ECOLOGICAL IMPACT ASSESSMENT

OPTION TWO DEVELOPMENT LTD

LAND AT COURTHOUSE FARM

COPTHORNE COMMON ROAD, COPTHORNE, WEST SUSSEX

REF. NO. 5096-LLB-XX-XX-T-EC-0005

STATUS: S4 - REVIEW & AUTHORIZATION - LEAD APPOINTED PARTY

REVISION: P02

DOCUMENT ISSUED: 29/10/2025

AUTHOR: CHARLOTTE CLEMENTS BSC (HONS) ACIEEM

REVIEWER: VICTORIA GROVES BSC (HONS) MSC ACIEEM

APPROVER: VICTORIA GROVES BSC (HONS) MSC ACIEEM

Revisions:

P01	24.10.25	CC	Initial issue
P02	29.10.25	VG	Updated based on client comments

LLOYDBORE LTD
33 ST GEORGE'S PLACE
CANTERBURY, KENT, CT1 1UT
t: 01227 464340

CONTENTS

EXECUTIVE SUMMARY

S.1 The Site to which this Ecological Impact Assessment (EclA) refers is situated at Courthouse Farm in Copthorne, West Sussex adjacent to Copthorne Golf Club,

S.2 The Site covers an area approximately 4.3ha in size. Habitats on-site include the extent of an existing farm with grassland fields, horse paddocks, hedgerows and tree lines associated with ditches as well as hardstanding access road.

S.3 The proposed development is an outline application with two separate outline designs comprising a residential scheme and a retirement village option.

S.4 The following important ecological features were recorded on Site and/or within the Zone of Influence of the proposed development and, in the absence of mitigation, could be adversely affected by the implementation of the proposed scheme: -

- Adjacent, off-site statutory designated site of local importance (Copthorne Common LWS);
- On-site hedgerow and adjacent, off-site woodland Habitats of Principal Importance;
- [redacted]
- Assumed low populations of invertebrates, great crested newts, hedgehog and breeding / wintering bird assemblage.

S.5 Avoidance, mitigation, compensation and enhancement measures designed to minimise the significance of the potential impacts of development upon these important ecological features are detailed in this report.

S.6 If these measures are effectively implemented, the proposed development is predicted to result in the following effects upon these important ecological features: -

- Effective avoidance of potential adverse effects upon designated sites and their associated features;
- Negligible adverse effects on habitats and species during the construction phase through implementation of a Construction Environment Management Plan and Precautionary Working Methods; and
- Long-term beneficial effect of local significance upon habitats and species from habitat creation and enhancement measures.

S.7 The design and landscaping proposals for the Site incorporate ecological mitigation and habitat enhancement measures that not only minimise any significant adverse effect on these features during the construction phase but provide a positive enhancement and are predicted to deliver a substantial net gain in local biodiversity. The overall increase in quality and extent of habitats that will be achieved through site development are predicted to lead to a likely long-term positive outcome of local significance for species using the site.

S.8 This report contains further detail of ecological effects, mitigation and enhancement measures and as such it should be read in full.

1. INTRODUCTION

1.1 Lloydbore Ltd. was instructed to produce an Ecological Impact Assessment (EclA) in relation to Land at Courthouse Farm, Copthorne Common Road, Copthorne, West Sussex (approximate centre: TQ 32406 39008) hereafter referred to as 'the Site'.

1.2 In accordance with report guidance produced by the Chartered Institute of Ecology and Environmental Management (CIEEM) (CIEEM, 2017a), this report has been produced to support a planning application.

1.3 This report has also been produced to inform the project team of the potential ecological risks and opportunities associated with site development.

SITE DESCRIPTION

1.4 The Site is located south of the village of Copthorne, adjacent to Copthorne Golf Club, bounded by tree lines with woodland present to the south and east. The wider surrounding landscape is primarily woodland and enclosed grassland fields with the M23 and Crawley present to the west.

1.5 The Site comprises the extent of an existing farm, with grassland fields, hedgerows, tree lines associated with ditches and a hardstanding access road.

1.6 The Site is situated within National Character Area (NCA) 122 - High Weald. This NCA runs east and west from Horsham in the east to Tenterden in the west and down to Battle and Hastings in the south. Key characteristic habitats of the High Weald includes a mixture of fields, small woodlands and farmsteads connected by historic routeways, tracks and paths. Wildflower meadows are now rare, but prominent medieval patterns of small pasture fields enclosed by thick hedgerows and shaws (narrow woodlands) remain fundamental to the character of the landscape.

1.7 The *'Site Context Plan'* provided in Appendix 1 shows the extent of the project red line boundary.

DEVELOPMENT PROPOSALS

1.8 The development proposals for the site currently comprise two outline planning options detailing the potential of the Site for future development. The outline schemes are comprised of a residential scheme and a retirement village scheme.

1.9 Further detail is provided within the planning submission document package.

1.10 Lloydbore Ltd was also instructed to produce a Biodiversity Net Gain (BNG) Strategy for the proposed scheme (Lloydbore Ltd., 2025b). The conclusions of the BNG Strategy report are used within this impact assessment.

SUPPORTING DOCUMENTS

1.11 This assessment was informed by the following documents, which should be read alongside this EclA report: -

- *Hazel Dormouse Survey Report* (Lloydbore Ltd., 2025a);
- *Biodiversity Net Gain Strategy* (Lloydbore Ltd., 2025b);
- *Bat Survey Report* (Lloydbore Ltd., 2025c); and
- *Reptile Survey Report* (Lloydbore Ltd., 2025d).

ASSESSMENT OBJECTIVES

1.12 The objectives of this assessment and report are to: -

- Record the existing habitats on site and assess their levels of ecological importance;
- Confirm any presence of legally protected species and/or Species of Principal Importance for biodiversity (national priority species) on site and evaluate their levels of importance;
- Confirm any known presence of invasive, non-native plant species on-site and assess the risk posed to biodiversity;
- Identify statutory and non-statutory designated sites within the Zone of Influence of the proposed scheme and assess their levels of importance;
- Assess the potential ecological effects associated with the proposed scheme;
- Identify appropriate ecological avoidance, mitigation and/or compensation measures;
- Taking into account the proposed avoidance, mitigation and compensation measures, assess the potential residual effects upon important ecological features; and
- Identify enhancement measures that could improve the ecological importance of the Site for priority habitats and species and deliver a biodiversity net gain.

2. LEGISLATION AND POLICY CONTEXT

LEGISLATION

Environment Act 2021

2.1 This Act introduces a requirement for new developments to deliver a measurable net gain in biodiversity of at least 10%, normally measured in 'biodiversity units' under Defra/Natural England methodology. This legal duty will come into force in November 2023. The Act intends to encourage developers to avoid the most important existing habitat and focus habitat creation and enhancement where it will be most ecologically appropriate in helping to halt and reverse biodiversity decline.

2.2 The Act also: introduces a new system of strategic Local Nature Recovery Strategies; places a new general duty on public bodies to conserve and enhance biodiversity; introduces Conservation Covenants as a new alternative mechanism to Section 106 Agreements for securing off-site habitat provision and other conservation measures that deliver public good; and introduces a framework for Natural England to develop Protected Site and Species Conservation Strategies.

2.3 Secondary legislation is due to be published in 2022 to provide further detail of legal duties in relation to biodiversity net gain and other sections of the Act.

Wildlife & Countryside Act 1981 (as amended)

2.4 This Act provides for designation and protection of Sites of Special Scientific Interest (SSSI), which are areas that represent the most valuable habitats in the UK for nature conservation. The Act also provides protection for certain rare or threatened species and prohibits or controls releases of non-native invasive species into the natural environment.

2.5 It also provides a mechanism for making potential wildlife offences legal through the granting of licences by the appropriate authorities (Natural England in England).

Conservation of Habitats and Species Regulations 2017 (as amended) – the 'Habitats Regulations'

2.6 These Regulations are the principal means by which the European Habitats Directive and the Birds Directive were transposed in England and Wales. They provide for the designation and protection of a network of 'European Sites', including Special Areas of Conservation (SAC) and Special Protection Areas (SPA). The Regulations also provide legal protection for certain rare or threatened species of European concern - known as European Protected Species (EPS). Potential EPS offences can be made lawful through the granting of licences (EPS mitigation licence) by the appropriate authorities (Natural England in England).

National Parks and Access to the Countryside Act 1949 (as amended)

2.7 This Act provides for the designation of National Nature Reserves (NNR) which are managed to conserve their habitats or for scientific study of the habitats and species represented within them. In addition, they may be managed to provide public recreation that is compatible with their natural heritage interests. The Act also provides for designation of Local Nature Reserves (LNRs) by local authorities. LNRs are managed for nature conservation and provide opportunities for research and education, or simply enjoying and having contact with nature.

Natural Environment & Rural Communities (NERC) Act 2006

2.8 The NERC Act places a duty on public bodies and statutory undertakers to ensure due regard to the conservation of biodiversity. Section 41 of the Act requires the Secretary of State, as respects

England, to publish a list of species and habitats which are of 'principal importance for the purpose of conserving biodiversity'. These lists generally reflect the species and habitats previously listed as priorities under the UK Biodiversity Action Plan.

[redacted]

Wild Mammals (Protection) Act 1996

2.10 The Wild Mammals (Protection) Act 1996 makes it an offence for any person to mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

Animal Welfare Act 2006

2.11 This imposes a duty of care on anyone responsible for an animal to take reasonable steps to ensure that the animal's needs are met. With regards to development, this may have implications when capture and translocation of animals is proposed as mitigation.

NATIONAL POLICY

National Planning Policy Framework (NPPF)

2.12 This framework was updated in December 2024 and sets out the view of central Government on how planners should balance nature conservation with development. Within the NPPF, Chapter 15 (Paragraphs 187 to 195) is of particular relevance. Paragraph 187(d) states that plans and planning applications should minimise impacts on and provide net gains for biodiversity, including by establishing and protecting coherent ecological networks.

2.13 In addition, Paragraph 194 confirms that the following should be afforded the same protection as sites that are included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 (as amended) (Special Areas of Conservation, Sites of Community Importance, Special Protection Areas and any relevant Marine Sites): -

- Potential Special Protection Areas and possible Special Areas of Conservation;
- Listed or proposed Ramsar sites; and
- Sites identified, or required, as compensatory measures for adverse effects on Special Areas of Conservation, Special Protection Areas, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

LOCAL POLICY

2.14 The Site falls within the Mid Sussex Local Planning Area. The current local plan (adopted in March 2018) has the following strategic objectives which underline the policies:

- *To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change.*
- *To protect valued landscapes for their visual, historical and biodiversity qualities.*

- *To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.*

2.15 Policy DP12: Protection and Enhancement of Countryside of the Mid Sussex Local Plan states that:

The Countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District and is necessary for agricultural purposes or supported by a specific policy in the Local Plan.

2.16 Policy DP29: Noise, Air and Light Pollution of the Mid Sussex Local Plan states that:

The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

Noise pollution:

• It is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area;

•If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures;

Noise sensitive development, such as residential, will not be permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment are incorporated within the development. In appropriate circumstances, the applicant will be required to provide:

• an assessment of the impact of noise generated by a proposed development; or

• an assessment of the effect of noise by an existing noise source upon a proposed development;

Light pollution:

• The impact on local amenity, intrinsically dark landscapes and nature conservation areas of artificial lighting proposals (including floodlighting) is minimised, in terms of intensity and number of fittings;

•The applicant can demonstrate good design including fittings to restrict emissions from proposed lighting schemes;

Air Pollution:

• It does not cause unacceptable levels of air pollution;

• Development on land adjacent to an existing use which generates air pollution or odour would not cause any adverse effects on the proposed development or can be mitigated to reduce exposure to poor air quality to recognised and acceptable levels;

• Development proposals (where appropriate) are consistent with Air Quality Management

2.17 Policy DP37: Trees, Woodland and Hedgerows of the Mid Sussex Local Plan states that:

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting … Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute either individually or as part of a group … will not normally be permitted. Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes … be of a size and species that will achieve this purpose.

2.18 Policy DP38: Biodiversity of the Mid Sussex Local Plan states that:

Biodiversity will be protected and enhanced by ensuring development:

1. Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity;

2. Protects existing biodiversity so that there is no net loss of biodiversity …

3. Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience …

Designated sites will be given protection and appropriate weight according to their importance …

2.19 The advice provided in this report has been informed by ecology and wildlife-related legislation, planning policy and good practice guidelines.

