

Preliminary Ecological Appraisal

Survey site:

Land Adjacent to Nightingales, The Street, Bolney RH175PJ

Client:

B&G Estate Limited

Survey date:

18/05/2026

Project:

This report is prepared to inform a planning application with Mid Sussex District Council. Erection of a 2-storey dwelling and associated landscaping.

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until November 2027, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

EXECUTIVE SUMMARY

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in the proceeding sections of this report.

Table 1: Summary of key findings arising from this survey.

Key Findings
• The habitats on site are of no specific conservation value but have value at the local level. These are to be partially destroyed. Loss or damage will contribute to net losses of biodiversity locally. There are no specific concerns relating to Protected or otherwise Important Species or Assemblages of a scale warranting further investigation. • The proposed works will result in a net loss of biodiversity on site. As the site does not meet one of the exemptions, a Biodiversity Net Gain (BNG) assessment will be required to ensure the site delivers the net gain required by the local council. • A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition. • A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting¹. • Further reptile scoping surveys will/are being carried out to determine the sites value to reptiles and any potential impacts. • Various precautionary working methods have been recommended which have been fully detailed within the fauna section of this report.

1. INTRODUCTION

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development.

Methodology

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2025](#).

Survey Details

The site survey was undertaken on 18/05/2026 by James Marsh BA (Hons), MSc, accredited on Class 2 Natural England Bat Licence Number: 2025-83880-CL18-BAT., Graduate Ecologist.

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
11.8	74.0	91	18.3	Light rain

Survey Limitations

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference TQ 26053 23629 and has an area of approximately 0.10ha.

The site is well-connected to nearby habitats such as deciduous woodland, predominantly through field margins, hedgerows and tree lines.

Priority Habitats

There are five priority habitats within 2km of the site. These comprise deciduous woodland, ancient & semi-natural woodland, ancient replanted woodland, traditional orchard and wood pasture and parkland. The closest priority habitat comprises deciduous woodland, located 155m NE from the site.

Designated Sites

Statutory Designations within 2km

There are no statutory designations within 2km of the site.

Statutory Designations within 10km

No national network sites (SAC, SPA, Ramsar) are located within 10km.

SSSI Risk Zone

The site does not fall within the impact risk zone for any Sites of Specific Scientific Interest.

Non-Designated Sites

The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

2.2 Foreseen Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

2.3 Recommendations

No recommendations.

3. ONSITE HABITATS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

3.1 Summary of Survey Findings

Modified grassland (g4)

The site is comprised predominantly of unmanaged grassland with high forb species diversity. It is characterised by a high sward length with no damaged sections or bare ground. In places the vegetation is dense.

Table 3a: Species abundance for modified grassland.

Abundance	Species
Dominant	-
Abundant	Dock sp. (<i>Rumex sp.</i>), Perennial Rye-grass (<i>Lolium perenne</i>), Cock's-foot (<i>Dactylis glomerata</i>)
Frequent	Bramble sp. (<i>Rubus sp.</i>), Thistle sp. (<i>Cirsium sp.</i>), Hogweed (<i>Heracleum sphondylium</i>)
Occasional	Nettle sp. (<i>Urtica sp.</i>), Red Dead-nettle (<i>Lamium purpureum</i>), White Clover (<i>Trifolium repens</i>), Cut-leaved Crane's-bill (<i>Geranium dissectum</i>), Yarrow (<i>Achillea millefolium</i>)
Rare	Buttercup sp. (<i>Ranunculus sp.</i>), Wood Speedwell (<i>Veronica montana</i>), Cleavers (<i>Galium aparine</i>)

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the modified grassland was assessed to have a good condition value.

Line of trees (33)

A line of trees is located along the northern site boundary, comprised predominantly of garden Privet.

Species present within this habitat include garden privet (*Ligustrum ovalifolium*), sycamore (*Acer pseudoplatanus*), cypress sp. (*Cupressus sp.*), beech (*Fagus sylvatica*) and hawthorn (*Crataegus monogyna*).

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the line of trees was assessed to have a moderate condition value.

3.2 Foreseen Impacts

The proposed development will result in the loss of modified grassland. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. However, this could lead to a net loss in biodiversity at the site.

3.3 Recommendations

Best practice measures to minimise the possibility of pollution must be implemented during construction. This should include the following measures:

- Remove only the minimum of habitat required to facilitate the development
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto retained habitats.
- Protect retained turf and soil resource from destruction and compaction using plastic matting and wooden boarding. Do not store skips and other heavy materials on retained turf.

