legislation and policy of relevance to development at the Site.

Table A1.1 Overview of species/species groups relevant to the current proposals and associated legislation and policy

Species/Species group	European	UK ¹	Priority species ²
Amphibian (common)		Various	Incl. common toad
Badger		Full	✓
Bats (all species)	✓	Full	Species dependent
Birds		Full	Species dependent, incl. House sparrow
Great crested newts	✓	Full	✓
Hazel dormouse	✓	Full	✓
Mammals (general)		Species-dependent	Incl. hedgehog
Otter and Water vole	✓	Full	
Reptiles (excluding sand lizard and smooth snake)		Partial – incl. killing and injury	✓
Notes ¹ Principally the Wildlife and Countryside Act: Full = full protection, either from the Wildlife and Countryside Act 1981 (as amended) alone or in combination between this act and European legislation; partial = partially protected. ✓ = covered by other specific legislation. ² Includes over 900 species listed in accordance with section 41 of the NERC Act (2006). Species known or most likely to utilise the Site are indicated where appropriate.			

Table A1.2 Relevant species legislation for development at the Site

Species / group	Legislation ^{see notes}													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Amphibians										✓				
Badger	✓						✓							✓
Bats (all species)					✓		✓		✓	✓				✓
Birds (nesting)		✓	✓							✓				
Great crested newt					✓				✓	✓				
Hazel dormouse					✓				✓	✓				
Invasive species								✓			✓	✓	✓	
Invertebrates										✓				
Hedgehog							✓			✓				✓
Otter							✓		✓	✓				
Plants										✓				
Water vole							✓		✓	✓				
Reptiles					✓	✓				✓				
Notes ¹ Protection of Badgers Act 1992 ² Wildlife and Countryside Act, 1981 (as amended) – Part 1 ³ Wildlife and Countryside Act, 1981 (as amended) – Schedule 1 (some species, none recorded within the Site)														

- ⁴ Wildlife and Countryside Act, 1981 (as amended) – Schedule 5, Section 9
⁵ Wildlife and Countryside Act, 1981 (as amended) – Schedule 5, Section 9 (4b, 4c) and (5)
⁶ Wildlife and Countryside Act, 1981 (as amended) – Schedule 5, Section 9 (1, in respect of killing and injuring) and (5)
⁷ Wildlife and Countryside Act, 1981 (as amended) – Schedule 6, Section 11
⁸ Wildlife and Countryside Act, 1981 (as amended) – Schedule 9, Section 14
⁹ Conservation of Habitats and Species Regulations 2017 – European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended)
¹⁰ Natural England and Rural Communities Act (2006) – Various species listed in accordance with Section 41
¹¹ Invasive Species regulations: EU Regulation (1143/2014) on invasive alien (non-native) species
¹² Anti-social Behaviour, Crime and Policing Act 2014
¹³ Environmental Protection Act 1990
¹⁴ Wild Mammals (Protection) Act 1996

A.1.2 The key national planning policies and documents are:

- The Environment Act (2021);
- The National Planning Policy Framework (2024); and
- The Natural Environment and Rural Communities (NERC) Act (2006);
- Schedule 7A of the Town and Country Planning Act (1990).

B. ASSESSMENT METHODOLOGIES

B.1 Desk Study

B.1.1 The desk study involved:

- Gathering and analysing existing ecological data within the Site boundary and extending to a radius of 5 km; and
- Reviewing readily available habitat data within 5 km radius of the Site boundary.

B.1.2 The results of the desk study were used to aid in the interpretation of the survey results and were obtained from the following sources:

- Sussex Biodiversity Records Centre (SxBRC);
- The Multi-Agency Geographical Information for the Countryside (*MAG/C*) – web-based database;
- The Woodland Trust Ancient Tree Inventory;
- Natural England Great crested newt class licence database and District Licencing database;
- People's Trust for Endangered Species Big Hedgehog Map – web-based citizen science database of hedgehog sightings.
- Readily available maps (modern and historic);
- Readily available aerial photographs.

B.1.3 In terms of species, particular attention was given to the following species/species groups:

- Amphibians;
- Badgers;
- Bats;
- Birds;
- Hazel dormice;
- Water vole;
- Otter;
- Invertebrates (as appropriate based on geographic location and habitats present on Site);
- Plants (as appropriate based on geographic location and habitats present on Site); and,
- Mammals.

B.1.4 Some species, such as the blue tit, may be listed on red data books but described as neither threatened nor near threatened; such species are not included in the protected and notable species tables within the desk study sections. Species listed solely on Schedule 5 Section 9(5)a and 9(5)b are not considered to be protected species in the context of this report as offences detailed in these Sections relate to sale/intention to sell.

B.1.5 For the purposes of this report species falling within the following situations are not indicated as having European level of protection in the desk study tables:

- Birds listed on Appendix 2 of the Bern Convention (European legislation). The protection requirements of this Appendix are fully integrated in UK law, notably through the Wildlife and Countryside Act 1981 (as amended).
- Birds listed on Annex 1 of the Birds Directive. The protection of such species survival and reproduction within their geographic distribution is ensured through special conservation measures in relation to their habitats. Such measures are implemented through the establishment of Special Protection Areas. Therefore, any implications are considered at regional habitat and country level rather than individual bird/species level.

B.1.6 For the purposes of this report widely naturalised non-native invasive species listed in Schedule 9 of the Wildlife and County Act, such as grey squirrel and muntjac, are excluded.

B.2 UK Habitat Classification Survey

B.2.1 The UK Habitat Classification (UKHab) Survey was conducted as part of the assessment process for Biodiversity Net Gain (BNG) using the Statutory Biodiversity Metric (DEFRA, 2024). The survey involved a detailed walkover of the Site to record and map habitats in accordance with the UK Habitat Classification User Manual, Version 2.01 (UKHab Ltd, 2023). Each definable land parcel was assessed and classified based on the UKHab framework, with further subdivision into component habitat types where appropriate. Descriptions included the likely origin of each habitat (e.g., self-established, planted), character, condition, and current management practices. Habitat condition was determined using the condition assessment criteria outlined in the Statutory Biodiversity Metric, ensuring compliance with the mandatory requirements for BNG.

B.2.2 Attention was also paid to the presence or potential for protected and notable species occurring on Site. This focused on the species/species groups as listed in paragraph B1.3.

B.2.3 Target notes were used to aid the interpretation of mapped habitats to indicate notable features within the Site, including their What3Words locations.

B.3 Evaluation

Habitats

B.3.1 The habitats were assessed against the criteria and descriptions of Priority Habitats to determine if they could be considered as Priority Habitat and, therefore, likely to have greater implication on developing the Site.

B.3.2 Habitats were also considered in relation to their wider landscape integration, notably connectivity and acting as a buffer to other habitats or protected sites.

B.3.3 The habitat condition assessments followed the habitat condition criteria set out in the Statutory Biodiversity Metric.

Species

B.3.4 The Site was assessed in terms of its potential to support protected and notable species with particular attention being paid to those listed in paragraph B1.3. It takes account of habitats

present on Site, the desk study species data, connectivity to known records and other suitable habitat and geographic range of species. For example, a Site may have suitable habitat for sand lizard but is outside the species geographic distribution and as such would not be considered in the evaluation of the Site. Another example would be if water vole were returned in the desk study data but there was no watercourse within the site or within a zone of influence which may be indirectly affected by pollution run-off.

Bats – Roosting Bats – Trees

- B.3.5 A bat roost assessment of all trees present was carried out by Katie Dalton, Lili Timms, Jasmine Whitmore and Bethany Jenner under the guidance of Katie Dalton, Level 2 licenced bat surveyor on the 24th and 27th of November 2025. The trees were assessed from the ground (where access was available and externally only) for their suitability to support breeding, resting and hibernating bats using survey methods based on the BCT Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023) – hereafter referred to as the 'BCT Guidelines'. The system shown in Table B4.1 was therefore used to categorise the bat roost suitability of any features found.

Table B4.1 Categories for determining bat roost suitability

Suitability	Typical Roosting Feature
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and / or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential.
Moderate	A structure or tree with one or 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 (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis & potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

Foraging/commuting bats

- B.3.6 The BCT Guidelines use the criteria shown in Table B4.2 to categorise the potential value of habitats and features for use by foraging and commuting bats and these have been used to characterise the value of this site.

Table B4.2 Categories for determining bat foraging/commuting suitability

Suitability	Typical Foraging & Commuting Features
Negligible	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by another habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.

Other species

- B.3.7 The Site was also appraised for its suitability to support other protected or notable fauna e.g. invertebrates with regard to the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017) and BS42020:2013 Biodiversity – Code of Practice for Planning and Development (BSI, 2013). Evidence of any current or historical presence of such species was recorded.

C. METADATA, SURVEY CONDITIONS AND LIMITATIONS

C.1 Metadata

Factor	Detail
Data	Habitats described and mapped in accordance to UK Habitat Classification Survey. Target notes of specific features. Bats: Landscape habitat review, habitat assessment.
Reason for collection	To provide baseline ecological data to inform master planning, planning applications and appropriate mitigation in relation to proposed development.
Location	Sayers Common, Mid Sussex, West Sussex, BN6 9DE Approx. Centre: TQ 26085 17522
Date	24/11/2025, 27/11/2025, 29/01/2026
Method of collection	The UK Habitat Classification (UKHab) Survey Initial bat assessments following current best practice (Collins, 2023)
Who collected	Katie Dalton ACIEEM MRSB Lili Timms MSc (Hons) Jasmine Whitmore BSc (Hons) Bethany Jenner BSc (Hons)

C.2 Survey Conditions

Date	Start Time	Preceding days	Cloud (%)	Sun	Temp. (°C)	Precipitation	Wind (Beaufort scale & direction)
24/11/2025	10:00-15:15	Partly sunny, cloudy	80-100	Cloudy	7-8	None	3 NNW
27/11/2025	09:45-15:00	Partly sunny, cloudy	100	Cloudy	12-13	Light rain	3 SW
29/01/2025	08:15-12:30	Foggy, light rain, partly sunny	60	Partly sunny	2-6	None	2 W – 3WNW