3. METHODOLOGY

SCOPE OF THE ECIA

3.1 The initial Site appraisal was undertaken in broad accordance with CIEEM's *Guidelines for Preliminary Ecological Appraisal* (CIEEM, 2017).

3.2 The impact assessment set out in this report was undertaken in broad accordance with CIEEM's *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2018) Version 1.3 (Updated July 2024).*

3.3 It has also been informed by CIEEM's *Ecological Impact Assessment Checklist* (2019) developed in association with the Association of Local Government Ecologists.

3.4 The guidelines set out the following processes for assessment: -

- Identification of important (or 'notable') ecological features that may be affected by impacts associated with the development, through desk study and field survey. These may be important by virtue of their rarity, threatened status and/or legal protection. These are referred to below as important ecological 'features;'
- Definition of the study area for the assessment, with reference to the Zone of Influence (ZoI) of the Development;
- Identification of the level of nature conservation importance of each potentially important ecological feature that is present within a site and within any adjacent off-site areas which may be affected by a development (i.e. within the ecological ZoI of the development);
- Identification of potential effects based on the nature of the construction and operation phases of a proposed development;
- Determination of the geographic level at which an effect will be significant, based on the interaction between the characteristics of the effect and the nature conservation importance of the feature likely to be affected;
- Identification of avoidance, mitigation and, if required, compensation measures that are proposed to avoid, reduce or offset significant adverse effects; and
- Determination of residual effects on features once proposed avoidance and mitigation measures have been taken into account, and any necessary compensation measures.

3.5 In broad terms, *'significant effects encompass impacts on the structure and function of defined sites, habitats or ecosystems and the conservation status of habitats and species (including extent, abundance and distribution)'* (CIEEM, 2018).

3.6 In order to assess the effects of any project on flora and fauna, it is important to recognise that a development can affect ecological features not only within the land-take required for that development but also off site. As a result, for the purposes of the assessment for this development, each impact assessment for the differing ecological features considers a 'zone of influence.' This is the maximum spatial extent to which any element of the development could significantly impact on a feature as long as the link between the source of impact, an impact pathway and a feature is maintained.

DESK STUDY

3.7 Recent and historic aerial images and Ordnance Survey maps were used to search for waterbodies located within 250m of the Site, and to assess the connectivity of on-site habitats to wider, off-site habitat networks.

3.8 A biological records search was undertaken by the Sussex Biodiversity Record Centre (SBRC) in June 2025. The data obtained through this search includes records of: -

- Legally protected species;
- Species of Principal Importance;
- Habitats of Principal Importance; and
- Non-statutory designated sites.

3.9 The search radius for most species was 2km, measured from the Site boundary.

3.10 Records obtained within the ten-year period prior to the date of the record search are considered 'recent'. Records older than this are considered 'historic'.

3.11 Lloydbore used the Multi Agency Geographic Information for the Countryside (MAGIC) website to obtain information regarding: -

- Statutory designated sites of international, national and local importance;
- Proposed, possible and potential statutory designated sites of international importance;
- Impact Risk Zones (IRZs) associated with Sites of Special Scientific Interest (SSSIs) and statutory designated sites of international importance;
- Granted European Protected Species (EPS) mitigation licences;
- Great crested newt Class Survey Licence returns (England) (records of great crested newt, (*Triturus cristatus)* presence); and
- Ancient woodland.

3.12 The search radius for statutory designated sites of local importance and ancient woodland was 1km, measured from the Site boundary. This search radius was extended to 2km for statutory designated sites of national importance and, based on regional guidance, 7km for statutory designated sites of international importance.

3.13 Information published online by the Joint Nature Conservation Committee (JNCC) has been used to identify relevant threats, pressures, activities and/or factors that have the potential to result in adverse effects upon the qualifying features / selection criteria for any statutory designated sites of international importance that are located within the Zone of Influence of the proposed project.

3.14 Information Sheets on Ramsar Wetlands provide detail of the factors that are likely to adversely affect a given Ramsar site. These information sheets also state whether the Ramsar site is subject to adverse ecological change.

3.15 Natura 2000 Standard Data Forms for Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) provide detail of the threats, pressures and activities that have the potential to adversely affect the qualifying features for a given SPA / SAC site. Site Improvement Plans provide details of existing risks to such sites.

3.16 The Natural England online profile for any SSSI located within the Zone of Influence of the proposed project has been reviewed - to identify relevant *'Operations likely to damage the special interest'* of the relevant SSSI(s).

FIELD SURVEYS

BASELINE HABITAT SURVEY

3.17 A baseline habitat survey of the Site was undertaken on 21st June 2025, by Charlotte Clements BSc (Hons) ACIEEM. Charlotte has over 10 years' experience of ecological assessment.

3.18 Habitats within the site were recorded and using the UK Habitat Classification Version 2.0 (UKHab Ltd, 2023) (see Appendix 2) during the 2025 survey visit - to allow calculation of the baseline habitat units present on site. A habitat condition assessment was also undertaken during the site visit, to inform the calculation of baseline habitat units present on site.

3.19 The likelihood of presence of legally protected, priority (national and county) or otherwise notable species was also assessed and target-noted during these baseline habitat surveys. Any incidental sightings or indirect evidence of species presence was also recorded.

DETAILED FURTHER ECOLOGICAL SURVEYS

3.20 The initial site visit identified on-site habitats suitable for hazel dormouse (*Muscardinus avellanarius*), reptiles and bats.

3.21 The desk study identified a total of two on-site and 14 off-site waterbodies located within 250m of the Site; this excluded any waterbodies located on the other side of any significant barriers to GCN dispersal into the site. The two on-site waterbodies, ditches associated with the tree lines present in the middle of the Site, were dry at the time of the initial site visit and were noted to be dry throughout the period between June and October when other survey visits were undertaken (e.g. for bats, reptiles and dormice). Two of the off-site waterbodies are situated immediately off-site, one within land under the ownership of the landowner and one immediately off-site in the adjacent golf course, were also dry throughout this period. These two waterbodies were therefore scoped out for further assessment to determine the presence of GCN.

3.22 The remaining 12 off-site waterbodies have not been subject to any survey effort with regard to GCN, mainly due to access restrictions from adjacent landowners.

3.23 A hazel dormouse nest tube and footprint tunnel (presence / likely absence) survey, was undertaken between May and August 2025 (Lloydbore Ltd., 2025a).

3.24 A reptile presence / likely absence survey was undertaken between May and July 2025. The surveys used 0.5m² felt artificial cover objects, which were checked over eight survey visits (Lloydbore Ltd., 2025d).

[redacted]

3.26 A baseline bat activity survey was undertaken by Lloydbore Ltd between May and October 2025 (Lloydbore Ltd., 2025c). These surveys comprised a static detector survey for which detectors were deployed for a total of 5 recording nights each month and monthly Vantage Point (VP) and Nighttime Bat Walkover (NBW) transect surveys.

ASSESSMENT CRITERIA

3.27 Criteria applicable to the assessment of effects upon important ecological features, as referenced within EcIA guidance (CIEEM, 2018) and within this assessment, are described in brief below.

IDENTIFICATION OF IMPORTANT ECOLOGICAL FEATURES

3.28 It is impractical and inappropriate for an assessment of the ecological effects of a proposed development to consider every species and habitat that may be affected. Instead, it should focus on ecological features which are considered important. These are species and habitats present within the ZoI of the proposed development that are of sufficiently high value that an effect upon them, as a result of a proposed development, could be considered to be significant.

3.29 Data received through consultation, desk-based investigations and field-based investigations were used to identify relevant ecological features (including designated sites, ecosystems, habitats and species) of importance (or potential importance). The main factors contributing to their importance are described and related to available guidance.

3.30 The valuation of species populations, assemblages of species and habitats used accepted criteria. Examples include:

- Species populations – The importance of populations was evaluated on the basis of their size, recognised conservation status (e.g. published lists of species of conservation concern, national and local priority species lists) and legal protection status;
- Species assemblages – In some instances a species assemblage may be the feature of importance. Criteria used to evaluate the importance of assemblages include applicable SSSI and LWS (Local Wildlife Site) selection criteria; and
- Habitats – Criteria for the evaluation of habitats and plant communities included in Annex III of the EC Habitats Directive, guidelines for the selection of biological SSSIs and local authority and/or Wildlife Trust criteria for selection of Local Wildlife Sites (also referred to as County Wildlife Sites or Sites of Importance for Nature Conservation).

DETERMINING IMPORTANCE OF ECOLOGICAL FEATURES

3.31 The CIEEM (2018) guidelines advocate an approach to the assessment of the importance of ecological features using a geographical framework, where the importance or potential importance of an ecological resource or feature should be determined within a defined geographical context.

3.32 The guidelines suggest a range of geographical parameters and the ones chosen for this assessment are: -

- International (e.g. Europe)
- National (e.g. England)
- Regional (e.g. South East region)
- County (e.g. Sussex)
- Local (e.g. Mid Sussex)
- Negligible (i.e. insignificant in the context of this assessment)

3.33 The assigning of a geographical framework has been based on available guidance and information, professional judgement and peer review. The evaluation categories used, and example criteria are presented in Table 1 below.

Table 1 Evaluation Categories (CIEEM 2018) and Example Criteria

Geographic Importance	Example Criteria
International	Internationally significant populations of European Protected Species (Annexe IV), Annexe II species, or species otherwise formally deemed to be rare and threatened in Europe or globally (e.g. International Union for the Conservation of Nature (IUCN) 'red-listed'), the loss of which would significantly change the species' overall conservation status (i.e. range, abundance, population trend) at the European scale. A population that would meet the published selection criteria as a qualifying feature for designation of a SAC. An internationally designated site or candidate site, i.e. a SPA, proposed SPA (pSPA), SAC, candidate SAC (cSAC), Ramsar site, or an area which would meet the published selection criteria for such designation. Other significant areas of Annex I priority habitats listed in the Habitats Directive, the loss of which would significantly change the overall range and area at the European scale in the long term.
National	Nationally significant populations of species identified in the Natural Environment and Rural Communities (NERC) Act 2006 Section 41 as being of principal importance for the conservation of biodiversity in England, or otherwise formally deemed to be nationally rare and threatened (e.g. 'red-listed'), the loss of which would significantly change the species' overall conservation status (i.e. range, abundance, population trend) at the national scale. A population that would meet the published selection criteria as a qualifying feature of a SSSI. A nationally designated site, i.e. SSSI, NNR or discrete area which would meet the published selection criteria for national designation (e.g. SSSI selection guidelines). A significant area of a non-designated habitat type identified in the NERC Act 2006, Section 41 as being of principal importance for the conservation of biodiversity in England, the loss of which would significantly change the overall range and area of that habitat at the national scale in the long term. Such habitat should be a major component of areas that are at near-equivalence to SSSIs, meeting most of the published SSSI selection criteria.
Regional	Regionally significant populations of species identified in the NERC Act 2006 Section 41 as being of principal importance for the conservation of biodiversity in England, or otherwise formally deemed to be nationally rare and threatened (e.g. 'red-listed'), the loss of which would significantly change the species' overall conservation status (i.e. range, abundance, population trend) at the regional scale. A significant area of a non-designated habitat type identified in the NERC Act 2006, Section 41 as being of principal importance for the conservation of biodiversity in England, the loss of which would significantly change the overall range and area of that habitat at the regional level in the long term. Large areas of semi-natural ancient woodland that do not meet the national importance criteria (above) should be considered at this scale due to the irreplaceable nature of such habitat.