A Construction Ecological Management Plan (CEMP) may be required, outlining best practice measures delineate the construction zone and to minimise the possibility of pollution and habitat damage during construction to extant habitats.

The proposed development may require a Biodiversity Net Gain assessment, to calculate the value of habitats on site and ensure the delivery of a minimum of 10% measurable biodiversity net gain.

4. INVASIVE SPECIES

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

4.1 Summary of Survey Findings

No non-native invasive or otherwise problematic plants were recorded on site or are considered likely to be on site.

4.2 Foreseen Impacts

None.

4.3 Recommendations

No further surveys but remain vigilant.

5. FAUNA: BATS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

5.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are 3 EPSLs within a 2km radius of the site, as detailed below:

Table 4: EPSL survey returns for bats within a 2km radius.

EPSL Reference	Bat Species Affected	Distance from Site <i>(EPSL records are accurate to 100m)</i>	Impacts Allowed by Licence
2020-50547-EPS-MIT	Brown Long-Eared and Common Pipistrelle	~1.05km W	Damage and destruction of a resting place; Affecting and destruction of a breeding place
2018-36519-EPS-MIT	Brown Long-Eared, Whiskered and Common Pipistrelle	~1.55km W	Destruction of a resting place
2020-49087-EPS-MIT	Brown Long-Eared, Brandts and Common Pipistrelle	~1.85km S	Damage and destruction of a resting place; Affecting a breeding place

There are no Special Areas of Conservation designated for bats within 10km of the site.

Foraging and commuting habitat

Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of line of trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. The line of trees represents a linear feature that can be used by bats to commute and connect suitable habitats within the wider landscape.

Roosting habitat

There are no buildings or trees on the site that would provide suitable roosting habitat.

5.2 Foreseen Impacts

Roosting habitat [Trees]

The trees on site do not provide roosting opportunities for bats as they lack suitable features.

Foraging and commuting habitat

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.

Artificial lighting

The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.

5.3 Recommendations

Roosting habitat [Trees]

None.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>

Suggested biodiversity enhancements

The installation of two bat boxes at the site will provide additional roosting habitat for bats.

The bat boxes will be incorporated into the fabric of the new dwelling. Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand.

Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.

6. FAUNA: BIRDS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

6.1 Summary of Survey Findings

Trees and vegetation

No bird nests were identified within the vegetation on-site, however modified grassland offers foraging opportunities, and line of trees offers both nesting and foraging opportunities.

Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.

Barn Owls

The site does not appear to provide any suitable nesting sites for barn owls.

6.2 Foreseen Impacts

Trees and vegetation

The proposed development could result in the disturbance and subsequent abandonment of active bird nests, depending on the extent of the works.

Barn Owls

None foreseen.

6.3 Recommendations

Trees and vegetation

Precautions should be taken with machinery and noise levels when working close to any retained habitats so as not to disturb any nearby nesting birds during construction works.

Barn Owls

No further barn owl surveys required.

Suggested biodiversity enhancements

The installation of a minimum of two bird boxes on mature trees around the site boundaries or the new building - integrated bird boxes favourable where possible - will provide additional nesting habitat for birds. Suitable bird boxes include Schwegler No 17 Swift Nest Box (buildings), Schwegler 1SP Sparrow Terrace (buildings), Schwegler 1B Nest Boxes (trees), Schwegler 2H Robin Boxes (trees), Woodstone Nest Box (buildings or trees) or a similar alternative brand.

Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.

Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

7. FAUNA: REPTILES

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

7.1 Summary of Survey Findings

EPSL data and local records

A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.

Habitat suitability

Habitats recorded on site are assessed to provide foraging, commuting, basking and refuge opportunities for reptiles. The line of trees and unmanaged grassland provide elevated value for reptiles as these habitats provide a suitable structure for refuge, whilst also providing foraging and commuting opportunities. There are also various log and brash piles situated around the site, which provide suitable sheltering habitat for reptiles. The site has good

connectivity to further suitable reptile habitat in the wider landscape via woodland and field margins. The presence of reptiles on site cannot be discounted.

Wider landscape

The sections of woodland within the wider landscape may represent important resources for local reptile populations. These habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to the site.