C.3 Limitations Review

Consideration	Comment
Survey & data	
Personal competence, i.e. qualifications, training, skills, understanding, experience	All survey works were undertaken by or directly supervised by personnel experienced in ecological surveying (see meta data; Section C1). <u>Katie Dalton BSc (Hons) MRSB ACIEEM</u> has over 7 years' experience in ecological consultancy, including an experience of performing the survey work and assessments undertaken at Site along with technical reporting. Katie holds a level 2 bat and GCN class licence. <u>Lili Timms MSc, BSc (Hons)</u> has over 2 years' experience in ecological consultancy, including an experience of assisting in survey work and assessments undertaken at Site along with technical reporting. <u>Jasmine Whitmore BSc (Hons)</u> has over 2 years' experience in ecological consultancy, including an experience of carrying out survey work and assessments undertaken at Site, along with technical reporting. <u>Bethany Jenner BSc (Hons)</u> has over 2 years' experience in ecological consultancy, including an experience of assisting in survey work and assessments undertaken at Site along with technical reporting. <u>Jonathan Wood BSc (Hons) MCIEEM</u> has over 10 years' experience in ecological consultancy, including an experience of performing and coordinating the survey work and assessments undertaken at Site. <u>James Patmore CEcol CEnv MCIEEM</u> has over 23 years of experience in ecological consultancy, including an extensive amount of experience performing and directing ecological survey work and assessments.
Resources (equipment and/or personnel)	Appropriate resources and suitably qualified personnel were used.
Time spent surveying	Sufficient time was spent on site to undertake all surveys. No surveys were 'cut short'.
Data (e.g. arising from incomplete or inappropriate surveys)	The data used and collected were sufficient for the purpose of the works. The data held by PTES on the Big Hedgehog Map is the output of various surveys including citizen science and as such a degree of caution should be applied when depending solely on these data to inform impacts as data may not have been verified.
Lack of statistical robustness and higher uncertainties	Statistical analysis of data was not deemed necessary for the purpose of the current works.
Old and out of date data	The data used to complete this Preliminary Ecological Assessment were current and up to date.
Timing or seasonal constraints and suboptimal survey periods	The survey was conducted in November 2025. This is outside of the optimal period for habitat surveys, however this due to agricultural habitats within the Site this is not deemed a limitation. An updated botanical assessment of grassland and woodland will be undertaken during the optimal period (May-August)
Partial use of and/or departures from good practice guidelines	All surveys accorded with the relevant best practice guidelines.
Site conditions & other factors	
Adverse weather conditions	No significantly adverse weather conditions were encountered during the survey work undertaken at the Site that would be considered to have significantly adversely impacted the reliability and/or accuracy of data collected.
Restricted access to site or part of site	The Site was fully accessible.
Unrealistic deadlines	No restrictions on survey data collected or analysed to date are as a result of unrealistic deadlines.

Consideration	Comment
Unproven or untested measures for mitigation and compensation	N/A
Evaluation of conservation value and impacts	The evaluation of the conservation value of habitats and species associated (or potentially associated) with the site and impacts of the development, are based on the current information available. This evaluation will need to be reviewed and updated as necessary should a considerable period of time (24 months) elapse and/or more data from other survey work (on and within 500 m of the site) becomes available.

D. DESK STUDY SCOPING EXERCISE

D.1.1 A data search on MAGIC and other web-based data sources was completed on the 25th of November 2025. A summary of features checked is provided in Tables D1.1. to D1.6.

Table D1.1 Statutory nature conservation sites within 2 km of the Site (extending to 5 km for European designated sites)

Site designation	Number of sites				
	Total	On Site	0-1 km	1-2 km	2-5 km
AONB	0	0	0	0	N/A
LNR	0	0	0	0	N/A
NNR	0	0	0	0	N/A
National Park	0	0	0	1	N/A
Ramsar	0	0	0	0	0
SSSI	0	0	0	0	N/A
SAC	0	0	0	0	0
SPA	0	0	0	0	0
Impact Risk Zone	Wolstonbury Hill SSSI				

Table D1.2 Priority (and notable) habitats within 1 km of the Site

Broad category	Priority Habitat Inventory	Other habitats	On Site	0-1 km
Coastal	Saltmarsh		0	0
	Sand Dunes		0	0
	Vegetated Shingle		0	0
	Maritime Cliffs and Slopes		0	0
	Mudflats		0	0
	Saline Lagoons		0	0
Grassland	Calaminarian Grassland		0	0
	Coastal and Floodplain Grazing Marsh		0	0
		Good quality semi-improved grassland (non-priority)	0	0
	Lowland Calcareous Grassland		0	0
	Lowland Dry Acid Grassland		0	0
	Lowland Meadows		0	0
	Purple Moor Grass and Rush Pasture		0	0
	Upland Calcareous Grassland		0	0
	Upland Hay Meadows		0	0
Heath	Lowland Heathland		0	0
	Mountain Heaths and Willow Scrub		0	0
	Upland Heathland		0	0
Limestone pavements	Limestone Pavements		0	0
Marine	Intertidal Substrate Foreshore		0	0

Broad category	Priority Habitat Inventory	Other habitats	On Site	0-1 km
Wetland	Blanket Bog		0	0
	Lowland Fens		0	0
	Lowland Raised Bog		0	0
	Reedbeds		0	0
	Upland Flushes, Fens and Swamps		0	0
Woodland		Ancient: Semi-natural	0	14
		Ancient: Replanted	0	0
	Deciduous Woodland		0	48
		National Inventory of Woodland & Trees ¹	0	0
	Traditional Orchards		0	7
	Wood pasture and Parkland BAP Priority Habitat		0	0
Trees ²		Ancient, veteran or notable trees	1	136
Other		Fragmented heath (Non-Priority)	0	0
		Grass Moorland (Non-Priority)	0	0
		No main habitat but additional habitat exists	0	11
	Open Mosaic Habitat		0	0
Notes 1. Not notable habitats but provide information to guide mitigation 2. Woodland Trust Ancient Tree Inventory				

Table D1.3 European Protected Species licence applications within 1 km and 5 km (bats) of the Site. NB excluding GCN, see Table D1.5.

Protected species licence applications	Number of applications				
	Total	On Site	0-1 km	1-2 km	2-5 km
Hazel dormouse	0	0	0	0	0
Bat	0	0	0	0	0
Species covered by the bat licences					
Alcathoe bat	0	0	0	0	0
Barbastelle	0	0	0	0	0
Bechstein's bat	0	0	0	0	0
Brandt's bat	1	0	0	0	1
Brown long-eared bat	7	0	0	0	7
Common pipistrelle	11	0	2	0	9
Daubenton's bat	1	0	0	0	1
Greater horseshoe bat	0	0	0	0	0
Grey long-eared bat	0	0	0	0	0
Leisler's bat	0	0	0	0	0
Lesser horseshoe bat	0	0	0	0	0
Nathusius pipistrelle	0	0	0	0	0
Natterer's bat	0	0	0	0	0
Noctule	0	0	0	0	0

Protected species licence applications	Number of applications				
	Total	On Site	0-1 km	1-2 km	2-5 km
Pipistrelle sp.	0	0	0	0	0
Serotine	1	0	0	0	1
Soprano pipistrelle	8	0	2	0	6
Whiskered bat	1	0	0	0	1
Notes 1. As depicted on <i>MAGIC</i>					

Table D1.4 Great crested newt data within 1 km of the Site

Data source	Number of records		
	Total	On Site	0-1 km
NE Class licence database ¹	0	0	0
NE country-wide survey data ¹	0	0	0
Development licenses ¹	0	0	1
Notes 1. As depicted on <i>MAGIC</i>			

Table D1.5 Notable fauna in relation to the Site

Species	On Site	0-1 km
Farmland bird assemblages¹		
Arable (max number of species)	0	0
Grassland (max number of species)	0	0
Black grouse	0	0
Cirl bunting	0	0
Corn bunting	0	0
Curlew	0	0
Grey partridge	0	0
Lapwing	1	1
Redshank	0	0
Snipe	0	0
Stone curlew	0	0
Tree sparrow	0	0
Turtle dove	1	1
Twite	0	0
Yellow wagtail	0	0
Mammals		
European hedgehog ²	0	22
Notes 1. As depicted on <i>MAGIC</i> 2. As depicted on the Big Hedgehog Map (PTES, 2026)		

E. HABITAT TARGET NOTES

- E.1.1 The survey involved a detailed walkover of the Site to record and map habitats in accordance with the UK Habitat Classification User Manual, Version 2.01 (UKHab Ltd, 2023). Each definable land parcel was assessed and classified based on the UKHab framework, with further subdivision into component habitat types where appropriate. Descriptions included the likely origin of each habitat (e.g., self-established, planted), character, condition, and current management practices. The condition of the habitat was determined using professional judgement, and the Statutory Biodiversity Metric condition assessments.
- E.1.2 Tables E1.1 to E1.3 outline target note descriptions of key features within the Site including different habitat types and waterbodies within the Site. The tables encompass composition as well as conditions in these areas, except for the case of buildings in which bat potential is assessed.

Table E1.1 Target notes of habitat areas and significant features on Site within Parcel A

Target note	Description	Habitat condition
A-1, 8, 11, 13-19, 27, 29, 30-33, 40, 43-45, 79, 80, 82, 83, 118, 122	Developed land; sealed surface There are areas of developed land; sealed surfaces on the Site in the form of hard standing ground and buildings associated with the equestrian centre within the Site.	n/a - other
A- 2, 36, 58, 59, 62, 70, 77, 81, 87, 89	Artificial unvegetated; unsealed surface There are several areas of artificial unvegetated; unsealed surfaces on the Site, in the form of gravel tracks, bare ground arena footing associated with the equestrian centre within the Site.	n/a – other
A- L27, L31, L33, L37, L38, L47, L48, L49, L50, L60, L61, L62, L63, L64, L66, L71, L73, L76, L79, L85, L91	Native hedgerow with trees There are numerous good condition native hedgerows with trees throughout parcel A of the Site. These hedgerows are of good condition mostly because of the strong structure, continuous canopy, undisturbed ground and healthy trees. They also lack nonnative invasive species. Species within the hedgerows include hawthorn, holly, blackthorn, oak, field maple, willow, hazel, wild cherry ash and bramble. On the ground includes bramble, cleavers, curly dock, dogwood,	Good
A- 3, 5-7, 23, 24, 28, 34, 35, 38, 42, 46, 49, 50-53, 55-57, 60, 61, 63, 65, 67-69, 71, 73-76, 84-86, 92-100, 103, 104, 111- 113,	Modified grassland The horse paddocks are made up of modified grassland dominated by perennial ryegrass, with creeping cinquefoil, bristly oxtongue, doves foot cranesbill and broadleaved dock. White clover is found in abundance and creeping buttercup; dandelion and daisy were also identified. The grassland is used for grazing and is therefore short sward and highly disturbed and is lacking in species diversity, hence its assessment of poor condition.	Poor