Geographic Importance	Example Criteria
County	Significant populations of species identified in the NERC Act 2006 Section 41 as being of principal importance for the conservation of biodiversity in England, or otherwise formally deemed to be nationally rare and threatened (e.g. 'red-listed'), or priority species in the County Biodiversity Action Plan (BAP), the loss of which would significantly change the species' overall conservation status (i.e. range, abundance, population trend) at the County scale. Sites formally recognised by local authorities, e.g. Local Wildlife Site (LWS) or considered to meet published ecological selection criteria for such designation. A significant area of a non-designated habitat type identified in the NERC Act 2006, Section 41 as being of principal importance for the conservation of biodiversity in England, the loss of which would significantly change the overall range and area of that habitat at the county scale in the long term. Small areas of semi-natural ancient woodland that do not meet the national or regional importance criteria (above) should be considered at this scale due to the irreplaceable nature of such habitat. A significant area of key habitat identified in the County BAP.
Local	Significant populations of species identified in the NERC Act 2006 Section 41 as being of principal importance for the conservation of biodiversity in England, or otherwise formally deemed to be nationally rare and threatened (e.g. 'red-listed'), or priority species in the County BAP the loss of which would significantly change the species' overall conservation status (i.e. range, abundance, population trend) at the district or borough scale. Sites formally recognised by local authorities, e.g. Sites of Borough Importance for Nature Conservation (Borough/Local SINC), LNRs, or considered to meet published ecological selection criteria for such designation. A significant area of a non-designated habitat type identified in the NERC Act 2006, Section 41 as being of principal importance for the conservation of biodiversity in England, the loss of which would significantly change the overall range and area of that habitat at the district scale in the long term. A significant and viable area of habitat identified in the District BAP.
Negligible	Species populations of limited ecological importance due to their size, composition or lack of threat/rarity. The loss of such features would have no discernible impact on the species'/habitat's overall range and conservation status at any formal administrative scale in the long term. Areas of habitat of limited ecological importance due to their size, species composition or lack of threat/rarity. The loss of such features would have no significant impact on the habitat's overall range and conservation status at any administrative scale in the long term.

3.34 Only habitats and species considered to be of at least local importance will be fully assessed within this assessment. Features of negligible importance are scoped out of the assessment.

3.35 [redacted]

SIGNIFICANCE CRITERIA

3.36 Once an ecological feature has been assigned a geographic level of importance, the next stage is to assess the significance of the predicted impact to that feature.

3.37 The CIEEM (2018) Guidelines advise that *'the scale of significance of an effect may not be the same as the geographic context in which the feature is considered important... For example, an effect on a species which is on a national list of species of principal importance for biodiversity may not have a significant effect on its national population. Examples of other relevant scales include regional and county. It should be noted that effects may be significant at the local scale, particularly in view of policies for no net loss of biodiversity.'*

3.38 It is therefore sometimes possible that an effect may not be significant at the feature's given level of importance due to its low magnitude, duration, etc., but may be significant at a lower geographic scale. For example, the effects of an impact on a species of county importance may not be discernible or significant at the county scale but may be significant at the local (district) scale. Where this is the case, it is stated in the assessment.

3.39 Conversely, it is important to note that the level of significance of an effect upon an important ecological feature cannot be greater than the geographic level of importance attributed to that feature. For example, if a protected species population (the important ecological feature) is attributed 'local' level importance, the effect upon this population cannot be of greater than 'local' significance.

3.40 It is important to note that the CIEEM Guidelines do not recommend assigning any other terms to the impact significance such as 'high', 'moderate' or 'low / minor', such as those found within other aspects of Environmental Impact Assessment (EIA) practice.

3.41 To determine the likely significance of an impact, the following parameters may be used: -

- Impact type - direct or indirect, positive or negative;
- Magnitude of impact - the 'amount' or intensity of an impact. This may sometimes be synonymous with 'extent' (see below) for certain impacts, such as habitats loss. For mortality it may be the number of individuals killed;
- Extent of impact - the area over which the impact will be felt;
- Duration of impact - how long a period it will occur across. CIEEM Guidelines suggest that ecological impact durations should be described in terms of ecological characteristics (e.g. species lifecycles/longevity) rather than human timeframes. Therefore, for this assessment, short-term is up to one (breeding / wintering, etc.) season, medium-term is a typical reproductive lifespan (in the wild), and long-term is over several generations. A permanent impact is one where no reasonable chance of recovery/restoration is evident within the foreseeable future;
- Timing of impact - when it will occur, taking particular note of seasonality;
- Frequency of impact - how often it will occur; and

- Reversibility of impact - a reversible impact is one from which spontaneous / natural recovery is possible; or for which effective mitigation is both possible and an enforceable commitment to this can be made.

3.42 Mitigation for identified impacts will be based on a 'hierarchy' of mitigation options starting with the most desirable approach: -

- Avoid negative impacts where possible.
- Minimise (or reduce) what cannot be avoided; and
- Remedy (or restore) what cannot be reduced.

3.43 Note that compensation is regarded as separate from mitigation, with compensation being required when the above measures still result in a significant residual impact. Compensation measures are often employed off site, when on-site mitigation measures are not feasible or successful.

3.44 Where possible, the scheme has sought to avoid ecological impacts by design. The measures described in this report, therefore, seek to reduce, remedy or compensate for those impacts that could not be avoided through such design measures.

3.45 Mitigation for the site preparation and construction phase assumes that a competent contractor will be used who is familiar with, and will adhere to, industry-standard environmental safeguards. In particular, it is assumed that industry-standard measures for reducing or eliminating noise, dust, water pollution, silt run-off, etc. will be implemented. It also assumes that robust measures and equipment for dealing with any unexpected pollution events will be in place at all times.

3.46 Mitigation will aim to be proportionate to impacts, but will recognise that where uncertainty of effect exists, a more precautionary approach may be required to minimise risk of failure.

BIODIVERSITY NET GAIN

3.47 Detail of the proposed habitat improvement and creation measures that will be implemented to deliver a measurable Biodiversity Net Gain of at least 10% through site development are detailed within the separate Biodiversity Net Gain Strategy for the project (Lloydbore, 2025b).

3.48 The results of the assessment element of the Strategy, and the key habitat improvement and creation measures set out in the Strategy, are summarised in the relevant sections of this EclA.

LIMITATIONS

3.49 Limitations relating to the bat activity, hazel dormouse, reptile and badger surveys are included within the relevant survey reports. None of the limitations identified in these reports represent a material limitation to this assessment.

3.50 The list of invasive plant species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) is extensive and these plants are found in a range of different habitats. There may be invasive plant species present which were not recorded due to seasonality, dense vegetation or growth form for example, but it is considered that this assessment is sufficient to identify any significant populations of invasive plants. However, it is important to note that our scope of works for this project did not include a specific invasive plant survey and any only incidental records of any invasive flora, recorded during on-site ecological survey work, are identified in this report.

3.51 The above limitations are not considered likely to significantly affect the conclusions drawn within this assessment.

3.52 No detailed survey for invertebrates has been undertaken. Given the general type and extent of habitats, the site is unlikely to support significant populations of any one particular species. However, the presence of matures trees and ponds close to a parkland setting and existing ancient woodland close by (off site) make it possible that some significant invertebrate species associated with these habitats could be present. The proposed retention of mature trees and the retention and enhancement of aquatic habitats means that significant impacts upon important invertebrate assemblages are considered unlikely, and the absence of invertebrate survey data is therefore not considered a significant limitation to this EclA.

3.53 This report deals with matters of legal significance but does not constitute professional legal advice. The Client may wish to seek professional legal interpretation of the relevant wildlife legislation cited in this document, which is summarised in Section 1.

LIFESPAN OF THIS ASSESSMENT

3.54 The structure, extent, arrangement, composition and/or management of habitats, and the suitability of habitats for legally protected species and/or Species of Principal Importance, can change over time. Therefore, the ecological importance of a site and the potential ecological impacts of a proposed development can also change over time. In addition, ecology-related legislation, standing advice, best practice, policy and/or guidance may change over time.

3.55 For these reasons, if the commencement of site works is delayed beyond one year from the date of issue of this report, an update site walkover should be undertaken by a suitably experienced ecologist. Following the update walkover, the ecologist will need to determine whether there have been any material changes to the ecological baseline, the potential impacts of the proposed development and/or the ecology-related legal risks associated with the proposed development.

3.56 If there have been any material changes in baseline ecological conditions, the potential ecological impacts of the proposed development, the legal risks associated with the proposed development and/or relevant ecology-related legislation, standing advice, best practice, policy and/or guidance, an updated EclA report should be produced by a suitably experienced ecologist. The ecologist will need to advise whether any additional ecological survey work is required to inform the assessment.

4. ECOLOGICAL BASELINE

DESIGNATED SITES

STATUTORY DESIGNATED SITES

4.1 There are no statutory designated sites of international importance located within 7km of the Site.

4.2 There are also no statutory designated sites of national importance located within 2km of the Site.

4.3 Due to the absence of any statutory sites of international or national importance, these have been scoped out of this assessment and are not discussed further within this report.

NON-STATUTORY DESIGNATED SITES

4.4 There is one non-statutory designated site that has been identified within 2km of the Site.

4.5 Copthorne Common Local Wildlife Sites (LWS) is situated immediately to the west of the Site, in which a currently dry ditch and tree line creates direct pathways between the Site and the LWS.

4.6 Based on the extent and type of proposals (residential/retirement village development), and the proximity of the off-site non-statutory designated site, there is potential for this habitat to be indirectly adversely affected by the proposals.

4.7 Given that non-statutory designated sites such as LWS are designated at the county level based on county criteria, the LWS identified for assessment are considered to be of 'county' level ecological importance.

ANCIENT WOODLAND AND IRREPLACEABLE HABITAT

4.8 There are a number of mapped / registered ancient woodlands within a 1km buffer of the Site, the nearest of which is approximately 150m to the south.

4.9 Due to their irreplaceable nature, small size, and the fact that they are located outside of any formal site designation, these areas of ancient woodland are considered to be of 'county' level ecological importance.

4.10 Based on the extent and type of proposals, the fact that the nearest off-site areas of ancient woodland are separated from the Site by more than 100m, and the fact that works access to the Site will be from the north along a main road, none of the off-site ancient woodland areas are likely to be adversely affected by the proposals and ancient woodland is therefore scoped out of further assessment.

4.11 No veteran trees or other irreplaceable habitats have been recorded within the Site.

NON-DESIGNATED HABITATS OF PRINCIPAL IMPORTANCE

4.12 Existing habitats within the Site have been mapped - as presented in Appendix 2. These and any significant habitats within the scheme's wider ecological zone of influence are described below.

HEDGEROWS

4.13 The Site supports a number of hedgerows and tree lines, though only one that qualifies as a Habitat of Principal Importance. This is H2, a native hedgerow along the northern roadside boundary.

4.14 Native hedgerow, as a priority habitat, is assessed to be of 'county' level ecological importance.

DECIDUOUS WOODLAND (BROADLEAF WOODLAND)

4.15 Areas of off-site deciduous woodland, a Habitat of Principal Importance, are present *c.*10m to the south of the Site.

4.16 Based on the extent and type of proposals (residential/retirement village development), and the proximity of the off-site deciduous woodland, there is potential for this habitat to be indirectly adversely affected by the proposals.

4.17 Deciduous woodland, as a priority habitat, is considered to be of 'county' level ecological importance.

GOOD QUALITY SEMI-IMPROVED GRASSLAND

4.18 Areas of off-site good quality semi-improved grassland are present immediately adjacent to the Site, to the west, comprised of areas within the Copthorne Golf Course, and to the north and south of the Site (forming the Copthorne Common LWS).

4.19 Based on the extent and type of proposals (residential/retirement village development), and the proximity of the off-site grassland, there is potential for this habitat to be indirectly adversely affected by the proposals.

4.20 Good quality semi-improved grassland, as a priority habitat, is considered to be of 'county' level ecological importance

PROTECTED AND NOTABLE HABITATS AND SPECIES

FLORA

4.21 The habitats present across the Site comprise of grasslands in varying condition (poor to moderate), with some areas under constant horse grazing and dog training. Furthermore, no notable plants were recorded during the Site Walkover, undertaken in June which is within the optimal parameters for the recording of most flowering plant species.

4.22 No invasive non-native plants were recorded on-site, although a dedicated invasive non-native species survey was undertaken, therefore there remains a low-level residual risk of invasive species being present that were not recorded during the Site walkover.

4.23 Due to their apparent absence, effects on notable flora species have been scoped out of further assessment in this report.

INVERTEBRATES

4.24 The habitats present on-site (grassland and tree lines/hedgerows) are all common and widespread. However, the mature trees and ditches (though dry throughout the year) on-site provide habitats that could potentially support a range of saproxylic (dead wood associated) invertebrates.

4.25 As no dedicated invertebrate surveys have been conducted, the exact assemblage of invertebrate species is not known.