7.2 Foreseen Impacts

Modified grassland and log piles will be removed during construction. The loss of such habitats could result in a reduction in reptile habitat and could result in the fragmentation of the local landscape. Furthermore, site clearance could result in the death or injury of reptiles, if present.

7.3 Recommendations

Reptile surveys are to be carried out to determine presence or likely absence of reptiles on the site. This will comprise the deployment and monitoring of artificial refugia over seven visits and such surveys must be undertaken between April and September, targeting optimal surveying months of April, May and September where possible, in accordance with current survey guidelines (Gent & Gibson, 2003).

The surveys are likely to be required before planning permission can be granted.

Suggested biodiversity enhancements

The site could be enhanced for reptiles post-development with the inclusion of log piles (created from felled materials) and planting of areas of native shrubs, to provide sheltering opportunities.

8. FAUNA: AMPHIBIANS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

8.1 Summary of Survey Findings

EPSL and survey data

A review of the MAGIC database returned no granted EPSL records for amphibians within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) for great crested newts (GCN) were present within 2km of the site.

A review of MAGIC database found no granted EPSL for great crested newts (GCN) within 2km of the site.

Aquatic habitat suitability (including ponds within 500m)

Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).

There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of six ponds within 500m. The closest pond is located ~150m N.

A pond map showing approximate pond locations is provided in Appendix 6.

Terrestrial habitat suitability

Areas of unmanaged grassland may provide foraging and sheltering opportunities for amphibians. Some hibernation opportunities within the log and brash piles were identified on-site.

8.2 Foreseen Impacts

When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of ~0.025ha of modified grassland. If great crested newts are present within the ponds located 150m from the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a green risk score, which states: Offence unlikely.

8.3 Recommendations

Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures:

- A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area.

- Any rubble piles will be dismantled by hand outside the amphibian hibernation window and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.
- In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.

9. FAUNA: RIPARIAN ANIMALS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

9.1 Summary of Survey Findings

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed for riparian animals (otters and water voles). No EPSLs relating to riparian animals are present within a 2km radius of the site.

Habitat suitability

There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.

9.2 Foreseen Impacts

No impacts are anticipated on riparian animals as a result of the proposed development.

9.3 Recommendations

No further surveys for riparian animals required.

10. FAUNA: HAZEL DORMOUSE

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

10.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed for hazel dormouse. No EPSLs relating to hazel dormouse are present within a 2km radius of the site.

Habitat suitability

Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such, the line of trees could provide some connectivity across the wider landscape but itself is insufficient to act as a useful resource for dormice. The grassland habitat on site is considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low.

10.2 Foreseen Impacts

No impacts are anticipated on hazel dormice as a result of the proposed development.

10.3 Recommendations

No further hazel dormouse surveys required.

[REDACTED]

[REDACTED]

[illegible]

12. FAUNA: INVERTEBRATES

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

12.1 Summary of Survey Findings

The habitats present on-site, including modified grassland, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.

12.2 Foreseen Impacts

Modified grassland will be removed during construction. The loss of such habitats could result in a reduction in invertebrate habitat and could result in the fragmentation of the local landscape.

12.3 Recommendations

No further surveys.

Suggested biodiversity enhancements

The incorporation of bee bricks (e.g. Ibstock BeeHabitat or similar alternative brand) into the fabric of the new buildings would provide sheltering opportunities for pollinators. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation. The site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.

13. FAUNA: OTHER NOTABLE SPECIES

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

13.1 Summary of Survey Findings

Hedgehogs

The grassland and line of trees onsite provide some foraging and commuting opportunities for hedgehogs, with woodland habitat nearby.

13.2 Foreseen Impacts

Hedgehogs

Modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.

13.3 Recommendations

Hedgehogs

Similar to the [REDACTED] a precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