115, 116, 119		
A - T4, T11, T82, T91, T98, T83, T92, T84, T27, T100, T136, T138, T103, T104, T107, T108, T109, T113, T114, T115, T128, T129, T130, T131, T133, T117, T119, T120, T121, T122, T126, T127, T118, T102, T135, T137, T134, T132	Rural tree There are 38 rural trees within Parcel A of the Site of moderate condition. They range between small to large in size and species include oak, ash, willow, wild cherry and hawthorn. The trees are native and have a full canopy, but some show adverse effects to health and are not mature. Many of the trees display ecological niches including knot holes or creviced bark, which provide low roosting potential for individual bats. Trees are scattered throughout the Site, near hedgerows and field margins. The highest density of moderate trees is within the west of the Site, in an area of neutral grassland and scrub.	Moderate
A- T9, T12, T13, T16, T17, T56, T57, T58, T65, T86, T18, T61, T105, T106, T110, T101, T111	Rural tree There are 17 rural trees within Parcel A of the Site of good condition. They range from small to very large in size, and species include oak, ash, willow, wild cherry and hawthorn. The trees are native and have a full canopy but are not mature. Many of the trees display ecological niches including knot holes or creviced bark, which provide low roosting potential for individual bats. Trees are scattered throughout the Site, near hedgerows and field margins.	Good
A-9, 10, 88, 90, 91	Vegetated garden There are areas of residential gardens included within the Site boundary, specifically in the northeast corner of the Site, in the southwest corner of the Site, and adjacent to the garden at the entrance of the equestrian centre. Vegetated gardens usually contain habitats of low ecological value.	Condition Assessment n/a
A- 25, 64, 121	Other woodland; broadleaved	Moderate

	There are three blocks of broadleaved woodland within the Site. The first woodland block is a long strip that separates the grassland paddocks in the northeast corner of the Site, to the arable fields within the centre. The woodland includes the following species of tree: field maple, oak, crab apple, blackthorn and hawthorn. The woodland understory is made up of hawthorn, blackthorn and dog rose. The woodland has a varying age range of native healthy trees, and there is open space and regeneration within the woodland. There is some deadwood, vertical structure and disturbance within the woodland. There are no veteran trees present. The second woodland block is a long strip of woodland within the centre of the Site. This woodland includes mostly oak and blackthorn trees with a diverse ground flora of creeping buttercup, cleavers, bitter dock and curly dock and an understory of bramble and blackthorn. This woodland is free from grazing damage, invasive species and woodland disturbance. It has a good amount of open space and native tree and shrub species. However, it lacks in veteran trees and ground flora diversity and is therefore, of moderate condition. The third woodland is towards the central north of the Site. Trees present in this woodland are elder, crab apple, willow, holly, oak, hazel and hawthorn, with an understory layer of hawthorn, ivy, holly and bramble. This woodland is also of moderate condition due to its varying age classes, species and health of trees, lack of grazing damage and invasive species, good level of open space. It is lacking in deadwood, veteran trees and ground flora diversity.	
A- L46, L51, L52, L55	Native hedgerow with trees associated with a ditch A hawthorn/blackthorn native hedgerow is present within the southwestern corner of Parcel A, separating this area of the Site from Henfield Road. Other species included within the hedgerow are holly and oak, with a successional scrub of bramble and dogwood and ground flora consisting of curly dock, cleavers, cow parsley and ivy. Within the hedgerow are multiple semi-mature oaks, two crab apple and one mature field maple. The field maple tree displays low bat roosting potential with features such as ivy cladding, split limbs and broken limbs. One of the oak trees is mature with medium bat roosting potential, displaying the following features: knot holes, broken limbs, a tear out and split limbs. A wet ditch is present within the inside of the hedgerow with vegetation of soft rush, moss, bull rush and young willow. The hedgerow is well managed on the roadside but left unmanaged on the field side, hence successional scrub occurring. There are three other native hedgerows with trees associated with a ditch. Two of the hedgerows adjoin and run within the centre of the Site. Species within the hedgerow include dog rose, oak, bramble, hawthorn, holly, and blackthorn. Healthy oak trees are present within the hedgerows of varying age classes, including mature trees. These hedgerows are of good condition due to intact form, with at least 1m of height and width. They are free from invasive species and damage. The last hedgerow runs perpendicular to the previous two hedgerows, still running with the watercourse. Species within this hedgerow include hawthorn, field maple, goat willow, dog rose and blackthorn with some oak and ivy. The oak, field maple and goat willow trees are in healthy condition and are of varying age classes including mature. This hedgerow is of good condition due to intact form, with at least 1m of height and width. It is free from invasive species and damage.	Good
A- 26, 41, 78, 114	Mixed scrub There are four parcels of mixed scrub of poor condition within Parcel A of the Site: three parcels in the east and one parcel in the west. There is a long strip of scrub, adjacent to horse muck heaps and paddocks, species here include elder, bramble,	Poor

	hawthorn, field maple and blackthorn. There is a small parcel nearby made up of bramble, hawthorn, blackthorn, elder and willow. Another small parcel is to the south of here, adjacent to the road and is made up of bramble, blackthorn and dogwood. The parcel in the west is a long strip of bramble, oak, blackthorn and hawthorn. All parcels are conditioned as poor due to lacking in age structure, a well-developed edge or clearings or rides.	
A- 21, 37, 39, 54, 110, 120, 12	Cereal crops There are seven fields of arable field growing cereal crops, some harvested and some growing winter wheat/barley. The fields vary in size and shape, as well as the field margins surrounding. Fields growing cereal crop do not offer many opportunities for wildlife and therefore have low ecological value.	Condition assessment n/a
A- 22, 101	Mixed scrub There are two parcels of good mixed scrub within parcel A of the Site: one L shaped parcel in the northwest area of the Site, lining two sides of a grassland paddock and a large area surrounding neutral grassland in the east of the Site. Both parcels contain species of dog rose, bramble, blackthorn and hawthorn. These parcels represent a good example of its habitat type because they are made up of native species with four woody examples, contain varying ages of scrub, have a well-developed edge and tall grassland present and has clearings within the scrub. There are no non-native invasive species present.	Good
A-102	Mixed scrub There is a single parcel of mixed scrub that is of moderate condition within Parcel A of the Site. It is comprised of hawthorn, blackthorn, bramble, field maple and dog rose and lies along the periphery of a grassland paddock. It is like the good condition mixed scrub above but is lacking in a well-developed edge and there is no tall grassland, or forbs present within the habitat.	Moderate
A- 47, 48, 107	Bramble scrub There are three parcels of bramble scrub within the Site: two are either side of the car park at the equestrian centre and these scrub patches are growing amongst the horse muck heaps and the third parcel is within the east of the Site either side of the stream banks.	Condition Assessment n/a
A- 117	Other neutral grassland An area of neutral grassland is present within the mixed scrub in the east of the Site. Species include cranesbill, creeping buttercup, ribwort plantain, common knapweed, Yorkshire fog, cocks' foot, sedge, common sorrel, red deadnettle, ground ivy, greater stitchwort, common vetch and hawthorn and blackthorn seedlings. It is of moderate condition.	Moderate
A- 72	Ponds (non-priority habitat) There is a pond present within the small woodland in the centre of the Site. At the time of survey there was a lack of aquatic and marginal vegetation supported by the feature, however this may be partially due to the sub-optimal botanical survey timing. The pond consisted of shallow banks, largely vegetated with scrub and woody vegetation with fallen tree and dead wood present within the pond basin. The water was turbid at the time of survey and no species were observed to be utilising the waterbody such as waterfowl.	Poor
A- 105, 106, 108, 109	Blackthorn scrub There are four small parcels of blackthorn scrub within the west of the Site, associated with the stream banks. The blackthorn scrub is of poor condition and dominated by	Poor

	blackthorn but also willow, oak, hawthorn and bramble are present. The parcels are similar and none of the parcels display any nonnative invasive species and the parcel farthest north has clearings within the scrub, slightly heightening its ecological value.	
A- L89	Non-native and ornamental hedgerow There is a non-native cypress hedgerow present within the residential garden within the south of the Site. It does not hold a high ecological value but can provide shelter for wildlife and nesting habitat for birds, nevertheless.	Poor
A- L70	Line of trees A line of semi-mature oak and one field maple trees with ivy cladding are present within the equestrian centre area of the Site. Some of the trees display bat roosting features with low potential, for example broken limbs. Ground flora present are daffodils, cow parsley, bramble, dandelion, ivy, hawthorn and oak seedlings, creeping cinquefoil, and bitter dock. One oak tree displays medium bat roosting potential with knot holes, ivy cladding, tear outs, and broken limbs present.	Moderate
A- L30, L42, L56, L67, L81, L82, L83	Native hedgerow There are multiple native hedgerows of moderate condition within Parcel A of the Site. Species include: oak, field maple, hazel, blackthorn, hawthorn, dog rose, blackthorn, goat willow, and bramble. The hedgerows mostly demonstrate decent height, undisturbed vegetation and free of damage. There are no non-native invasive species present. However, the hedgerows demonstrate vertical and overall 'gappiness' and nutrient-enriched perennial vegetation is abundant on the ground.	Moderate
A- L86	Line of trees A line of semi-mature oak trees are present within the arable field in the south of the Site. This line of trees is of poor condition as the canopy is discontinuous, there are no veteran features or natural ecological niches present, and the ground is disturbed by farming.	Poor
A- L36	Native hedgerow – associated with bank or ditch There is one native hedgerow that lies adjacent to a bank within parcel A of the Site. Species include goat willow, hawthorn, blackthorn, bramble, field maple with frequent oak and ivy. It is of good condition because they have a strong and continuous structure, continuous canopy, undisturbed ground and healthy trees. They also lack non-native invasive species and nutrient enriched ground flora. However, this hedgerow does not contain a varies morphology of trees.	Good
A- L29, L32, L35, L41, L44, L54, L59, L65, L68, L69, L74, L80	Native hedgerow There are numerous native hedgerows of good condition throughout Parcel A of the Site. Species of hedgerow include oak, dog rose, goat willow, blackthorn, bramble, ivy, hazel, European honeysuckle, hawthorn and field elm. The hedgerows are of good condition due to mostly having a strong and continuous structure, continuous canopy, undisturbed ground. They also lack nonnative invasive species and nutrient enriched ground flora.	Good
A- L34, L45, L57	Native hedgerow with trees There are three native hedgerows with trees of moderate condition within Parcel A of the Site. One is in the west of the Site and consists of blackthorn, bramble, field maple, ash, and willow. The hedgerow has good height and width and is intact at the base and the canopy. It is free from damage and invasive species and the trees are healthy. However, they are not good condition due to the trees being the same age class, the ground flora is dominated by nutrient-enriched perennial vegetation and the ground is disturbed by farming practices. The second native hedgerow with trees of moderate condition is situated within the centre of the Site, separating an arable field and a	Moderate