4.26 The data search highlighted a number of historic records for invertebrates in the adjacent golf course (also comprises the Copthorne Common LWS). These included a beetle (*Mordellistena humeralis*) which is considered nationally scarce and rare within the county of Sussex. This species is arboreal in nature, preferring decaying wood from deciduous trees such as ash (*Fraxinus excelsior*), beech (*Fagus sylvatica*) and wych elm (*Ulmus glabra*), of which some are present on-site.

4.27 The Site is unlikely to support significant populations of any one particular invertebrate species. Even given the possible presence of some invertebrates of conservation importance, the Site is likely to be of 'local' importance to invertebrate populations.

GREAT CRESTED NEWTS AND OTHER AMPHIBIANS

Desk study

4.28 The biological data search undertaken in 2025 did not return any records of great crested newts within 2km of the Site.

4.29 A search of Natural England's MAGIC website returned only one record of a granted great crested newt EPSM licence, over 2km south-east of the Site from 2017 to 2029.

4.30 There are 16 waterbodies within a 250m radius of the Site. Two on-site waterbodies, two immediately adjacent off-site waterbodies and 12 waterbodies further afield. The two waterbodies immediately adjacent are situated along the western boundary of the Site (a dry ditch) and to the southeast of the site (a dry pond), of the remaining 12 off-site waterbodies the next closest are located over 100m to the south, southeast and east.

Habitat assessment

4.31 Two waterbodies are present on the Site.

4.32 These comprise ditches associated with the tree lines running east to west across the Site and were not only dry during the Site walkover in June but consistently dry during the visits associated with the reptile, bat and hazel dormice surveys.

4.33 An additional two waterbodies are immediately adjacent to the Site; one is a ditch associated with the tree line running north to south on the western boundary of the Site. This was also recorded as dry. Another waterbody is present, immediately adjacent to the Site and comprises a pond, to the southeast of the red line boundary within the gardens associated with the farmhouse. This was also recorded as dry.

4.34 There is also suitable terrestrial habitat for great crested newts present throughout the Site comprising hedgerows, tree lines and gardens as well as immediately adjacent off-site woodland.

Survey results and assessment

4.35 There has been no survey effort with regard to great crested newt to date, this is largely due to the on-site (and immediately adjacent off-site) waterbodies being dry during the peak GCN season and therefore scoped out as unsuitable for GCN. The remainder of the off-site waterbodies have not been surveyed due to access restrictions from adjacent landowners.

4.36 The closest off-site waterbody that has not been subject to any survey effort, including a Habitat Suitability Index (HSI) survey or Environmental DNA (eDNA), is located approximately 65m to the south-east. This waterbody is situated within grassland with adjoining woodland to the Site boundary.

4.37 As potential GCN populations are unknown at the time of writing this report, the ecological importance is assumed to be of 'local' level.

REPTILES

Desk study

4.38 The 2025 SBRC record search returned four historic reptile records comprising adder (*Vipera berus*), common lizard (*Zootoca vivipara*), grass snake (*Natrix helvetica*) and slow worm (*Anguis fragilis*), all within 2km of the site.

Habitat assessment

4.39 The Site is *c.*4.3ha in area, of which *c.*2.57ha comprises habitat of 'moderate' suitability for reptiles, consisting of grassland with a good sward and species diversity despite ongoing management. These areas are adjacent to a woodland (to the south) and multiple tree and hedge lines across the Site, offering opportunities for basking, foraging and shelter.

Survey results and assessment

4.40 A presence / likely absence survey for reptiles was conducted in 2025 (Lloydbore Ltd., 2025d). This comprised seven visits between June and July 2025 using 36 artificial cover objects within habitat deemed suitable for reptiles

4.41 During the course of the survey, a total of one sub-adult grass snake was recorded on-site (Lloydbore Ltd., 2025d).

4.42 Population size class is estimated based on the number of adult animals recorded over the course of a survey. No adult grass snakes were recorded, however, at least one sub-adult grass snake was recorded during the survey on multiple visits, which evidences both the presence of the species on Site and the fact that this species breeds on or near Site.

4.43 The site assumed to be of 'local' importance to grass snakes.

BIRDS

Desk study

4.44 The 2025 SBRC record search returned over 150 records of bird species within a 2km radius of the Site, however only two of those were recent, a red kite (*Milvus Milvus*) and skylark (*Alauda arvensis*) recorded in 2021 and 2019 respectively. The remaining records were historic (e.g. pre-2015).

Habitat assessment

4.45 The Site comprises grassland, individual trees, hedgerows and tree lines and therefore supports habitats suitable for a wide range of common and widespread bird species for both nesting and foraging.

Survey results and assessment

4.46 There was no dedicated breeding bird survey undertaken, given the small size of the Site alongside the semi-urban location and availability of similar habitat within the wider landscape, precautionary measures with regard to disturbance was considered to be a proportionate approach.

4.47 The Site is considered to be of 'local' importance for common and widespread breeding bird species.

HAZEL DORMOUSE

Desk study

4.48 There were no records of hazel dormouse returned from the SBRC biological record search in 2025.

4.49 A search of Natural England's MAGIC website returned eight records of granted hazel dormouse EPSM licences within a 5km radius of the Site.

4.50 The closest granted hazel dormouse EPSM licence (2017-28947-EPS-MIT-2) is located *c.*2.4km north-west of the Site and permits/permitted the damage and destruction of a resting place and breeding site between 2017 and 2022. The location of this licence is west of the M23 motorway which constitutes a significant barrier to hazel dormouse dispersal.

4.51 The closest granted hazel dormouse licences present between the Site and the M23 are located approximately 3.6km south-west of the Site (EPSM2011-3142 and 2014-135-EPS-MIT). These licence locations have direct connectivity to the Site through expanses of woodland, hedgerows and tree lines and there are no significant barriers to dispersal present.

Habitat assessment

4.52 The on-site hedgerows and lines of trees were assessed in line with updated hazel dormouse guidance (Bullion et al., 2025) and considered both the species diversity and structural complexity of habitats present on-site suitable for hazel dormouse.

4.53 The hedgerows and tree lines present across the Site comprise a variety of native species, with the majority assessed as providing medium species diversity (e.g. 3-6 species present) and either medium structural complexity (some gaps present and 20-25% of hedge comprising dense growth to ground level) or low structural complexity (greater numbers or lengths of gaps and less areas of dense growth to ground level).

4.54 The on-site habitats form a relatively small constituent part of the wider habitat network, with on-site hedgerows connecting to larger areas of off-site woodland immediately adjacent and in the wider surrounding landscape.

Survey results and assessment

4.55 A hazel dormouse presence / likely absence survey was undertaken between May and August 2025 (Lloydbore Ltd., 2025a). The survey followed methodology set out in the Dormouse Conservation Handbook (Bullion et al., 2025) and comprised of both nest tubes and footprint tunnels. A total of 60 nest tubes and 50 footprint tunnels were set out within areas of suitable dormouse habitat present within the Site (Lloydbore Ltd., 2025a).

4.56 The survey recorded an occupied hazel dormouse nest within one of the nest tubes as well as hazel dormouse footprints present within a separate footprint tunnel (Lloydbore Ltd., 2025a)).

4.57 Hazel dormouse are therefore present on-site, with all suitable habitat considered to be occupied, in line with standard guidance (Bullion et al., 2025).

4.58 The Site is considered to be of 'local' ecological importance for hazel dormouse.

[redacted]

[redacted]

BATS

Desk study

4.65 The 2025 biological record search returned records of six bat species in the area within 5km of the site: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*P. pygmaeus*), brown long-eared bat (*Plecotus auritus*), serotine (*Eptesicus serotinus*), noctule (*Nyctalus noctula*) and *Myotis* spp.

Habitat assessment

4.66 The mixture of hedgerows, tree lines, open grassland, woodland edge and scattered mature trees provides suitable habitats for foraging, commuting and roosting bats within and immediately adjacent to the Site.

4.67 These habitats are assessed as being of moderate suitability for foraging and commuting bats.

Survey results and assessment

4.68 Bat surveys of the Site were split between a basic habitat assessment for roosts during a Daytime Bat Walkover DBW), undertaken during the site walkover in June 2025 and subsequent activity survey and static detector deployment (Lloydbore Ltd., 2025c). Bat surveys have been conducted from May 2025 and are scheduled to continue through to October 2025

4.69 Activity and static detector surveys were conducted along the hedgerows and field boundaries in 2025.

4.70 Activity survey visits, comprising a Vantage Point (VP) survey and Nighttime Bat Walkover (NBW) have been conducted monthly. The activity survey comprised a VP survey with two surveyors at different locations for up to an hour from sunset, then undertaking a single walked transect route (both forward and in reverse) until two hours after sunset. The activity surveys were supported by static monitoring using SM2 and SM4 static bat detectors positioned along hedgerows for a total of five recording nights each month (Lloydbore Ltd., 2025c).

4.71 The ongoing bat activity surveys have recorded an assemblage of eight bat species utilising the Site. Initial static detector data analysis showed a total of just over 10,000 total passes across the five months, with the highest percentage (96.28) from common pipistrelle. The second highest percentage, 2.55% was soprano pipistrelle.

4.72 The surveys noted higher levels of foraging activity along existing tree lines and hedgerows across the Site.

4.73 Although a total of eight bat species have been recorded during the activity and static detector surveys, the largest number of bat passes came from a single species, common pipistrelle, therefore the Site is likely to be of 'county' importance to foraging and commuting bats.

WATER VOLE AND OTTER

Desk study

4.74 No records for either water vole (*Arvicola amphibius*) or otter (*Lutra lutra*) were reported within the data search.

Habitat assessment

4.75 The on-site ditches were not only dry at the time of the survey but would be considered sub-optimal due to the depth and substrate. Furthermore, there are no connecting ditches or streams immediately adjacent to the Site and therefore these species are scoped out of further assessment and not considered further within this report.

OTHER NOTABLE MAMMALS

4.76 The Site provides suitable habitat for other notable mammal species including hedgehog (*Erinaceus europaeus*), which is a Species of Principal Importance.

4.77 There were only five records of hedgehog within a 2km radius of the Site, all historic with the most recent record from 2007.

4.78 Although the habitats on-site offer both foraging and shelter opportunities for hedgehog, the Site is unlikely to harbour significant populations, therefore hedgehog is scoped out of further assessment.

SUMMARY OF IMPORTANT ECOLOGICAL FEATURES

4.79 Based on the above evaluation of the current baseline ecological interest of the Site and the scheme's zone of ecological influence, it has been possible to screen-out those features for which no significant effects are likely due to their likely absence, negligible ecological importance or lack of any evident impact pathway.

4.80 Sensitive ecological features that will be considered further for the impact assessment and mitigation are those that have been assessed as being of ecological importance at the local level or above, and/or which are legally protected (or legally restricted in the case of invasive non-native species). Their levels of importance and legal and policy implications are summarised in Table 2.

Table 2 Important Ecological Features for Assessment

Feature	Ecological importance	Legal status
Non-statutory designated site	County	No specific legal protection, but afforded protection through national planning policy.
Off-site Habitat of Principal Importance, deciduous woodland (broadleaf woodland)	County	NERC Act Section 41 Habitats of Principal Importance.
On- site Habitat of Principal Importance, native hedgerow	County	NERC Act Section 41 Habitats of Principal Importance
Assumed assemblage of County Notable or IUCN Red-list invertebrate species	Local	No specific legal protection.
Assumed GCN population	Local	Fully protected by Conservation of Habitats and Species Regulations 2017. NERC Act Section 41 Species of Principal Importance.
Grass snake population	Local	Partial protection (killing and injury) under Wildlife and Countryside Act 1981. NERC Act Section 41 Species of Principal Importance.
Assumed populations of common and widespread bird species	Local	Protected while nesting under Wildlife and Countryside Act 1981.
Hazel dormouse population	Local	Fully protected by Conservation of Habitats and Species Regulations 2017. NERC Act Section 41 Species of Principal Importance.
Bat assemblage: Common pipistrelle, Soprano pipistrelle, brown long-eared bat, Leisler's, serotine, noctule, Myotis spp., Barbastelle	County importance for commuting and/or foraging bats.	Fully protected by Conservation of Habitats and Species Regulations 2017. Some are NERC Act Section 41 Species of Principal Importance.