13.4 Suggested Biodiversity Enhancements

Hedgehogs

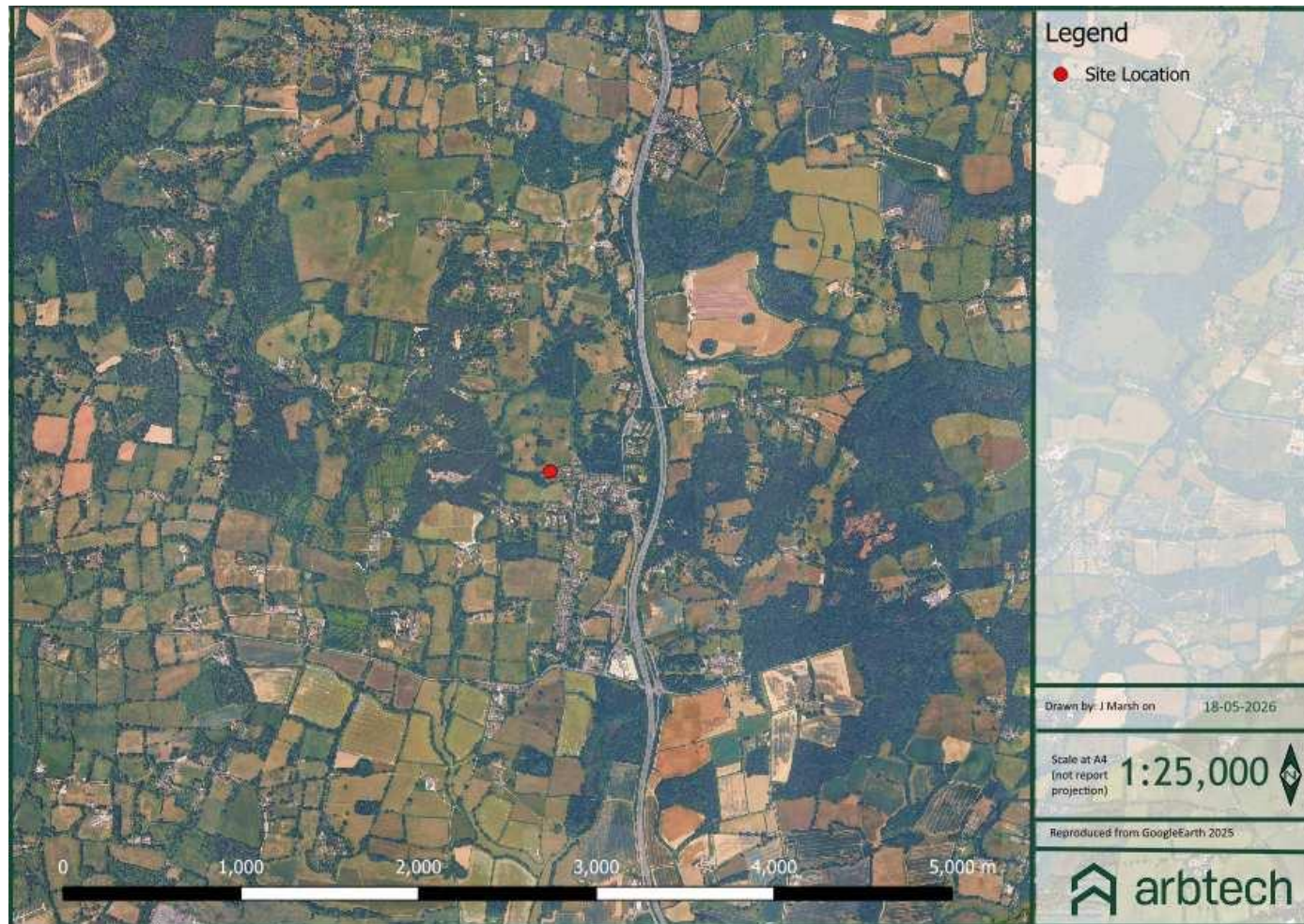
The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:

- Planting fruit bearing trees and species-rich grassland to increase foraging opportunities.
- Creation of brash piles or installation of hedgehog houses in shady areas.
- Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

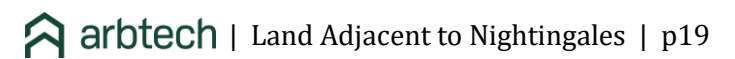
APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



Preliminary Ecological Appraisal



APPENDIX 4: HABITAT IMAGES



Modified grassland, western section of site.



Modified grassland, eastern section of site.



Line of trees



Log and brash pile on site.



Access track.



Site viewed from southeast corner.