	grassland paddock. The hedgerow consists of hawthorn, oak, dog rose, willow, bramble and blackthorn. It is the same condition as above. The third hedgerow is in the south of the Site, between Henfield Rd and an arable field. It is made up of oak, ash, hawthorn, field maple, bramble and blackthorn. This hedgerow is at least 1m high but is less than 1m wide and has a continuous base and canopy. The trees within the hedgerow are healthy and there is more than one age class. It is free from invasive species but there are signs of damage and disturbance.	
A- L40	Line of trees – associated with bank or ditch There is a line of trees that runs with the watercourse within the northern section of Parcel A. Species present are blackthorn, hawthorn, oak, field maple with an understory of bramble and blackthorn. The habitat is of moderate condition due to being native, having a continuous canopy, displaying veteran and natural ecological niches, such as deadwood, cavities or lifting bark. Most of the trees are healthy as well. It is not of good condition because the ground is disturbed without a buffer to the habitat from the farming nearby.	Moderate
A- L39	Native hedgerow There is a native hedgerow of poor condition in the north of the Site, adjacent to Reeds Lane. Species include hawthorn and oak with bramble and blackthorn. The hedgerow is of poor condition because it is short, discontinuous at the base, shows evidence of damage and disturbance from farming. Its ground flora is indicative of nutrient enriched soil as well.	Poor
A – L1, L5, L7, L10, L11, L12, L18, L20, L24, L26, L58, L84, L88, L90, L92	Ditch There are numerous ditches within Parcel A of the Site, all regarded as poor condition. Some of the ditches display major encroachment on both banks. Ditches are of poor condition due to poor water quality with high turbidity, lack emergent, submerged, floating plants and marginal vegetation, physical damage is evident (caused by nearby farming practices and poaching from horses), water level is not maintained, and it is heavily shaded. These criteria fluctuate for each ditch, but they all remain of poor condition due to slightly varying reasons.	Poor
A- L2, L3, L13, L17, L28, L43	Other rivers and streams Tributaries of the River Adur cut through the Site, present in the form of several streams. One watercourse runs through the equestrian centre onsite, then flowing west along the Site boundary where it meets Reeds Lane. At the time of survey, flow conditions were low and water levels were relatively shallow, with a steep bank structure. Riparian and aquatic vegetation was predominantly absent, however surveys were conducted outside of the optimal period of botanical assessments. Bank tops supported a range of vegetation types including scrub, modified grassland and native hedgerows/tree lines. Another stream runs within the east of the Site within the grassland paddocks, with the riparian zone consisting predominantly of modified grassland alongside defunct hedgerows and scrub vegetation to the north. The watercourse consists of shallow banks and water levels with low flow conditions. Aquatic vegetation was recorded within the channel, consisting predominantly of brooklime with marginal and riparian soft rush. Lastly, a small section of stream borders the parcel of neutral grassland and scrub within the most eastern extent of the Site. The watercourse varied in width and water level depth, with bank top vegetation dominated by scrub, trees and grassland to the south and residential gardens to the north.	To be determined through a RCA
A - L4, L6, L8, L9, L14, L15,	Culverts	Poor

L16, L19, L21, L22, L23, L25	There are many culverts within the ditches and stream within the Site.	
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Table E1.2 Target notes of habitat areas and significant features on Site within Parcel B

Target note	Description	Habitat condition
B-1, 2, 4, 7, 8, 9, 10, 12, 14, 15, 18	Modified grassland Well-managed, short mown modified grassland encompasses most of parcel B. These areas are of poor ecological value due to lacking variety in vegetation structure and species needed to be of moderate quality, therefore limiting opportunities for vertebrates and invertebrates to use the habitat. Species include: mouse ear chickweed, creeping cinquefoil, dove's-foot crane's-bill, daisy, selfheal, white clover, cleavers, perennial rye grass.	Poor
B- 16, 17	Other broadleaved woodland A woodland belt, approximately 5-10m in width lies within the centre of Parcel B, separating two parcels of modified grassland. Tree species include oak, elm, grey willow, field maple dog rose and hawthorn, with blackthorn and bramble scrub. Ground flora comprised species such as common nettle, cleavers, hedge mustard and wood dock. A dry ditch ran through the centre of the woodland with parts of the ground being slightly wet. The woodland lacked deadwood, a recognisable woodland NVC plant community at ground layer, trees with veteran features and trees of varying age classes, which limited the structure of the woodland. However, there was a lack of invasive species, damage or tree diseases, and the woodland had two stories comprising native species, including the upper tree canopy and shrub layer, providing some 3D structure.	Moderate
B- 6	Other broadleaved woodland An area of plantation woodland lies within the southern extent of parcel B. Species include predominantly oak in addition to some ash, with scattered areas of bramble and ground flora comprising mostly nettle and ground ivy. While this woodland had some evidence of regeneration in the form of saplings, and a lack of invasive plant species, damage and disease, it also lacked a variety of trees of different ages, including any with veteran features, a recognisable NVC plant community at ground level, deadwood, and 3D structure, with large amounts of open space throughout.	Poor
B- 5	Other broadleaved woodland Another woodland area lies south of B-4, separated by a wide path of grassland. Tree species include predominantly oak, in addition to ash, crab apple and wych elm, with bramble scrub. Ground flora comprised species such as common nettle, ground ivy, mouse ear chickweed, creeping cinquefoil, dove's-foot crane's-bill, white clover and perennial ryegrass. This woodland has a moderate age distribution of trees, with some young trees and saplings, and some taller, older trees providing some 3D structure, with a lack of invasive species, evidence of damage and disease. However, a lack of deadwood, veteran features, and diverse ground flora reduces the condition score of this woodland.	Moderate
B- 13, 19	Other broadleaved woodland A woodland area which lies along the western boundary of parcel B, adjacent to Truslers Hill Lane. Tree species include predominantly oak in addition to goat willow, with bramble scrub. Ground flora comprised species such as common nettle, ground ivy, dove's-foot crane's-bill, and perennial ryegrass. This woodland has a moderate	Moderate

	age distribution of trees, with semi-mature and mature tree, providing some 3D structure to the area. There is also no invasive species present, and no evidence of damage, and disease. However, a lack of deadwood, and diverse species present reduces the condition score of this woodland.	
B- T18	Rural trees One small sized, young hawthorn of poor quality lies within the parcel B, within the northwestern field. This tree lacks any ecological niches including knot holes or creviced bark and has sparse canopy cover.	Poor
B-T10, T11, T12, T13, T14, T15, T16, T17	Rural trees 8 small trees of moderate condition lie within parcel B, all of which are located within the northwestern field of modified grassland. These trees have fuller canopy cover but lack ecological niches including knot holes or creviced bark and include native species such as hawthorn, oak and sycamore.	Moderate
B- T8, T9, T40, T41, T42	Rural trees 14 trees of medium and large sizes moderate potential lie within parcel B, within hedgerows and fields of modified grassland. These trees have fuller canopy and have ecological niches including knot holes or creviced bark, which provide low roosting potential for individual bats. These trees include native species such as oak and ash.	Moderate
B- T39	Rural trees One mature oak tree, very large in size, lies within the central modified grassland field within parcel B, close to the buildings associated with High Cross Farm. This tree provides ecological niches in the form of knot holes, broken limbs hollows and split bark, which provide low potential for individual roosting bats. Its canopy is also continuous and oversails vegetation beneath, and there is little evidence of adverse impact on the tree.	Good
B- L3	Native hedgerow A well-managed hedgerow approximately 2 m in height and width, with a continuous canopy. Hedgerow species include predominantly blackthorn, hawthorn and bramble, with ground flora comprising ivy, nettle, cleavers, dove's-foot crane's-bill, daisy, selfheal, white clover and perennial rye grass. the ground surrounding the hedgerow including a road verge and modified grassland field is maintained short and regularly mown with species indicative of nutrient enrichment dominating the areas, including nettle and cleavers.	Moderate
B- L2	Native hedgerow with trees A native hedgerow with trees approximately 2 m in width, with a continuous canopy. Hedgerow species include predominantly hawthorn and bramble, with tree species including beech, oak field elm and field maple. Ground flora comprises ivy, nettle, cleavers, dove's-foot crane's-bill, daisy, selfheal, white clover and perennial rye grass. The ground surrounding the hedgerow including the modified grassland field is maintained short and regularly mown with species indicative of nutrient enrichment including nettle and cleavers.	Moderate
B- L9	Native hedgerow – associated with bank or ditch A well-managed native hedgerow with dry ditch, approximately 2m in height and width and a continuous canopy which lacks significant gaps. Hedgerow species include predominantly blackthorn, hawthorn and bramble, in addition to field maple, with ground flora comprising ivy, nettle, cleavers, dove's-foot crane's-bill, daisy, selfheal, white clover and perennial rye grass. the ground surrounding the hedgerow including a road verge and modified grassland field is maintained short and regularly mown with	Moderate

	species indicative of nutrient enrichment dominating the areas, including nettle and cleavers.	
B- L12	Native hedgerow with trees A native hedgerow with trees approximately 3-5 m height and 3-4 m in width, with a continuous canopy. Hedgerow species include predominantly hawthorn and bramble, with tree species including ash and oak, all of which were semi-mature and of similar sizes. Ground flora comprises ivy, cleavers, dove's-foot crane's-bill, daisy, selfheal, white clover and perennial rye grass. the ground surrounding the hedgerow including the modified grassland field is maintained short and regularly mown. There are also some species indicative of nutrient enrichment present, including cleavers, however these do not dominate the area or exceed 20% coverage.	Moderate
B- L4	Native hedgerow – associate with bank or ditch A well-managed native hedgerow with a dry ditch running alongside. The hedgerow is approximately 2m in height and width and a continuous canopy which lacks significant gaps. Hedgerow species include predominantly blackthorn, hawthorn and bramble, in addition to oak, with ground flora comprising bracken, ivy, nettle, cleavers, dove's-foot crane's-bill, daisy, selfheal, white clover and perennial rye grass. the ground surrounding the hedgerow including a road verge and modified grassland field is maintained short and regularly mown with species indicative of nutrient enrichment dominating the areas, including nettle and cleavers.	Moderate
B- L5	Native hedgerow with trees A native hedgerow with trees approximately 3-5 m height and 3-4 m in width, with a continuous canopy. Hedgerow species include predominantly hawthorn and bramble, with tree species including both semi-mature and mature ash and oak. Ground flora comprises red campion, bramble, cleavers, ivy, dove's-foot crane's-bill, daisy, selfheal, white clover and perennial rye grass. There are areas of successional scrub growing out from the hedgerow, providing an undisturbed vegetated strip around the hedgerow on it's northern side. There are also some species indicative of nutrient enrichment present, including cleavers, however these do not dominate the area or exceed 20% coverage.	Good
B- L6 and L7	Native hedgerow with trees A native hedgerow with trees approximately 3-5 m height and 3-4 m in width, with a continuous canopy. Hedgerow species include predominantly hawthorn and bramble, with tree species including semi-mature ash and oak, all of similar sizes. Ground flora comprises nettle, bramble, cleavers, ivy, dove's-foot crane's-bill, daisy, selfheal, white clover and perennial rye grass. The ground surrounding the hedgerow including the modified grassland field is maintained short and regularly mown with species indicative of nutrient enrichment including nettle and cleavers.	Moderate
B- L17	Native hedgerow A native hedgerow approximately 3 m height and 2 m in width, with a continuous canopy. Hedgerow species include predominantly hawthorn, blackthorn and bramble, in addition to oak. Ground flora comprises, cleavers, ivy, dove's-foot crane's-bill, daisy, selfheal, white clover and perennial rye grass. the surrounding ground is well-managed and kept shortly mown. There are also some species indicative of nutrient enrichment present, including cleavers, however these do not dominate the area or exceed 20% coverage.	Good
B- L13	Native hedgerow with trees A native hedgerow with trees approximately 3-5 m height and 2 m in width, with a continuous canopy. Hedgerow species include predominantly hawthorn, in addition to dogrose and bramble, with tree species including semi-mature oak, all of similar sizes.	Moderate