FUTURE BASELINE

4.81 Where there is a significant delay between an EclA and the commencement of the proposed works, the baseline ecological features can change. Therefore, it is important to account for any such delay and any known factors that may cause significant change over that period so that a reasonable prediction of the 'future baseline' can be made.

4.82 Based on the fact that the Site is currently managed by the present occupiers, it is assumed that there will be no significant change to the current baseline prior to construction of the scheme, so this assessment considers the future baseline to be as described above.

5. PHOTOGRAPHS

Photo 1 View of grassland (suitable for reptiles, GCN, badger), in the southern section of the Site.

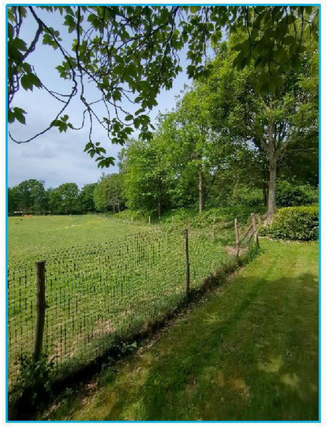


Photo 2 Existing tree lines and scattered trees (suitable for bats)..

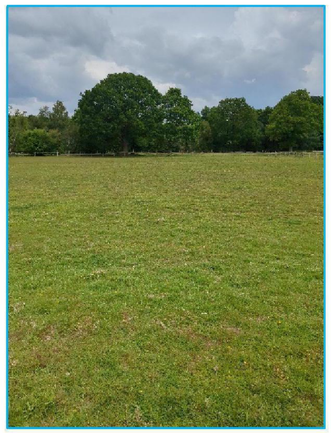


Photo 3 View of grassland and individual trees and tree lines.

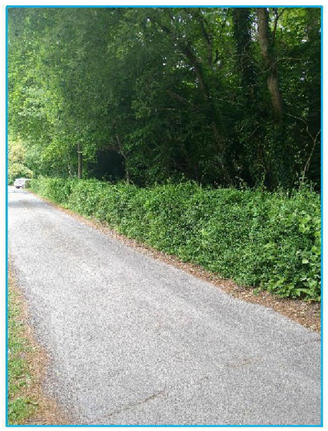


Photo 4 Existing non-native ornamental hedgerow.

6. ASSESSMENT OF EFFECTS DURING CONSTRUCTION

NON-STATUTORY DESIGNATED SITES

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

6.1 The Copthorne Common LWS is located directly adjacent to the western boundary of the Site, however this section of the LWS currently comprises a golf course with other areas of more natural habitats situated to the north (on the other side of Copthorne Common Road) and to the south of the Site.

6.2 In the absence of mitigation, construction of the development could lead to soil runoff, degradation through disturbance, sediment degradation and ground and airway pollution of the LWS. This is predicted to have a long term, negative impact of local significance on the LWS

MITIGATION AND COMPENSATION MEASURES

6.3 The Air Quality Assessment (AQA) for the project (Entron, 2025) has been reviewed with regard to construction related traffic and construction related dust. The assessment concluded overall, that due to the lack of buildings on-site requiring demolition, dust levels associated with earthworks, construction and track out will be of a 'medium' magnitude. Furthermore, the AQA reviewed available literature with regard to pollution concentrations, with current levels well below the objective levels.

6.4 To minimise impacts as a result of construction, good practice in accordance with the CIRIA *Environmental Good Practice on Site Guide* (2023) should be implemented and controlled by a CEMP (Construction Environment Management Plan). A CEMP should be created and provide details on what measures will be taken to minimize negative impacts on the Copthorne Common LWS such as through contamination and pollution. Additionally, Heras fencing fitted with dust suppression netting should be installed around the perimeter of the Site, particularly along the southern and west boundaries which are within the closest proximity to the LWS.

6.5 The implementation of good construction practices during construction include but are not limited to:

- Vehicles and mechanical plant will be fitted with exhaust silencers;
- Acoustic covers used over generators and other plant;
- Plant and machinery will be turned off when not in use;
- Enclosure and sheeting of material stockpiles;
- Sheltered location for material storage;
- The use of wheel washes to reduce the trafficking of soil onto adjacent highways, with prompt clearance as a remedial action;
- The use of a bowser on-site during extended periods of dry weather to damp down dust;
- Sheeting of vehicles carrying spoil;
- Dust suppression measures for any on-site crushers
- Bunding of fuel stores and material stockpiles to prevent pollution; and
- Artificial lighting will be minimised and will be directed away from ecological features such as boundary habitats.

RESIDUAL EFFECTS

6.6 Assuming control measures are put in place and followed during the duration of the site works, no long term negative impacts are anticipated to the Copthorne Common LWS and appropriate planting and thickening of the current tree line present between the LWS and the Site will aid both its protection from the proposed development and provide additional habitat that is of benefit, in particular to hazel dormice and bat species currently utilising this linear feature for commuting and foraging.

NON-DESIGNATED HABITATS OF PRINCIPAL IMPORTANCE

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

6.7 Appendix 3 shows the predicted extent of the works and resultant loss of current habitats on-site.

6.8 Habitats of Principal Importance present on-site are limited to native hedgerow, with deciduous (broadleaf) woodland present immediately off-site to the South.

6.9 In the absence of mitigation, construction of the development could lead to soil runoff, degradation through disturbance, sediment degradation and ground and airway pollution of the off-site woodland. This is predicted to have a long term, negative impact of local significance on the off-site woodland.

6.10 Minor fragmentation of HPI hedgerow may occur to facilitate a new northern access

MITIGATION AND COMPENSATION MEASURES

6.11 Implementation of good construction practice in accordance with the CIRIA Environmental Good Practice on Site Guide (2023) as part of a CEMP will be implemented, as described within *'statutory non-designated sites*'.

6.12 Any loss of HPI hedgerow will be appropriately mitigated for through compensatory hedgerow creation or enhancement as detailed within the Biodiversity Net Gain Feasibility Assessment (Lloydbore Ltd., 2025b)

6.13 The outline proposals for the Site, comprising a residential option and a retirement village option, both include appropriate buffers of existing tree lines and hedgerows throughout the site as well as the off-site woodland to the South, maintaining the Root Protection Area (RPA) of the outermost trees.

RESIDUEL EFFECTS

6.14 With the above measures in place, no long term negative impacts are anticipated to the off-site woodland. Biodiversity enhancement measures, in line with statutory biodiversity net gain requirements, will enhance areas within the Site that will be of benefit to a wide range of species, including those that utilise both woodland and adjacent habitats for foraging and dispersal.

ON-SITE HABITATS (BIODIVERSITY NET GAIN)

6.15 A separate Biodiversity Net Gain Feasibility Assessment (Lloydbore Ltd., 2025b) has been undertaken and provided with the planning application, which details and quantifies the effects of the two options provided on the Site's baseline habitats. This report should therefore be read in full alongside this EclA.

S.9 In summary, the following habitats will be lost to facilitate the retirement village scheme, all remaining habitat with be retained and/or enhanced:

- Other neutral grassland - 0.423ha;
- Modified grassland - 1.94ha; and
- Hedgerow and tree lines - 0.04km.

6.16 The following habitats will be lost to facilitate the residential scheme, all remaining habitat with be retained and/or enhanced:

- Other neutral grassland - 0.57ha;
- Modified grassland - 2.38ha;
- Hedgerow and tree lines - 0.18km.

S.10 Proposed planting of trees (146 and 74 for the retirement village scheme and residential schemes, respectively) and enhancement of retained other neutral grassland as well as proposed hedgerows and a pond (both Options) would satisfy the biodiversity metric trading rules with regard to no net loss of both low and medium distinctiveness habitats (modified grassland, tree lines and other neutral grassland) and is predicted to result in the following overall net change:

- 5.73 area habitat units and 2.24 linear hedgerow units 27.47% and 36.19% respectively for the retirement village scheme; and
- 2.33 area habitat units and 1.48 linear hedgerow units 11.18% and 23.96% respectively residential scheme.

6.17 Once planning consent has been granted, the metric, BNG report and EcIA, will need to be updated once the final design scheme is frozen. If the recommended habitat creation and enhancement measures that have been identified and outlined cannot be secured, off-site compensation would be required to meet the trading requirements and achieve 10% net gain for the final scheme. These details should be provided within the project Biodiversity Gain Plan and Habitat Management and Monitoring Plan that would be submitted post-consent but prior to any works commencing on-site.

INVERTEBRATES

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

6.18 There will be a loss of both modified grassland and other neutral grassland to facilitate the development, however these areas currently have limited value to invertebrates due to the ongoing management regime and current use (horse paddocks and dog training field). Areas of more suitable grassland, present along the Site boundaries, is limited in its extent.

6.19 The landscaping of the Site is unlikely to have any significant adverse effects on the distribution or status of invertebrate fauna that may be present on-site. This is mostly owing to the retention of current tree lines (other than to facilitate access), all trees and ditches (dry).

MITIGATION AND ENHANCEMENT MEASURES

6.20 The landscaping proposals will provide a range of habitats suitable for a large number of invertebrate species. The combination of a pond and enhanced areas of grassland (present in both option layouts) will significantly increase habitat opportunities for invertebrates through a more diverse range of native flowering plants, reduced management and provision of at least two invertebrate loggeries.

6.21 New species-rich native hedgerow planting will support a great abundance and diversity of invertebrates.

RESIDUEL EFFECTS

6.22 Therefore, the construction phase of the landscaping will not have a significant adverse effect on the invertebrate assemblage, and the scheme has potential provide beneficial effects in the longer term.

GREAT CRESTED NEWTS AND OTHER AMPHIBIANS

6.23 Great crested newts are most commonly found within 250m of the waterbodies in which they breed (English Nature, 2001, 2004; Natural England, 2013). They are less likely to be found in habitats located beyond 250m from these waterbodies.

6.24 No evidence of GCN presence within the local area was returned from the desk study, with the closest EPSM licence over 2km from the Site. However, since none of the off-site waterbodies could be accessed for survey, a precautionary assessment of potential presence of great crested newts in these waterbodies has been assumed.

6.25 The likelihood of great crested newts being present in terrestrial habitat decreases as the distance from a 'breeding pond' increases beyond 100m, and some work indicates that newts are rarely found in terrestrial habitat located beyond 150m from a 'breeding pond' (Jehle and Arntzen, 2000).

6.26 Furthermore, research has also shown that great crested newts will preferentially disperse into higher quality habitat, such as scrub and gardens, rather than crossing open habitats such as short grassland or open arable fields (Jehle and Arntzen, 2000; Malmgren, 2002; Mullner, 2001).

6.27 Based on the above information, the species is considered likely present within grassland, woodland and hedgerows within 250m of any confirmed breeding ponds.

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

6.28 No evidence of GCN presence has been returned by the desk study, however given that no access to any of the identified off-site waterbodies was possible, a precautionary assessment of GCN presence has been assumed.

6.29 The on-site habitats to be impacted, comprising modified grassland (horse paddocks and dog training field) and managed areas of other neutral grassland have limited suitability for GCN, being subject to horse grazing and having a very short and uniform sward structure. This habitat does not provide suitable sheltering habitat and while it is possible occasional GCN could commute across such habitats, the adjacent off-site woodland and tree lines provide far more suitable habitat for sheltering and foraging. Areas of more suitable grassland habitat, tree lines and hedgerows are present within approximately 100m of the nearest off-site waterbody (to the south).

6.30 The potential presence of GCN within the Site boundary, during the construction phase within the development footprint could however result in the killing or injuring of one or more individual newts if proper care and attention are not used. Given the distance of the suitable habitat loss from potential breeding ponds such an impact would likely be a short term, negative impact of local significance.

MITIGATION AND COMPENSATION MEASURES

6.31 Continuation of horse grazing and use of the dog training field up to and immediately prior to construction will maintain the limited suitability of the modified grassland as a habitat manipulation technique to discourage GCN from the construction zone. This can be supplemented by mowing as required.

6.32 Update surveys are recommended within any future survey season (March to June) prior to a future detailed planning application. In particular if access for survey can be obtained to the off-site waterbodies as this will provide greater certainty on the likely absence or presence of GCN and mitigation measures can be adjusted accordingly (if needed) as part of a future detailed planning application. Adjustment of mitigation could be as a result of scoping out GCN (i.e. surveys confirm likely absence) or confirmation of the requirement for a Natural England EPS or district level licence.