APPENDIX 5: BASELINE CONDITION SCORE TABLES

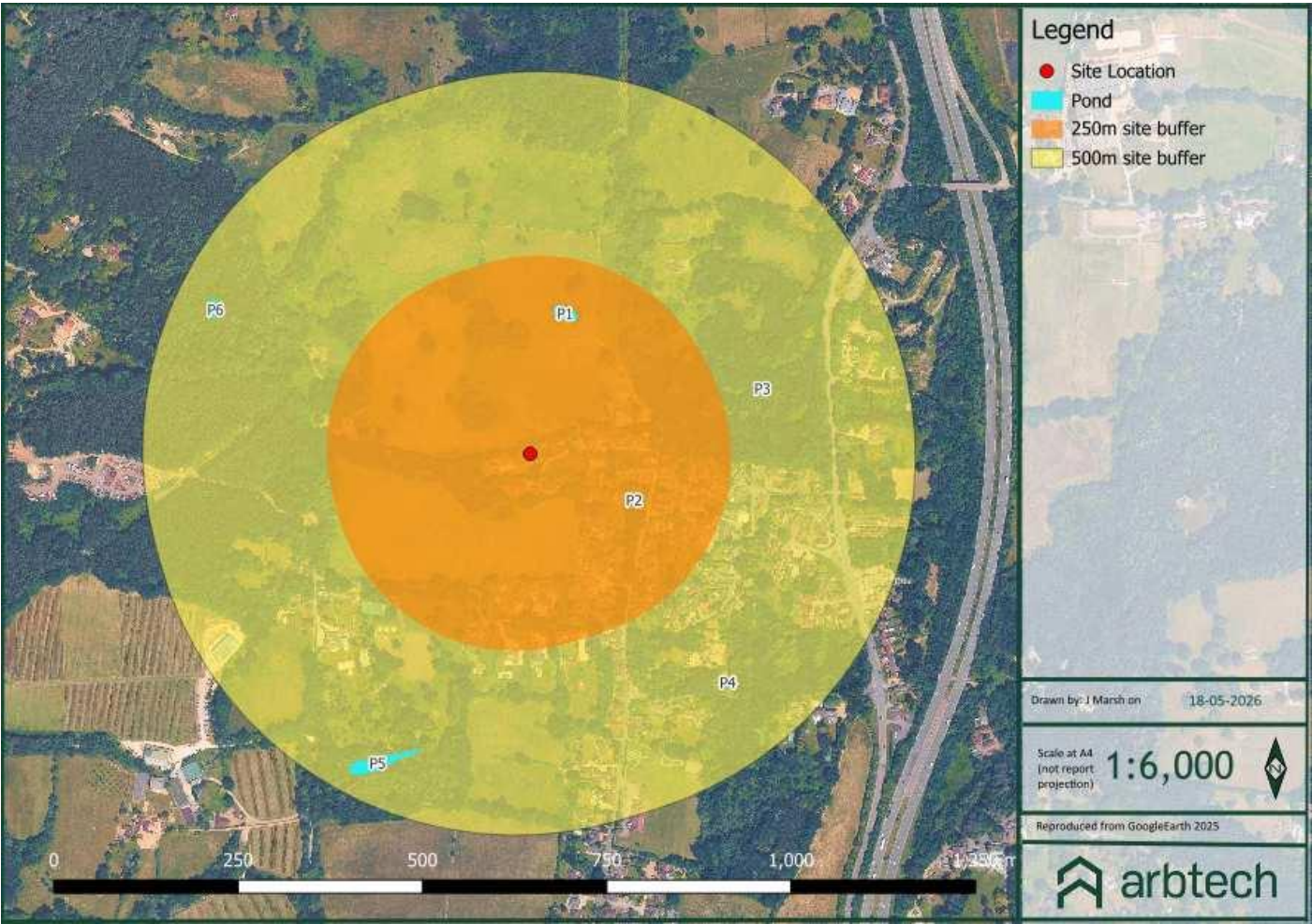
Modified grassland (g4) condition assessment.

	Criteria Description	Criteria Passed?
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (these may include Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>). Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m2 (excluding those listed in the previous sentence), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland.	Y
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Y
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	N
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
		Total 6/7
	Condition good due to passing 6 of 7 criteria.	

Line of trees (33) condition assessment.

	Criteria Description	Criteria Passed?
A	At least 70% of trees are native species.	N
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Y
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	N
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.	Y
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y
		Total 3/5
	Condition moderate due to passing 3 of 5 criteria.	

APPENDIX 6: POND MAP



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VERSION CONTROL

Status	Issue	Name	Date
Draft	0.1	James Marsh BA (Hons), MSc; Graduate Ecologist	18/05/26
Review	0.2	Miriam Anderson BSc (Hons); Consultant Ecologist	20/05/2026
Final	1	James Marsh BA (Hons), MSc; Graduate Ecologist	21/05/2026