	Ground flora comprises cleavers, ivy, dove's-foot crane's-bill, daisy, selfheal, white clover and perennial rye grass. The ground surrounding the hedgerow including the modified grassland field is maintained short and regularly mown. There are also some species indicative of nutrient enrichment present, including cleavers, however these do not dominate the area or exceed 20% coverage.	
B- L10	Native hedgerow A small well-managed hedgerow, approximately 1.5 m in height and less than 1m in width with gaps throughout the canopy. The ground surrounding the hedgerow is modified grassland which is maintained shortly mown. Hedgerow species include predominantly hawthorn in addition to blackthorn, dogwood and oak saplings. Ground flora comprises dove's-foot crane's-bill, daisy, selfheal, white clover and perennial rye grass.	Poor
B- L1	Native hedgerow – associate with bank or ditch A well-managed native hedgerow with a dry ditch running alongside. The hedgerow is approximately 1.5 m in height and width, with a continuous canopy which lacks significant gaps. Hedgerow species include predominantly blackthorn, hawthorn and bramble, in addition to oak, with ground flora comprising bristly ox-tongue, dove's-foot crane's-bill, daisy, selfheal, white clover, ivy, dandelion, wild parsnip and perennial rye grass. The ground surrounding the hedgerow is modified grassland, including a road verge, which is maintained shortly mown.	Good

Table E1.3 Target notes of habitat areas and significant features on Site within Parcel C

Target note	Description	Habitat condition
C-5, 6, 7, 8, 10, 12, 13, 15, 17, 19, 21, 24	Modified grassland Modified grassland grazed by sheep encompasses most of parcel C. These areas are of poor ecological value due to lacking variety in vegetation structure and species needed to be of moderate quality, therefore limiting opportunities for vertebrates and invertebrates to use the habitat. Species include: cleavers, common nettle, cow parsley, mouse ear chickweed, bitter dock, perennial rye grass, meadow buttercup and occasional bramble and dogwood.	Poor
C- 1, 2	Artificial unvegetated, unsealed surface Areas of unvegetated surface are present throughout the Site, associated with access tracks to the field parcels within the Site.	N/A - other
C- 14, 16, 18,	Bramble scrub Small patches of bramble scrub lies in a corner adjacent to the A23 within the southern extent of Parcel C, and along the eastern boundary adjacent to Herrings Stream. This area is relatively isolated and has developed in an unmanaged and neglected area within the Site and is associated with a defunct hedgerow and line of trees. Species diversity is limited and mostly comprised bramble, in addition to occasional blackthorn, hawthorn and dogwood.	Condition assessment N/A
C- 11, 20	Blackthorn scrub Small patches of blackthorn scrub, approximately 3-4 m in height lie along the centre of the eastern boundary, adjacent to Herring's Stream. This areas have developed in an unmanaged and neglected area within the Site. The scrub has a well-developed edge with taller areas of less managed grassland and bramble present between this area and the adjacent grassland habitat, and rides are present.	Good

	Species diversity is limited and predominantly comprises of blackthorn, in addition to occasional bramble and grey willow.	
C- 22, 23	Mixed scrub Small patches of mixed scrub, approximately 1 m in height lie along the eastern boundary of Parcel C, adjacent to Herring's Stream. The scrub represents a good example of the habitat type, with a mix of bramble and blackthorn and there are no invasive species present, however there is also a lack of clearings, glades or rides, a variety in age classes, and a well-developed edge.	Moderate
C- T26, T27, T42, T43, T44, T45	Rural trees Six small sized, young trees lie within the Site, most of which are along the southwestern border. These trees lack ecological niches including knot holes or creviced bark and have sparse canopy cover. Species include the non-native cherry plum in addition to native species such as field maple.	Poor
C- T41, T46, T47, T48, T49, T50, T51, T52	Rural trees Eight small sized, young trees lie within the parcels of modified grassland on Site, most of which are along the southwestern border, in addition to some on the eastern border adjacent to Herrings stream. These trees have fuller canopy cover but lack ecological niches including knot holes or creviced bark and include native species such as hazel, field maple, grey willow ash and oak saplings.	Moderate
C- T14, T20, T29, T30, T31, T32, T36, T37	Rural trees Eight mature oak trees of large to very large sizes lie within the species rich native hedgerow along the western border of the Site, in addition to an eighth very large oak which lies within a native hedgerow to the southeast of Parcel C. These trees all provide ecological niches in the form of knot holes, broken limbs and split bark, which provides low potential for individual roosting bats. Their canopies are all predominantly continuous and oversails vegetation beneath.	Good
C- L2	Native hedgerow A well-managed hedgerow approximately 2 m in height and width, with a continuous canopy. Hedgerow species include predominantly hawthorn, blackthorn, wild privet and bramble, with ground flora comprising ivy, nettle, cleavers, cow parsley, mouse ear chickweed, bitter dock, perennial rye grass, meadow buttercup and occasional bramble.	Moderate
C- L8	Line of trees A native line of trees, all of which were small in size, with a gappy canopy lies within the southern extent of the Site. Tree species include hawthorn and blackthorn, none of which have any veteran features or ecological niches, and the surrounding ground flora, which comprises cleavers, common nettle, cow parsley, mouse ear chickweed, bitter dock, perennial rye grass, meadow buttercup and occasional bramble, is short and well managed.	Poor
C- L7	Species-rich native hedgerow with trees A species-rich native hedgerow comprising species including elmleaf blackberry, blackthorn, bramble, ivy and hawthorn, with tree species including oak, field maple and field elm and surrounding ground flora comprising cleavers, common nettle, cow parsley, mouse ear chickweed, bitter dock, perennial rye grass, meadow buttercup and occasional bramble, is short and well managed. The trees were a mixture of semi-mature and mature, with many showing veteran features and ecological niches including knot holes and creviced bark, and nests were also identified throughout the hedgerow.	Moderate

C- L13, 14, 15	Line of trees A native line of trees, all of which were small in size, with a gappy canopy lies along the northern boundary of the Site adjacent to Herrings stream. Tree species include grey willow, hawthorn and blackthorn, none of which have any veteran features or ecological niches, and the surrounding ground flora, which comprises cleavers, common nettle, cow parsley, mouse ear chickweed, bitter dock, perennial rye grass, meadow buttercup and occasional bramble, is short and well managed.	Poor
C- L16	Native hedgerow A native hedgerow approximately 2 m id height and width, with a continuous canopy and over 1m of undisturbed surrounding ground flora comprising species including cleavers, common nettle, cow parsley, mouse ear chickweed, bitter dock, perennial rye grass, meadow buttercup and occasional bramble. Hedgerow species include grey willow, blackthorn and bramble.	Good
C- L17	Line of trees A native line of trees which lies along the eastern boundary adjacent to Herring's stream, with a continuous canopy of trees including field maple, blackthorn and oak. The trees were all small to medium in size with a lack of ecological niches such as knot holes or creviced bark. Surrounding ground flora, which comprises cleavers, common nettle, cow parsley, mouse ear chickweed, bitter dock, perennial rye grass, meadow buttercup and occasional bramble, is short and well managed.	Moderate
C- L18	Line of trees A native line of trees which lies along the eastern boundary adjacent to Herring's stream, with a continuous canopy of trees including field maple, blackthorn and oak. The trees were all small in size with a lack of ecological niches such as knot holes or creviced bark. Surrounding ground flora, which comprises cleavers, common nettle, cow parsley, mouse ear chickweed, bitter dock, perennial rye grass, meadow buttercup and bramble.	Moderate
C- L19	Line of trees A native line of small to medium sized trees, with a gappy canopy which lies along the eastern boundary of the Site adjacent to Herrings stream. Tree species include grey willow, oak, hawthorn and blackthorn, none of which have any veteran features or ecological niches, and the surrounding ground flora, which comprises cleavers, common nettle, cow parsley, mouse ear chickweed, bitter dock, perennial rye grass, meadow buttercup and occasional bramble, is short and well managed.	Poor
C- L4	Native hedgerow with trees A tall and wide native hedgerow with trees, with a continuous canopy and a lack of significant gaps, along the southeastern border of Parcel C. Hedgerow species include blackthorn and ivy, with trees including sycamore, grey willow, oak and field maple. Surrounding ground flora is consistent with that of the short mown grassland adjacent, comprising cleavers, common nettle, cow parsley, mouse ear chickweed, bitter dock, perennial rye grass, meadow buttercup and occasional bramble, is short and well managed.	Good
C-L3, L9	Native hedgerow Two well-managed hedgerows approximately 2 m in height and width, with a continuous canopy. Hedgerow species include predominantly hawthorn, blackthorn, wild privet and bramble, with ground flora comprising ivy, nettle, cleavers, cow parsley, mouse ear chickweed, bitter dock, perennial rye grass, meadow buttercup and occasional bramble.	Moderate
C- L1	Ditch	Poor

	A small ditch approximately 0.5-1 m in width and depth, with a lack of submerged or floating plants and only a small, shallow amount of water. The ditch was shaded along its whole stretch by trees associated with the adjacent woodland.	
C – L11, 12 and 13	Other Rivers and Streams A section of Herrings Stream runs adjacent to Parcel C along its eastern border.	Condition Assessment