6.33 The on-site ground vegetation and topsoil will be cleared, under the direct supervision of a suitably experienced ecologist as part of a Precautionary Method of Working (PMW). This supervision will also cover any residual risk of reptiles, hedgehogs or other wildlife.

6.34 Note that if GCN are found during works a European Protected Species (EPS) mitigation licence from Natural England will be required for works to proceed. This will encompass a mitigation Method Statement to ensure that the development is designed to protect GCN during the construction phase and to minimise long-term impacts upon the local GCN population.

6.35 On-site ground vegetation in GCN sensitive areas (primarily limited to the grassland in the south of the Site and along the tree lines and hedgerows) will be cleared using a two-stage vegetation cut, under the direct supervision of a suitably experienced ecologist. Clearance will be undertaken in the period April to September inclusive under warm, dry weather conditions, when the ambient air temperature is 10°C or above. The first cut will be to no shorter than 15cm sward height and all cuttings carefully removed using hand-tools. This area will then be left for 48 hours to allow any reptiles to leave before the second cut to ground level is implemented. This second cut will be preceded by a thorough search of the ground for reptiles by an ecologist. Any found will be moved to suitable adjacent habitat on site.

6.36 The supervising ecologist will deliver a Toolbox Talk (TBT) to all personnel on-site, prior to commencement of any works. The ecologist will outline the avoidance and mitigation measures to be implemented prior to and during the works and liaise with the contractor to agree and demarcate required working areas.

6.37 Clearance can only be undertaken within the GCN 'active season', generally when night time temperatures are above 5 degrees centigrade and prior to the first winter frost.

6.38 A toothed bucket will then be used to remove vegetation and topsoil, to reduce the risk of killing and injuring any animals that may be preset. If any non- GCN animals are present, this will allow them to be caught and moved to the receptor area.

6.39 If refugia are present (i.e. log piles or mounds), these will be hand-searched by the ecologist prior to their removal. When the ecologist is satisfied that all accessible refugia have been inspected as far as reasonably possible, the ecologist will liaise with the contractor team to commence topsoil strip in a mutually agreed location.

RESIDUAL EFFECTS

6.40 Providing the above mitigation measures are adopted and implemented, the proposed scheme will only result in a short duration, reversible adverse effect of local significance on the local GCN population.

6.41 The retention of existing tree lines and ditches as well as the proposed creation and ecologically sensitive management of extensive new areas of habitat and the inclusion of a pond, which will be

of moderate and high quality for GCN, will deliver a significant enhancement of the Site (net positive effect) in the long-term.

REPTILES

6.42 All native UK reptile species are afforded legal protection from intentional or reckless killing or injury by the Wildlife and Countryside Act 1981 (as amended).

6.43 Previous surveys identified a single sub-adult grass snake present on-site, indicating breeding adults may be within the wider adjacent landscape.

6.44 Based on the above information, the species is considered likely present within grassland habitat, ditches, hedgerows and waterbodies.

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

6.45 In the absence of mitigation, the proposed development could result in killing and/or injury of individual reptiles, most likely within the grassland habitat within the southern section of the Site.

6.46 Loss of individuals from a low population on-site would have a long-term negative impact on the local population of local level significance (loss of members available for future recruitment and resulting loss of genetic diversity within the local gene pool).

MITIGATION AND COMPENSATION MEASURES

6.47 To avoid a long-term negative impact on an assumed local population of reptiles, a Precautionary Method of Working (PMW) will be employed where reptile suitable habitats are to be removed, similar to that previously described for GCN.

6.48 Note that the modified grassland area is generally unsuitable for reptiles due to lack of height and structure in the sward. As for GCN, the continuation of horse grazing up to and immediately prior to construction will maintain the limited suitability of the modified grassland as a habitat manipulation technique to discourage GCN from the construction zone. This can be supplemented by mowing as required.

6.49 On-site ground vegetation in reptile sensitive areas (primarily limited to the south of the Site) will be cleared as described for GCN. Any reptiles found would be moved out of the working area.

6.50 A suitably experienced ecologist will then supervise any necessary topsoil excavation in these areas to rescue and avoid injury to any remaining reptiles uncovered through the excavation.

6.51 The retention of existing tree lines and ditches as well as enhancement of existing grassland to a more structurally diverse grassland mix and inclusion of new species-rich native hedgerows would result in improvement of reptile habitat suitability in the longer term.

RESIDUAL EFFECTS

6.52 Providing the above mitigation measures are adopted and implemented, the proposed scheme will only result in a short duration, reversible adverse effect of local significance on the local grass snake population.

NESTING BIRDS

6.53 All nesting birds and their active nests are afforded legal protection from damage by the Wildlife and Countryside Act 1981 (as amended). Species listed on Schedule 1 of the Act are also afforded

protection from disturbance whilst nesting. Some species are also listed as Species of Principal Importance under the NERC Act 2006 and/or on the RSPB's Birds of Conservation Concern list.

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

6.54 Any cutting or clearance of trees or shrubs during the main bird breeding season (March to mid-September, inclusive) risks damaging active nests. The most likely impacts arising during the construction phase are the loss of nesting and foraging habitat when the hedgerows on site are cut through and the majority of the earthworks are taking place.

6.55 In the absence of mitigation, the minor reduction of the hedgerows along with subsequent earth moving are likely to result in the disturbance of nesting birds using the site. With species using the site possibly missing the chance to breed in the year that hedgerows are removed, and the subsequent time that will be required for new woody habitats suitable for nesting birds to establish, this would be a long-term direct negative impact of site level significance on breeding birds.

MITIGATION AND COMPENSATION MEASURES

6.56 Removal of bird nesting habitats on-site will be conducted in the autumn or winter, outside of the main nesting season to avoid damaging an active nest, but in consideration of the requirement for work timings relating to hazel dormouse. Where this is not possible, an ecologist will inspect these features for the presence of active bird nests within 24 hours prior to such work. If active nests are found, then they will be left undamaged until the chicks have fledged and the nest in no longer in use.

6.57 Retained trees and hedges will be protected by robust site fencing and contractor briefings during the landscaping.

6.58 Due to the type of works, little can be done to avoid the temporary loss of habitat for foraging and nesting birds. However, the works will retain significant portions of land within the site as receptor areas of other species, and enhancements of these areas prior to and during the landscaping will continue to provide suitable foraging habitat and nesting opportunities.

6.59 It is recommended that additional nest box provision is provided within the retained tree lines to target BoCC red and amber list species such as tawny owl (*Strix aluco*), stock dove (*Columba oenas*) and redstart (*Phoenicurus phoenicurus*) as well as provision of standard open front and small cavity nest boxes.

6.60 A suitably experienced ecologist will be consulted on the location, aspect and model (if the above should become unavailable) of bird boxes to be installed.

RESIDUAL EFFECTS

6.61 Providing the above mitigation is implemented, this would reduce the anticipated effect on nesting birds using the Site to a non-significant effect on nesting birds over the short-term during vegetation clearance.

6.62 The period between the loss of suitable nesting habitat and the establishment of new vegetation would have a negligible impact on local bird populations as the high rate of dispersal will allow small numbers of birds that cannot still nest on-site, to nest away from the Site within suitable habitats surrounding the Site while the landscaping works are being carried out.

6.63 Overall, the proposed scheme will result in a net positive effect of local significance upon local bird populations in the long term.

HAZEL DORMOUSE

6.64 Hazel dormice and their nests are afforded legal protection by the Conservation of Habitat and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

6.65 Hazel dormouse presence was confirmed on-site during the surveys undertaken in 2025 (Lloydbore Ltd., 2025a) and therefore all suitable habitat on-site is considered occupied.

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

6.66 In the absence of mitigation the proposed development could result in killing and/or injury of individual hazel dormice and damage to their nests, most likely within hedgerow habitat. It will also result in loss of dormouse habitat.

6.67 Loss of individuals, nests and habitat on-site would have a direct negative impact on the local population of local level significance for a long-term duration.

MITIGATION AND COMPENSATION MEASURES

6.68 Due to the limited extent of suitable hazel dormouse habitat loss (comprising the loss of approximately 30m of hedgerow/tree line loss associated with access), a Precautionary Method of Working (PMoW) will be implemented rather than a full EPSM licence. The PMoW will include details on work schedules to avoid most sensitive parts of the season and incorporating a two-stage cut of suitable dormouse habitat. The timings will likely include a stage 1 cut to 15-30cm in November followed by cutting to ground and removal of root balls in May.

6.69 Suitable dormouse habitat will be subject to a precautionary fingertip search by a suitably qualified and licenced ecologist immediately prior to vegetation removal / hedgerow transplantation. Should any dormice and/or dormouse nests be found, all works must cease immediately and an EPSM licence will need to be applied for and granted by Natural England prior to carrying out any further work that affects these hedgerows.

6.70 If submission to planning is delayed beyond mid-2026 then an updated hazel dormouse presence / likely absence survey will be required to inform planning.

6.71 With the above measures in place, impacts to dormice or their nests are highly unlikely to occur.

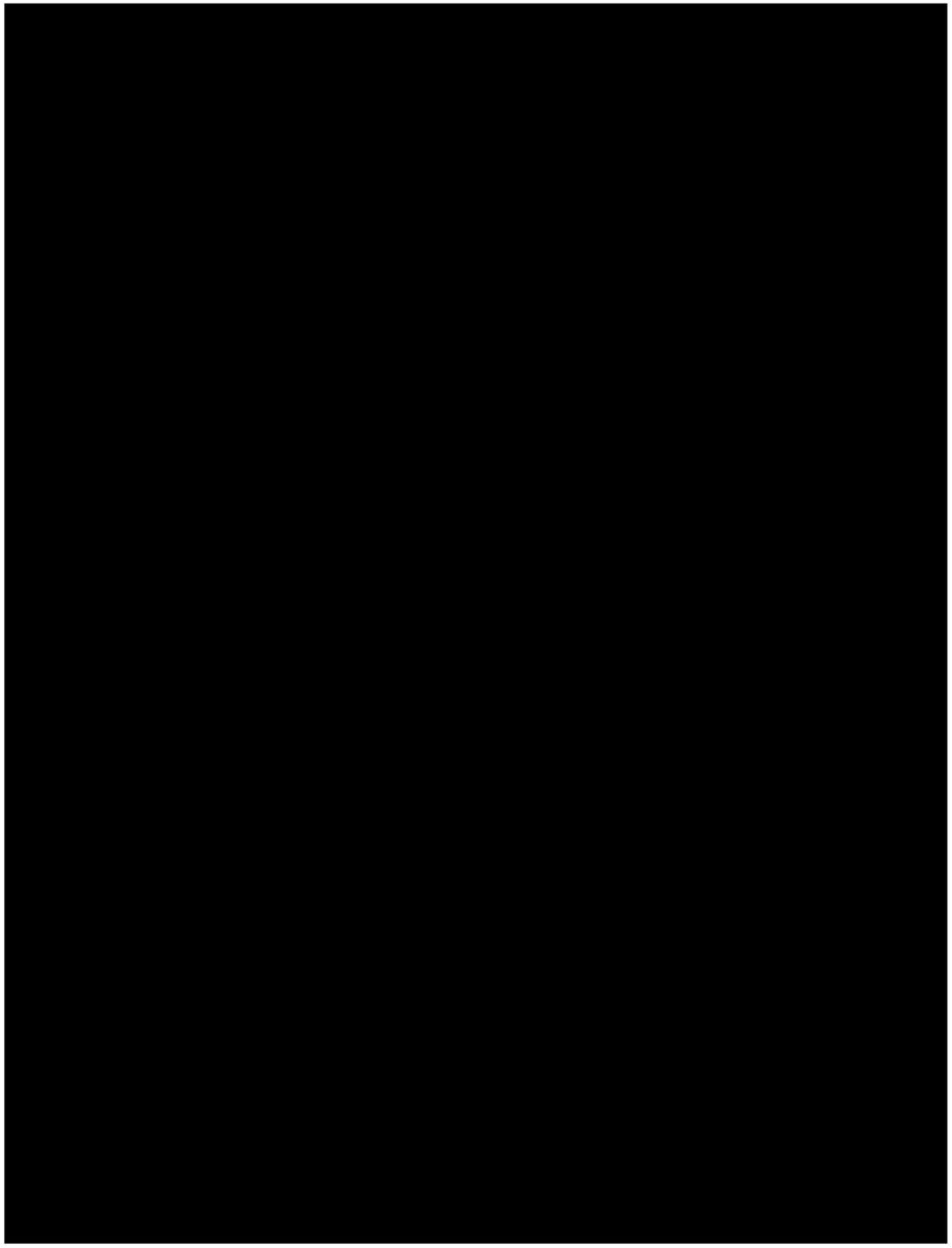
6.72 The retention of the vast majority of Site boundary hedgerows (with the introduction of a limited number of gaps, as shown in Appendix 3), and the proximity of secure, continuous off-site hedgerows and treelines adjacent to the eastern site boundary, where the larger gaps will be created, means that reduction of on-site hedgerows will not result in an ecologically significant fragmentation of the network of habitats suitable for (and used by) this species.

6.73 In addition to retaining most of the tree lines and hedgerows within the site, the outline proposals will deliver *c.*53m of new species-rich native hedgerow suitable for dormice and provide connectivity to further hedgerows and pockets of woodland within the surrounding area. However, this is unlikely to become suitable habitat for several years after the construction phase.

RESIDUAL EFFECTS

6.74 If the above mitigation measures are adopted and implemented, the proposed landscaping would result in a negligible effect on hazel dormice during the construction phase.

6.75 In addition, the extensive proposed plantings will result in a net positive effect upon the local hazel dormouse population of local significance in the long-term.



[redacted]

BATS

6.88 Bats and their places of shelter and protection (roosts) are afforded legal protection by the Conservation of Habitat and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

6.89 A total of eight species of bat have been recorded using the Site, this included low numbers of both foraging and commuting bats, with the largest concentration of passes by common pipistrelle.

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

6.90 The proposed site works require the loss of low suitability foraging habitat (primarily modified grassland) when the majority of the earthworks are taking place.

6.91 Based on the combination of the loss of on-site grassland that is of low suitability for foraging and commuting bats, the high mobility of bats and the proposed type of works, the construction phase is likely to have an adverse effect on foraging bats of Site level significance in the medium-term. The vast majority of the tree lines and hedgerows as well as off-site woodland suitable for commuting and foraging will be retained.

6.92 Illumination of on-site and immediately adjacent bat habitats during construction would result in a short-term negative effect on the bat assemblage using the Site to commute and forage.

6.93 This disturbance could lead to an adverse effect on bats of local significance if they have population-level effects due to reduced fitness and recruitment.

6.94 None of the works on-site are likely to require artificially extended working days requiring lighting. However, if any such post-sunset lighting were to be required, this would need to be in line with Section 3 of the Bat Conservation Trust and Institution of Lighting Professionals Guidance Note 08/18: Bats and artificial lighting in the UK (BCT and ILP, 2023)

MITIGATION AND COMPENSATION MEASURES

6.95 Any construction-stage lighting (if required) will need to be installed away on-site tree lines and hedgerows that have been identified as being suitable for commuting and foraging bats and should also avoid illumination of retained site boundary habitats and adjacent off-site habitats.

6.96 Retained linear features along the edge of the Site will also continue to provide areas bats can forage along in order to reach surrounding areas outside of the Site.

6.97 The proposed development will deliver more diverse bat foraging habitat than currently exists, in the form of new species rich hedgerow, mixed scrub and tree plantings. This will also provide improved commuting habitat that will partially compensate for the loss of modified grassland.

6.98 The proposed development will also deliver additional new roosting opportunities by integrating or affixing no less than four Schwegler 1FD bat roosting boxes (or equivalent) to the external walls of the new buildings / or to retained mature trees.

6.99 These boxes will be positioned out of the reach of windows and doors, on properties located close to retained hedgerows and trees.

6.100 A suitably experienced ecologist will be consulted on the location, aspect and model (should the above become unavailable) of bat boxes to be installed.

RESIDUAL EFFECTS

6.101 If the mitigation measures as detailed above are adopted and implemented, construction phase habitat loss, disturbance and lighting is likely to result in a negligible impact on foraging bats.

6.102 In the long-term, as new habitats establish and artificial roosting opportunities (i.e. bat boxes) are utilised, a net positive effect of local significance is predicted.

OTHER MAMMALS

6.103 All wild mammals receive some protection under the Wild Mammals (Protection) Act 1996 (as amended). This Act includes offences of crushing and asphyxiation of any wild mammal with intent to inflict unnecessary suffering.

6.104 Several common wide-spread mammal species are known or are likely to use the Site to a greater or lesser degree.

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

6.105 In the absence of mitigation, the landscaping on site is likely to result in the incidental injuring or killing of more common/ widespread mammal species using the site. The killing or injuring of a common widespread species is highly unlikely to affect the population status or distribution of these species and therefore would have a negligible effect on common/ widespread mammal species requiring no further assessment. However, given the legal implications of causing unnecessary suffering to a wild animal, actions should be taken to avoid incidental harm.

MITIGATION AND COMPENSATION MEASURES

6.106 Rabbit (*Oryctolagus cuniculus*) burrows, and any other mammal burrows (excluding badger setts) have been identified on-site (in and around the dry ditches associated with the tree lines running east to west across the Site) and if needed to be removed to facilitate development, will need to be carefully excavated in a manner that allows animals (e.g. rabbits or foxes) to safely escape before works commence. Implementation of this approach should be sufficient to avoid an offence.

6.107 If site contractors are not confident undertaking these excavation works, direct ecological supervision will be provided.

6.108 There is a risk of injury or mortality to hedgehogs during landscaping. Contractors will be briefed on this risk. In the event a hedgehog is found during works, it will be carefully moved to an alternative, nearby area of dense scrub cover away from the landscaping areas and roads.

6.109 Fencing around the site's boundaries (if required) will be hedgehog friendly, with 13cm x 13cm holes in or under boundary and garden fencing or walls for them to pass through. 'Hedgehog highway' labels should be placed above the holes to avoid them being blocked in the future.

6.110 To reduce the risk of harm to animals that may enter the site, the following will be implemented: -

- Any holes that are excavated on-site will be covered overnight to prevent animals from falling in;
- Alternatively, a broad wooden plank or similar will be placed in the excavation as a ramp to allow animals to escape; and

- Excavations will be checked first thing each morning, prior to the start of works that day. Any animals found within excavations will be allowed to escape and move off, or carefully removed and placed within suitable habitat cover, before site works commence.

RESIDUAL EFFECTS

6.111 A negligible adverse effect upon each of these species is predicted during the construction stage.

7. ASSESSMENT OF EFFECTS DURING OPERATION

7.1 Only the important ecological features that have some potential for significant operational phase impacts are discussed below. Features with no likelihood of significant operational impacts are omitted unless separate legal requirements necessitate their inclusion.

NON-STATUTORY DESIGNATED SITES

POTENTIAL EFFECT IN THE ABSENCE OF MITIGATION

7.2 The proximity of the Copthorne Common LWS to the Site means that a range of possible operation phase impacts are possible, including direct light spill, increase in domestic predators (i.e. cats) and air pollution from increased traffic

MITIGATION AND COMPENSATION MEASURES

7.3 The existing tree line present between the Site and the LWS will be retained and planted with additional tree and shrub species to provide additional screening from the nearest residential units. This section of the LWS is currently comprised of a golf course, so large populations of notable and protected species are unlikely to be present.

7.4 Lighting mitigation proposals are detailed within the assessment of operational impacts up bats, noting this will also be applicable to nocturnal wildlife in general.

7.5 The impact of air or water pollution is likely to be minimal given the minimal traffic flow increases expected adjacent to the LWS (due to the overall small number of units within the Site and setback of the nearest access roads from the LWS).

7.6 A potential increase in domestic predator numbers from residential dwellings will impact specific species, this is addressed within the relevant species sections.

RESIDUAL EFFECTS

7.7 Overall, the operation of the proposed development will result in a negligible, non-significant effect upon non-statutory designated sites.

NON-DESIGNATED HABITATS OF PRINCIPAL IMPORTANCE

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

7.8 Potential effects upon habitats of principal importance are primarily concerned with the areas of woodland adjacent to the Site in the south.

7.9 Effects upon habitats of principal importance will be the same as for those designated sites, detailed in previous sections.

MITIGATION AND COMPENSATION MEASURES

7.10 Mitigation and compensation measures will be the same as those detailed for non-statutory designated sites.

RESIDUAL EFFECTS

7.11 Overall, the operation of the proposed development will result in a negligible, non-significant effect upon non-designated habitats of principal importance.

AMPHIBIANS AND REPTILES

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

7.12 There is potential for an increase in domestic predators (e.g. cats), however it is noted that the proposed development is already in proximity to residential properties with an associated existing predation pressure.

MITIGATION AND COMPENSATION MEASURES

7.13 Residents should be educated about the risk that cats pose to wildlife and mitigation that can be used to reduce predation rates (keeping cats indoors at night, use of repellent collars etc) and this information can be included in homeowner information packs and appropriate signage.

7.14 Habitat creation and enhancement described within mitigation for construction habitat losses will benefit amphibians and reptiles as part of the completed operational development.

RESIDUAL EFFECTS

7.15 Overall, the proposed development will result in a negligible, not significant effect upon amphibians and reptiles during the long-term operational phase.

BIRDS

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

7.16 The proposed development will result in an increase in light spill, noise and human disturbance within the residential areas and a change in the available on-site habitats, noting that the existing tree lines, hedgerows and trees present on the Site will be retained.

7.17 There is potential for an increase in domestic predators (e.g. cats), however it is noted that the proposed development is already in proximity to residential properties with an associated existing predation pressure. Education of local residents of the effect of cats on local wildlife should be implemented where possible (homeowner information packs and appropriate signage).

7.18 Given the availability of alternative habitat within the immediate area, this would not result in significant effects on their local conservation status, and over time the magnitude of impact would be expected to decrease as birds become habituated.

MITIGATION AND COMPENSATION MEASURES

7.19 No additional mitigation is required, noting that habitat enhancements assessed at the construction stage will provide new foraging and nesting opportunities as part of the operational development.

7.20 Additionally, habitats created on-site, will also benefit local bird populations through an increase in the extent and / or quality of available nesting and foraging habitats.

RESIDUAL EFFECTS

7.21 Overall, the proposed development will result in a net positive effect of local significance upon local bird populations, including populations of notable species, in the long term.

HAZEL DORMOUSE

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

7.22 The proposed development's operation phase could increase the amount of external lighting on-site which could cause disturbance to nesting and foraging dormice (if present in adjacent habitats). This could reduce the dormice's fitness and reproductive success.

7.23 There is potential for an increase in domestic predators (e.g. cats). Whilst dormice are relatively effective at evading capture by cats when they (the dormice) are active, they are more vulnerable when they are torpid in their nests. Note as for other species, cats are already likely present within the adjacent residential areas.

7.24 Taken together, these impacts could lead to an overall effect of up to local significance in the absence of mitigation or compensation.

MITIGATION AND COMPENSATION MEASURES

7.25 The lighting mitigation measures described within the operational assessment for bats above will also mitigate the effects of additional external lighting on bird species.

7.26 To mitigate the effect of cat predation when dormice are torpid in their nests, at least four wooden dormouse nest boxes will be installed on trees within the retained on-site woodland. These boxes are relatively secure from cats and offer safe nesting and breeding opportunity. Provision of brash piles, log piles or commercially available dormouse boxes within the adjacent will provide additional sheltering and hibernation habitat for this species, including being a refuge from predators.

RESIDUAL EFFECTS

7.27 With mitigation described, the operation of the proposed development will result in a residual effect of negligible significance upon any local dormouse population present.

BATS

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

7.32 The proposed development will result in an increase in external lighting within the residential areas and a change in the available on-site habitats. noting that the existing tree lines, hedgerows and trees present on the Site will be retained and set back from residential areas.

7.33 Given the large amounts of undisturbed foraging/ commuting habitat available to bats in the wider local area and lack of light spill on nearby woodland any limited displacement of bats would not adversely affect the overall conservation status of local bat populations. It is also likely that urban and light-tolerant species (e.g. pipistrelle) will utilise the new foraging habitats and roosting opportunities created by the proposed development in the long term.

7.34 There is potential for an increase in domestic predators (e.g. cats) it however noted that the proposed development is already in proximity to residential properties with an associated existing predation pressure. There are no known roosts that are considered to be at risk of predation by cats.