F. DETAILED SURVEY RESULTS

F.1 Species Recorded on Site

English Name	Scientific Name
Birds	
Blue tit	<i>Cyanistes caeruleus</i>
Blackbird	<i>Turdus merula</i>
Great tit	<i>Parus major</i>
House sparrow	<i>Passer domesticus</i>
Robin	<i>Erithacus rubecula</i>
Plants	
Ash	<i>Fraxinus excelsior</i>
Bitter dock	<i>Rumex obtusifolius</i>
Blackthorn	<i>Prunus spinosa</i>
Bracken	<i>Pteridium aquilinum</i>
Bramble	<i>Rubus fruticosus agg</i>
Bristly oxtongue	<i>Helminthotheca echioides</i>
Broadleaved dock	<i>Rumex obtusifolius</i>
Brooklime	<i>Veronica beccabunga</i>
Bull rush	<i>Schoenoplectus spp.</i>
Cherry plum	<i>Prunus cerasifera</i>
Cleavers	<i>Galium aparine</i>
Common nettle	<i>Urtica dioica</i>
Common sorrel	<i>Rumex acetosa</i>
Cocksfoot	<i>Dactylis glomerata</i>
Cow parsley	<i>Anthriscus sylvestris</i>
Crab apple	<i>Malus sylvestris</i>
Creeping cinquefoil	<i>Potentilla reptans</i>
Curly dock	<i>Rumex crispus</i>
Daffodils	<i>Narcissus spp.</i>
Daisy	<i>Bellis perennis</i>
Dandelion	<i>Taraxacum officinale</i>
Dog rose	<i>Rosa canina</i>
Dogwood	<i>Cornus sanguinea</i>
Dove's-foot crane's-bill	<i>Geranium molle</i>
Elder	<i>Sambucus nigra</i>
Elmleaf blackberry	<i>Rubus ulmifolius</i>
European honeysuckle	<i>Lonicera periclymenum</i>
Field elm	<i>Ulmus minor</i>
Field maple	<i>Acer campestre</i>
Goat willow	<i>Salix caprea</i>
Greater stitchwort	<i>Stellaria holostea</i>
Ground ivy	<i>Glechoma hederacea</i>
Hawthorn	<i>Crataegus monogyna</i>
Hazel	<i>Corylus avellana</i>
Hedge mustard	<i>Sisymbrium officinale</i>
Holly	<i>Ilex aquifolium</i>
Ivy	<i>Hedera helix</i>
Meadow buttercup	<i>Ranunculus acris</i>
Mouse-ear chickweed	<i>Cerastium fontanum</i>
Oak	<i>Quercus robur</i>
Perennial ryegrass	<i>Lolium perenne</i>
Red campion	<i>Silene dioica</i>

English Name	Scientific Name
Ribwort plantain	<i>Plantago lanceolata</i>
Selfheal	<i>Prunella vulgaris</i>
Sedge	<i>Carex spp.</i>
Soft rush	<i>Juncus effusus</i>
Sycamore	<i>Acer pseudoplatanus</i>
White clover	<i>Trifolium repens</i>
Wild cherry	<i>Prunus avium</i>
Wild parsnip	<i>Pastinaca sativa</i>
Wild privet	<i>Ligustrum vulgare</i>
Willow	<i>Salix spp.</i>
Wych elm	<i>Ulmus glabra</i>
Yorkshire fog	<i>Holcus lanatus</i>

BMD



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BIRMINGHAM



ALPHA TOWER

Appendix 9 Hydrological and Flood Risk Figures

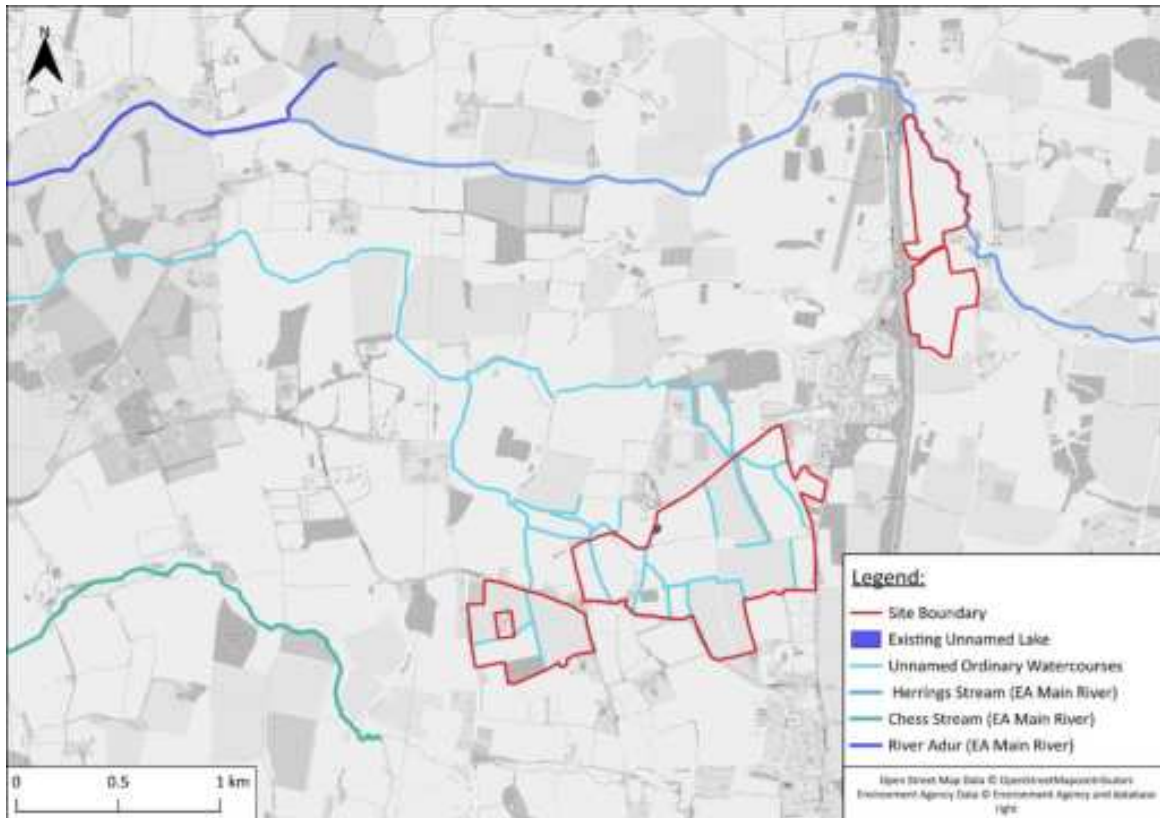


Figure 1: Hydrological Regime

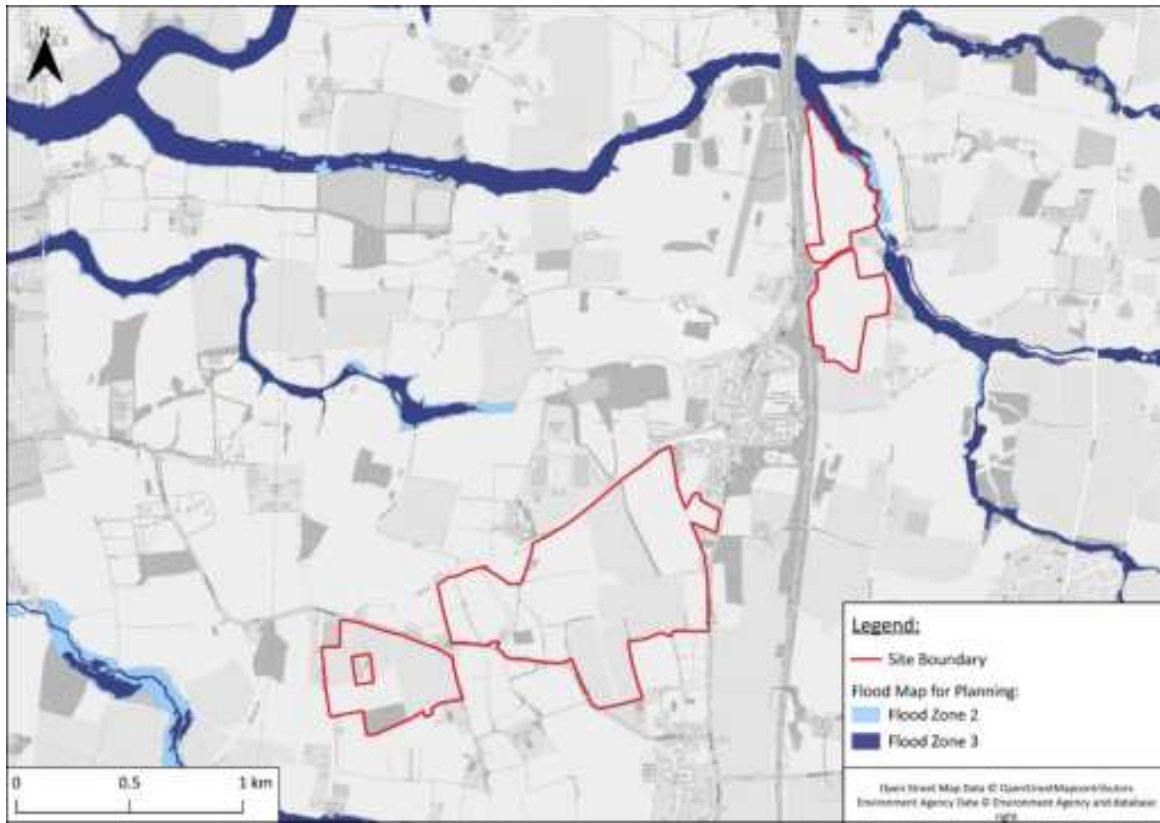


Figure 2: Flood Map for Planning Extract

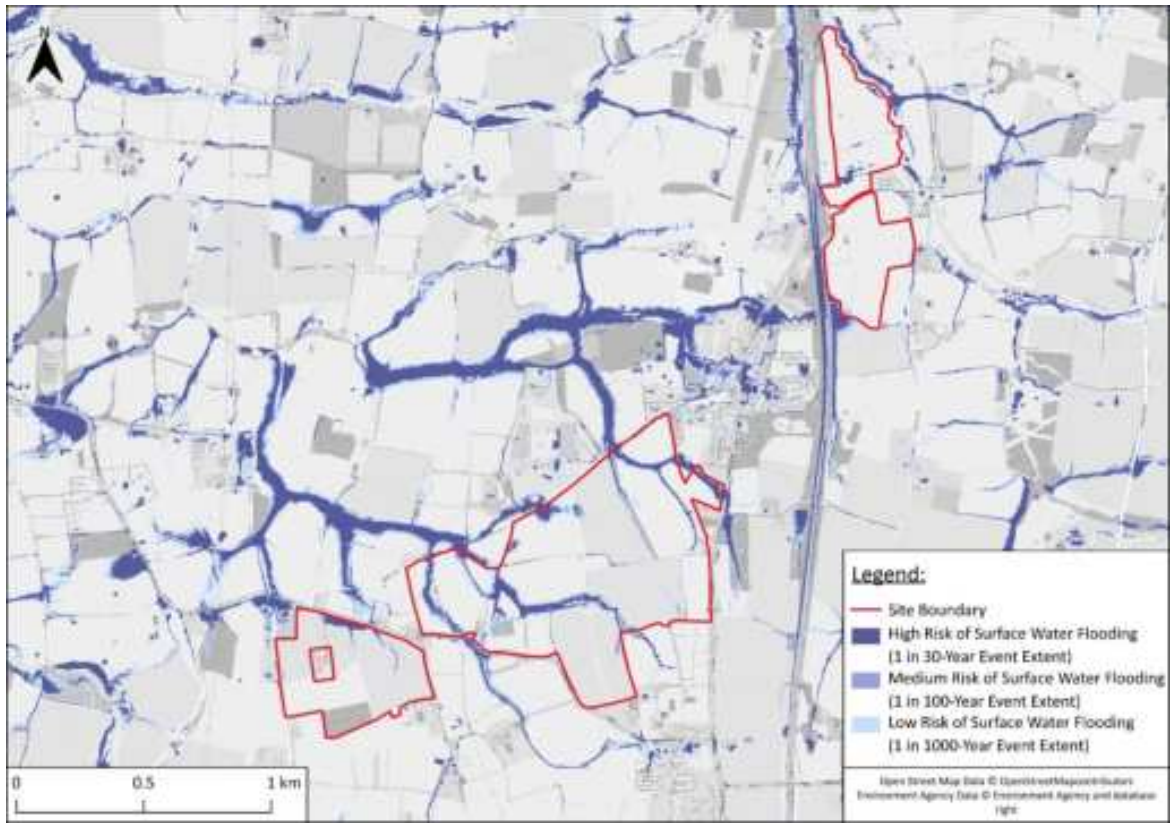


Figure 3: Long-Term Flood Risk Information, Flood Risk from Surface Water Extract

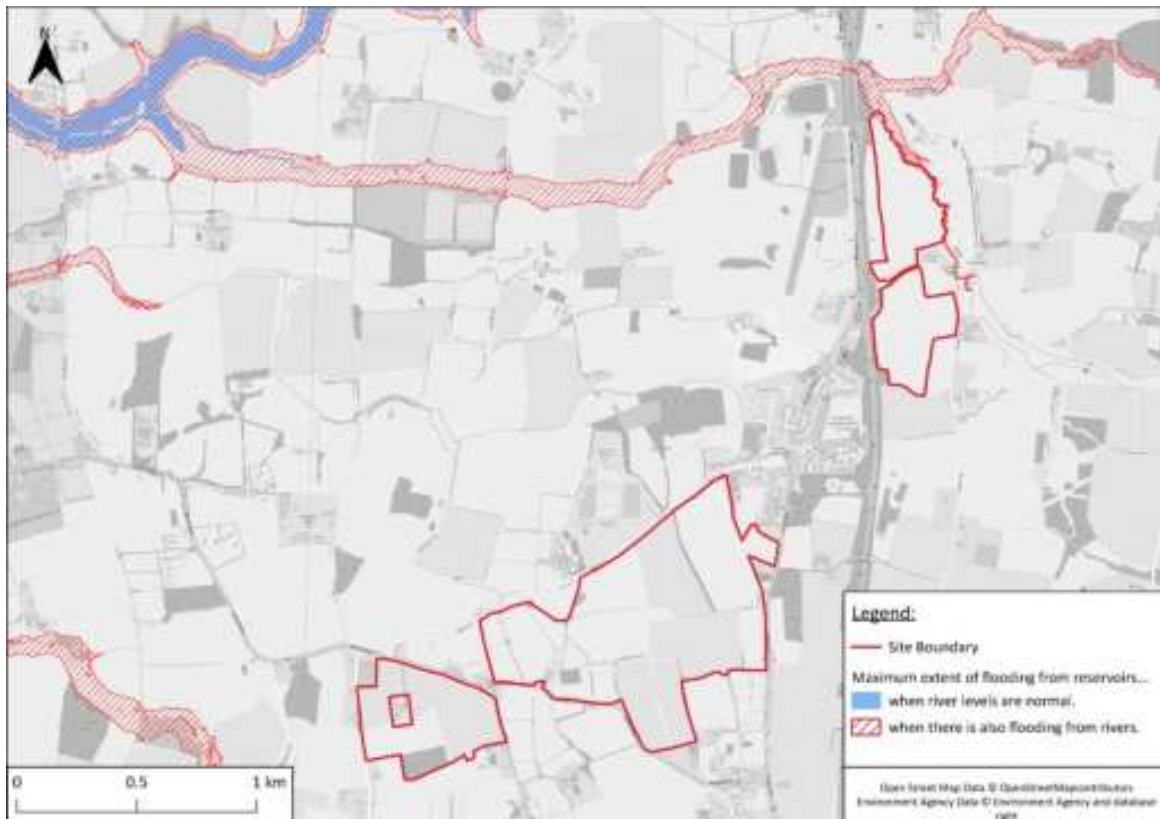
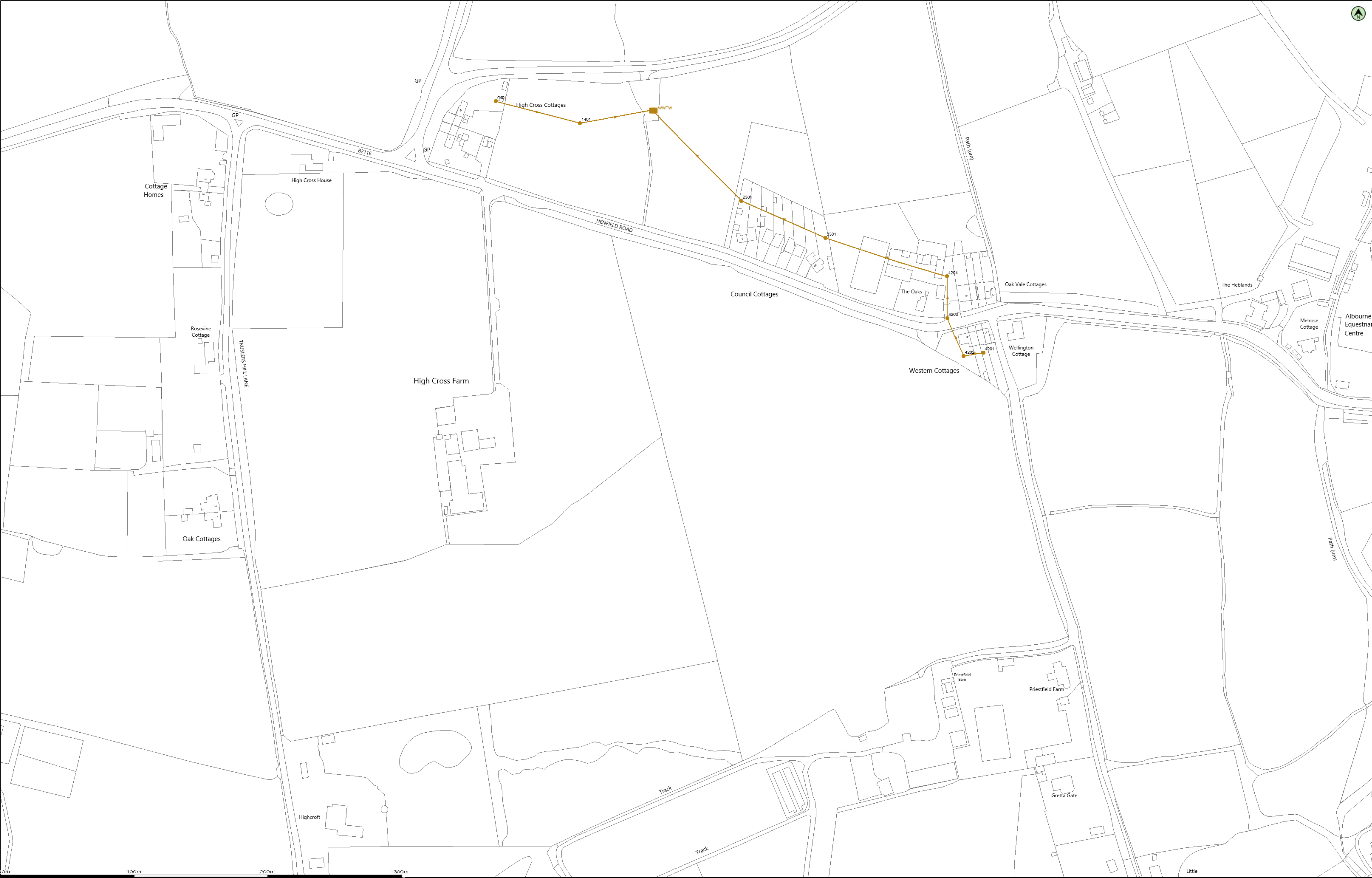


Figure 4: Reservoir Flood Risk

Appendix 10 Stakeholder Consultation - Water Environment/Flood Risk



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2025 Ordnance Survey AC0000808122. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.

 Road Quantity Survey	 Combined Gravity Sewer	 Combined Water, Gas, Sewer or Flood Effluent	 Surface Water Gravity Sewer	 Combined Pumping Station	 Flood Markings
 Rising Main, Vacuum or Siphon	 Combined Outfall	 Surface Water Outfall	 Flood Treatment Works	 Surface Water Pumping Station	 Combined Water Markings
 Flood Outfall	 Surface Water Inlet	 Surface Water Inlet	 Water Treatment Works	 Surface Water Markings	 Combined Water Markings
 Surface Water Inlet	 Surface Water Inlet	 Surface Water Inlet	 Surface Water Inlet	 Surface Water Inlet	 Surface Water Inlet

benjamin.houghton-oliver@psa.co.uk
Plot 2





(c) Crown copyright and database rights 2025 Ordnance Survey AC0000808122 Date: 19/12/25 Scale: 1:1250 Map Centre: 526078,117067 Data updated: 24/11/25 Our Ref: 1975692 - 4 Wastewater Plan A2
Powered by digdat

The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2025 Ordnance Survey AC0000808122. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.
WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



benjamin.houghton-oliver@pja.co.uk	
Plot 4	





RE: 251127/SL08 C&E SSD; [PJA: 09705] Land at Sayers Common Product Request

From SSD_PSO <SSD_PSO@environment-agency.gov.uk>

Date Wed 10/12/2025 13:50

To [REDACTED]

Cc SSD Enquiries <SSDEnquiries@environment-agency.gov.uk>

 3 attachments (601 KB)

SSD Pre-app advice note September 2019.pdf; FRA Advisory Text.pdf; P5 6 7 Covering Letter.pdf;

Dear [REDACTED]

Thank you for your Product 4, 5, 6, 7 and 8 data request for the site at (XY Reference) 484839 095737. Your request for a Product 4 falls under the exemption in provision 6(1)(a) and (b) of the Environmental Information Regulations 2004 (EIR) and on this occasion we are not providing the information in the requested format, but in an alternative format. Further detail of the provisions under the EIR can be found in Appendix 1.

Adur East Branch, 2011 + updated climate change allowances, 2016

Please find the Product 5, 6 and 7 data here: <https://fcrm.quatrix.it/download/0f515912-59d6-439e-ba8b-a12f0c457d68>

You will need to sign into the Quatrix portal to download the files we've uploaded. You don't need a Quatrix licence to be able to do this – you can just create an account using your email address. Please note the download link will expire in 30 days.

For pre-planning advice please see attached 'SSD Pre-app advice note September 2019'.

For information on flooding from other sources such as surface water please contact the Lead Local Flood Authority, **West Sussex County Council**.

Guidance on climate change allowances and how to use them in Flood Risk Assessments can be found [here](#).

For future reference, detailed flood information and maps can be viewed using the [Long Term Flood Risk Information](#) service and [Flood Map for Planning](#) service. Flood and Coastal Risk Management asset information, and details of all planned maintenance activities can be viewed using the [Asset Management](#) Service.

Rights of appeal: If you are not satisfied you can contact us within 2 calendar months to ask for our decision to be reviewed. We shall review our response to your request and give you our decision in writing within 40 working days.

If you are still not satisfied following this, you can raise a concern with the Information Commissioner, who is the statutory regulator for Freedom of Information and the Environmental Information Regulations. The contact details are:

- Address: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF
- Tel: 303 123 1113

- Website: <http://ico.org.uk>

If you have any further queries about this request, please do not hesitate to contact us at psowestsussex@environment-agency.gov.uk.

Kind regards,

[REDACTED]
Flood & Coastal Risk Management Officer
Partnerships & Strategic Overview, East Sussex
Environment Agency, Solent and South Downs Area
[REDACTED] environment-agency.gov.uk
07721120230

Appendix 1

The exemption in provision 6(1)(a) and (b) of the Environmental Information Regulations 2004 (EIR) states that

*'.....6.—(1) Where an applicant requests that the information be made available in a particular form or format, a public authority shall make it so available, unless—
(a) it is reasonable for it to make the information available in another form or format; or
(b) the information is already publicly available and easily accessible to the applicant in another form or format.....'*

On this occasion we are not providing the information in the requested format, for the following reasons:

- Complying with the preference would incur a significant cost, which the public authority [The Environment Agency] cannot pass on to the requester;
- Using a Product 5/6/7 allows us to make the information available at a lower cost; and
- The impact on the available resources of the public authority [The Environment Agency], of supplying a Product 5/6/7, is therefore much less.

From: [REDACTED] [\[REDACTED\]@pja.co.uk](mailto:[REDACTED]@pja.co.uk)
Sent: 26 November 2025 10:47
To: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Cc: [REDACTED] [\[REDACTED\]@pja.co.uk](mailto:[REDACTED]@pja.co.uk)>
Subject: 251127/SL08 C&E SSD; [PJA: 09705] Land at Sayers Common Product Request

Dear Environment Agency,

Please could I request product 4, 5, 6 and 7 and to support our investigation for a site at Sayers Common, Sussex. Our Site is approximately around: Co-ordinates 526234 , 118182. Please find attached Site plan

Please can you advise as to any available modelling, results and supporting information that may help to inform our assessment of flood risk?

Please let me know if you require any further information.

Kind Regards,



Graduate Flood Risk and Drainage Engineer

T. 0117 203 2890

1st Floor, St Thomas Court, Thomas Lane, Bristol, BS1 6JG, UK

www.pja.co.uk



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Registered Office Address: Park Point, 17 High Street, Longbridge, Birmingham, West Midlands, B31 2UQ

Registered in England. Phil Jones Associates Limited, No. 04685684, PJA Civil Engineering Limited, No. 10412152 & PJA Environment Limited, No. 15773165

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██████████r@pja.co.uk

Date

19th December 2025

Contact

Tel 0330 303 0368

Dear Mr ██████████

The Environmental Information Regulations 2004
Request for Information
EIR reference 4062

Thank you for your request for information which we received on 26th November 2025. We have dealt with your request under The Environmental Information Regulations 2004 (EIR 2004). This letter provides the response to your request, as follows:

PJA have been appointed to provide flood risk and drainage advice for a proposed development near Sayers Common, Sussex (approx. postcode: BN6 9JG). OS Co-ordinates: 526597 , 118173. Please find attached site plan.

We would be grateful if you could provide us with any historic sewer flood records or historic sewer information you hold for the site.

If you have any questions or thoughts, please do not hesitate to contact me.

We can confirm that Southern Water does hold this type of information you have requested.

We would be grateful if you could provide us with any historic sewer flood records or historic sewer information you hold for the site.

Please see the below records of flooding we hold in relation to the referenced site in the last 10 years:

Date	Postcode	Sewer
4/12/2023	BN6 9**	Public
4/12/2023	BN6 9**	Public
4/12/2023	BN6 9**	Public
4/1/2024	BN6 9**	Public
6/5/2024	BN6 9**	Public



Please note, we have provided shortened postcodes due to data protection considerations as per Regulation 12(3) and 13 of the Environmental Information Regulations.

Under the Regulations Southern Water does not have to provide you with a copy of this information if one of the exceptions in the Regulations applies. In this case Southern Water considers that Regulation 12(3) & 13 "the information requested includes personal data of which the applicant is not the data subject" applies, so will not be providing you with the full postcode data.

We are entitled to make a reasonable charge for information provided under the Regulations. Details of our charging scheme can be found on our website: [Environmental Information Request | Southern Water](#). In this case we have decided to waive our charge.

If you are dissatisfied with the handling of your request, you have the right to ask for an internal review. Internal review requests should be submitted within forty working days of the date of receipt of this response and should be addressed to Head of Legal, Southern Water Services Ltd, Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX or you can email EIR.Internal.Review@southernwater.co.uk.

If you are dissatisfied with the outcome of the internal review, you can apply, without charge, to the Information Commissioner, who will consider whether Southern Water has complied with its obligations under the Regulations, and can require Southern Water to remedy any problems. You can find out more about how to do this, and about the Regulations in general, on the Information Commissioner's website at: www.ico.org.uk. Complaints to the Information Commissioner can be made via the "report a concern" section of the Information Commissioner's website.

Please do not hesitate to contact us if you have any queries.

Yours sincerely

EIR Officer



Berkeley Latimer Estates Limited

[REDACTED]
Park Point 17
Birmingham
West Midlands
B31 2UQ

Your ref
23621

Our ref
DSA000049922

Date
28th January 2026

Contact
Tel 0330 303 0119

Dear Mr [REDACTED]
Level 1 Capacity Check Enquiry: Land to the South of Reeds Lane, Sayers Common.

We have completed the capacity check for the above development site and the results are as follows:

Foul Water

The enquiry has been assessed to determine the capacity available for **22.57l/s** at manhole reference **TQ26184101 Grid Reference: 526465, 118173**.

There is currently inadequate capacity within the foul sewerage network to accommodate a foul flow of **22.57l/s** for the above development at manhole reference **TQ26184101 Grid Reference: 526465, 118173**. The proposed development would increase flows to the public sewerage system which may increase the risk of flooding to existing properties and land. Additional off-site sewers or improvements to existing sewers will be required to provide sufficient capacity to service the development. Southern Water has a duty to provide Network capacity from the point of practical connection (point of equivalent or larger diameter pipe) funded by the New Infrastructure Charge.

Southern Water aim to provide this within 24 months following the date that planning has been granted for developments not identified as strategic sites in our current business plan. Strategic sites are larger developments and will often take longer than 24 months for a full solution to be provided.

The nearest point where capacity is currently available is at **Goddards Green WwTW**. Rights are not issued for a direct connection to Wastewater Treatment Works (WTW). Please note that connection to the WTW will have to be agreed by Southern Water Services before being carried out.

Please note, the assessment that has been undertaken has used an assumed pump rate of **58.74 l/s**. This has been calculated using Southern Water's modelling specifications.

New Infrastructure Charging

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
[southernwater.co.uk](https://www.southernwater.co.uk)

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670



Please note as of 1st April 2018 we have moved to the “New Connections Services Charging Arrangements”. We understand that this may cause uncertainty for customers, particularly where they may have already committed to a development based on previous charging arrangements. We have worked with our stakeholders and Water UK to agree a set of principles by which we will base our charges. Please read through our new charging arrangement documents available at the following link: [Connecting Charging Arrangements - Southern Water](#)

Alternatively, New Appointees and Variations (NAVs), also known as ‘inset’ companies, can provide new connection services or take ownership of the new water and wastewater connection infrastructure provided for a new development. NAVs are appointed by Ofwat and replace the regional water company. It is for the developer to choose whether to use a NAV or the regional water company to supply services for new sites, according to certain legal criteria.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal Sewer Connection (S106) application is required to be completed and approved by Southern Water Services. To make an application visit: developerservices.southernwater.co.uk

Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter. **Any revisions in flow rate or alternative point of connection will require a new Pre-Planning Application to be submitted.**

Should it be necessary to contact us please quote our above reference number in all communications relating to this application by email at southernwaterplanning@southernwater.co.uk

Yours sincerely,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development



RE: [PJA: 09705] Land at Sayers Common Flood Risk Information Advice

From [REDACTED]@westsussex.gov.uk>
on behalf of
Flood Risk Management <floodriskmanagement@westsussex.gov.uk>
Date Wed 26/11/2025 10:56
To [REDACTED]@pja.co.uk>; Flood Risk Management
<floodriskmanagement@westsussex.gov.uk>
Cc [REDACTED]@pja.co.uk>

Dear [REDACTED]

We run a pre-application advice service: [Flood Risk Management: Pre-application advice - West Sussex County Council](#)

The following may also help: [Sustainable drainage systems - West Sussex County Council](#)

Kind regards,

[REDACTED]

[REDACTED]

Flood Risk Management Officer | Flood Risk Management Team
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH
Internal Phone: 227048 | External Phone: 03302 227048
Email: eleanor.read@westsussex.gov.uk | Web: www.westsussex.gov.uk

From: [REDACTED]@pja.co.uk>
Sent: 26 November 2025 10:47
To: Flood Risk Management <FloodRiskManagement@westsussex.gov.uk>
Cc: [REDACTED]@pja.co.uk>
Subject: [PJA: 09705] Land at Sayers Common Flood Risk Information Advice

****EXTERNAL****

Dear Sir/Madam,

PJA have been appointed to provide flood risk and drainage advice for a proposed development near Sayers Common, Sussex. OS Co-ordinates: 526234 , 118182
Please find attached site plan.

We would be grateful if you could provide any advice on flood risk and surface water drainage requirements within the area.
Additionally, we would welcome any additional thoughts or comments you may have in relation to this.

Kind regards,

[REDACTED]


Graduate Flood Risk and Drainage Engineer

T. 0117 203 2890

1st Floor, St Thomas Court, Thomas Lane, Bristol, BS1 6JG, UK

www.pja.co.uk



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