MITIGATION AND COMPENSATION MEASURES

7.35 A bat-sensitive lighting scheme for the proposed development will be designed and reviewed by the project ecologist and agreed to ensure that the scheme will minimise light spill and illumination of boundary habitats, most importantly the retained woodland.

7.36 External lighting should be minimised across the proposed development, particularly adjacent to the site boundaries and woodland. This is subject to relevant highways and public health and safety considerations. Any future detailed lighting scheme will follow the principles core mitigation principles (following BCT and ILP, 2023) as follows:

- Maintaining retained tree lines, hedgerows and adjacent, off-site woodland habitats as a ‘dark corridor’ zone. No artificial lighting within this zone, with a maximum illuminance level of 1 lux or less.
- Only the minimum level of lighting required for site security / health and safety should be installed on site.
- Use of narrow spectrum lighting with no UV content, or 'warm white' LED lighting (ideally <2700 Kelvin, with peak wavelengths higher than 550nm) is recommended.
- All lighting should be directed to ground and light spill should be minimised through use of hoods, shields and/or cowls to maintain an upward light ratio of 0%.
- Recommended use of rear light shields along the access road
- Subject to health and safety and safe-by-design considerations, motion sensors and/or timers should be used to limit the duration of nocturnal lighting (ideally to short illuminance periods of 1 minute or less). Tall lighting columns should generally be avoided. Low-level external lighting (if any is required) would help to minimise site illumination.

7.37 In general, the lighting design for the proposed development should follow the principles outlined in Section 3 of the Bat Conservation Trust and Institution of Lighting Professionals Guidance Note 08/18: Bats and artificial lighting in the UK (BCT and ILP, 2023) and should only be used where necessary.

7.38 An aspiration of 0.25 lux light spill or lower, on retained woodland is recommended, however given the limited species recorded on site (generally lacking rare or light-sensitive species) and potential for conflict with highways and public health, 1 lux would be acceptable and safety critical deviation from this will be acceptable (i.e. where roads intersect tree line boundaries).

7.39 An experienced ecologist should review any detailed lighting proposals for the scheme and provide advice on minimising light spill and illumination of boundary habitats (i.e. repositioning of columns, use of lighting back shields or internal louvres or use of part nighttime switch off).

7.40 Habitat creation and enhancement described within mitigation for construction habitat losses will benefit bats as foraging habitat within the completed development. This includes the creation and enhancement of habitats and installation of additional roost provision (bat boxes and / or bricks).

RESIDUAL EFFECTS

7.41 The operation of the proposed development will have a negligible (and non-significant), long term effect on the wider local bat assemblage utilising the Site.

OTHER MAMMALS

POTENTIAL EFFECTS IN THE ABSENCE OF MITIGATION

7.42 The operational development may limit the ability of mammals such as hedgehog to disperse and forage through existing and newly created habitats due to these areas becoming inaccessible through physical barriers and partitioning (e.g. garden walls and fencing). Prevention of access to urban foraging habitats which hedgehogs may otherwise use is noted to be a factor in their decline (Wembridge *et al*, 2022).

7.43 Traffic flows are expected to be minimal, and the proposed network will be of low speed, residential traffic only and so is not anticipated to result in a significantly increased risk of traffic mortalities.

MITIGATION AND COMPENSATION MEASURES

7.44 Fencing around the proposed development boundaries (if required and inclusive of garden or soft landscaping partitioning) will be hedgehog friendly, with 13cm x 13cm holes in or under boundary and garden fencing or walls for them to pass through. 'Hedgehog highway' labels should be placed above the holes to avoid them being blocked in the future.

7.45 This will limit potential impacts from habitat fragmentation by enabling hedgehogs to utilise newly created habitats for foraging, which they may not otherwise have access to.

7.46 Habitat creation and enhancement described within mitigation for construction habitat losses will benefit hedgehog through providing foraging and sheltering habitat. Provision of brash piles, log piles or commercially available ‘hedgehog boxes’ will provide additional sheltering and hibernation habitat for this species.

RESIDUAL EFFECTS

7.47 The operation of the proposed development will have a negligible (and non-significant), long term effect on hedgehog and other mammals utilising the Site.

8. CUMULATIVE EFFECTS

8.1 The proposed development, with its incorporated mitigation and enhancements, will not have any residual adverse long-term ecological effects that could operate in combination with other developments in the wider area.

8.2 No significant development proposals were identified within the vicinity of the site during a search of the local planning authority web pages.

8.3 Therefore, no ecologically significant cumulative adverse effects are predicted.

9. SUMMARY OF EFFECTS

9.1 Table 3, below, provides a summary of the effects of the proposed project upon important ecological features.

9.2 Only relevant ecological features are addressed in Table 3. Important ecological features that are unlikely to be present within the ZoI of the proposed project are not included in this table.

9.3 Wherever possible, area measurements have been provided in relation to impacts upon habitats.

Table 3 Summary of the ecological effects of the proposed project

Ecological feature	Valuation	Potential impact in the absence of mitigation	Mitigation and enhancement measures	Significance of residual effect
Non statutory designated sites	County	Noise and visual disturbance and pollution (air and waterborne) at construction and operational phase.	Physical protection of the features during construction phase. Implementation of measures to reduce indirect impacts within a Construction and Pollution Management Plan.	Potential for significant adverse impacts effectively avoided.
Notable habitats (Habitats of Principal Importance)	County	Damage to retained off-site woodland and on-site hedgerow.	Physical protection of the features during construction phase. Planting of new native-species habitats including hedgerows with the retention and enhancement of existing habitat. Management of new habitats for biodiversity in long term.	Overall increase in quality and extent of habitat will lead to a likely long-term positive effect of local significance.
Assumed assemblage of Invertebrate species	Local	Loss of suitable habitat for common widespread species Negligible effect of site level significance on invertebrate populations	Habitat creation and installation of loggeries	Overall increase in quality and extent of habitat will lead to a likely long-term positive effect of local significance.
Assumed great crested newt population	Local	Killing and/or injury	Contractor watching brief. Habitat creation Log pile creation Pond creation	Risk of injury and mortality effectively avoided. Overall increase in quality and extent of habitat will lead to a likely long-term positive effect of local significance

Ecological feature	Valuation	Potential impact in the absence of mitigation	Mitigation and enhancement measures	Significance of residual effect
Reptile species assemblage	Negligible	Killing and/or injury	Contractor watching brief. Habitat creation Log pile creation	Risk of injury and, mortality damage effectively avoided. Overall increase in quality and extent of habitat will lead to a likely long-term positive effect of negligible significance.
Assemblage of nesting birds	Local	Damage to active nests Lighting Domestic predation	Seasonal restrictions on habitat clearance or pre-clearance checks. Habitat creation and nest boxes.	Risk of injury, mortality and nest damage effectively avoided. Overall increase in quality and extent of habitat will lead to a likely long-term positive effect of local significance.
Hazel dormouse population	Local	Injury, mortality and nest damage Lighting Domestic predation	Pre-clearance search of impacted dormouse habitats (hedgerow and scrub) Habitat creation and nest boxes.	Risk of injury, mortality and nest damage effectively avoided. Overall increase in quality and extent of habitat will lead to a likely long-term positive effect of local significance.
[redacted]				
Assemblage of bat species.	Local	Medium-term loss of foraging habitats Lighting Domestic predation	Physical protection and enhancement of retained habitats	Risk of injury, mortality and roost damage effectively avoided. Overall increase in quality and extent of habitat will result in a long-term positive effect of local significance.

Ecological feature	Valuation	Potential impact in the absence of mitigation	Mitigation and enhancement measures	Significance of residual effect
Other mammals	Site	Injury, mortality and nest damage for assumed population of local importance.	Contractor watching brief. Covering of steep-sided excavations at night or providing a ramp for escape. Increase in overall biodiversity value of existing Site.	Risk of injury, mortality and nest damage effectively avoided. Overall increase in quality and extent of habitat will lead to a likely long-term positive effect of local significance

10. REFERENCES

Bat Conservation Trust (2017) *The State of the UK's Bats: National Bat Monitoring Programme Populations Trends 2017*. Available at www.bats.org.uk (accessed 12.07.25)

British Standards Institute (BSI) (2012). *BS 5837:2012 Trees in relation to design, demolition and construction*.

British Standards Institute (BSI) (2013). *BS 42020: 2013 Biodiversity - Code of practice for planning and development.*

Construction Industry Research and Information Association (CIRIA) (2023). *Environmental good practice on site guide (fifth edition). Publication C811*. CIRIA, London.

CIEEM (2017) *Guidelines for Preliminary Ecological Appraisal*, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*. Version 1.3 (Updated September 2024). Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM and Association of Local Government Ecologists (ALGE) (2019). Ecological Impact Assessment (EcIA) Checklist. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM, Construction Industry Research and Information Association (CIRIA), Institute of Environmental Management and Assessment (IEMA) (2019). Biodiversity Net Gain: Good practice principles for development: A practical guide. CIRIA, London.

Department for Levelling Up, Housing and Communities (2023). *National Planning Policy Framework.* December 2023. Department for Levelling Up, Housing and Communities, London.

Entran (2025). Courthouse Farm, Copthorne Retirement Scheme Air Quality Assessment.

Entran (2025). Courthouse Farm, Copthorne Residential Scheme Air Quality Assessment.

Jehle, Robert & Arntzen, Jan. (2000). Post-breeding migrations of newts (*Triturus cristatus* and *T. marmoratus*) with contrasting ecological requirements. Journal of Zoology. 251. 297-306. 10.1017/S0952836900007032.

Harris, S. & Yalden, D. (2008). *Mammals of the British Isles: Handbook.4th Edition.* Mammal Society.

Langton, T.E.S., Beckett, C.L., and Foster, J.P. (2001). *Great Crested Newt Conservation Handbook*. Froglife, Halesworth.

Lloydbore Ltd. (2025a). *Hazel Dormouse Survey Report*. Report ref: 5096-LLB-XX-XX-T-Ec-0002-S4. Lloydbore Ltd, Canterbury.

Lloydbore Ltd. (2025b). *Biodiversity Net Gain Feasibility Assessment Report*. Report ref: 5096-LLB-XX-XX-T-Ec-0003-S4. Lloydbore Ltd, Canterbury.

Lloydbore Ltd. (2025c). *Bat Survey Report*. Report ref: 5096-LLB-XX-XX-T-Ec-S4. Lloydbore Ltd, Canterbury.

Lloydbore Ltd. (2025d). *Reptile Survey Report*. Report ref: 5096-LLB-XX-XX-T-Ec-0001-S4. Lloydbore Ltd, Canterbury.

Malmgren, J.C. 2002. How does a newt find its way from a pond? Migration patterns after breeding and metamorphosis in great crested newts (*Triturus cristatus*) and smooth newts (*T. vulgaris*). Herpetological Journal 12:29-35.

Mathews, Fiona & Kubasiewicz, Laura & Gurnell, John & Harrower, Colin & Mcdonald, Robbie & Shore, Richard. (2018). *A Review of the Population and Conservation Status of British Mammals*. 10.13140/RG.2.2.28059.31521.

Mid Sussex District Council (2018). *District Plan 2014-2031. Adopted March 2018*. Accessed via: https://www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf [Accessed 10/10/25].

Ministry of Housing, Communities and Local Government (2024). *National planning policy framework. December 2024.* Ministry of Housing, Communities and Local Government, London.

Müllner, Antje. (2001). Spatial patterns of migrating Great Crested Newts and Smooth Newts: The importance of the terrestrial habitat surrounding the breeding pond. Rana. 4.

Multi-agency Geographic Information for the Countryside (MAGIC) Interactive Map. Department for Environment, Food and Rural Affairs. Accessed via: http://magic.defra.gov.uk

Oldham, R.S., Keeble, J., Swan, M.J.S and Jeffcote, M (2000). *Evaluating the suitability of habitat for the great crested newt (Triturus cristatus). Herpetological Journal*, 10, 143-155.

Stanbury A., Eaton M., Aebischer N., Balmer D., Brown A., Douse A., Lindley P., McCulloch N., Noble D., and Win O. (2021). *Birds of Conservation Concern 5: the status of our bird population in the United Kingdom, Channel Islands and the Isle of Man*. British Birds, 114, 723-747.

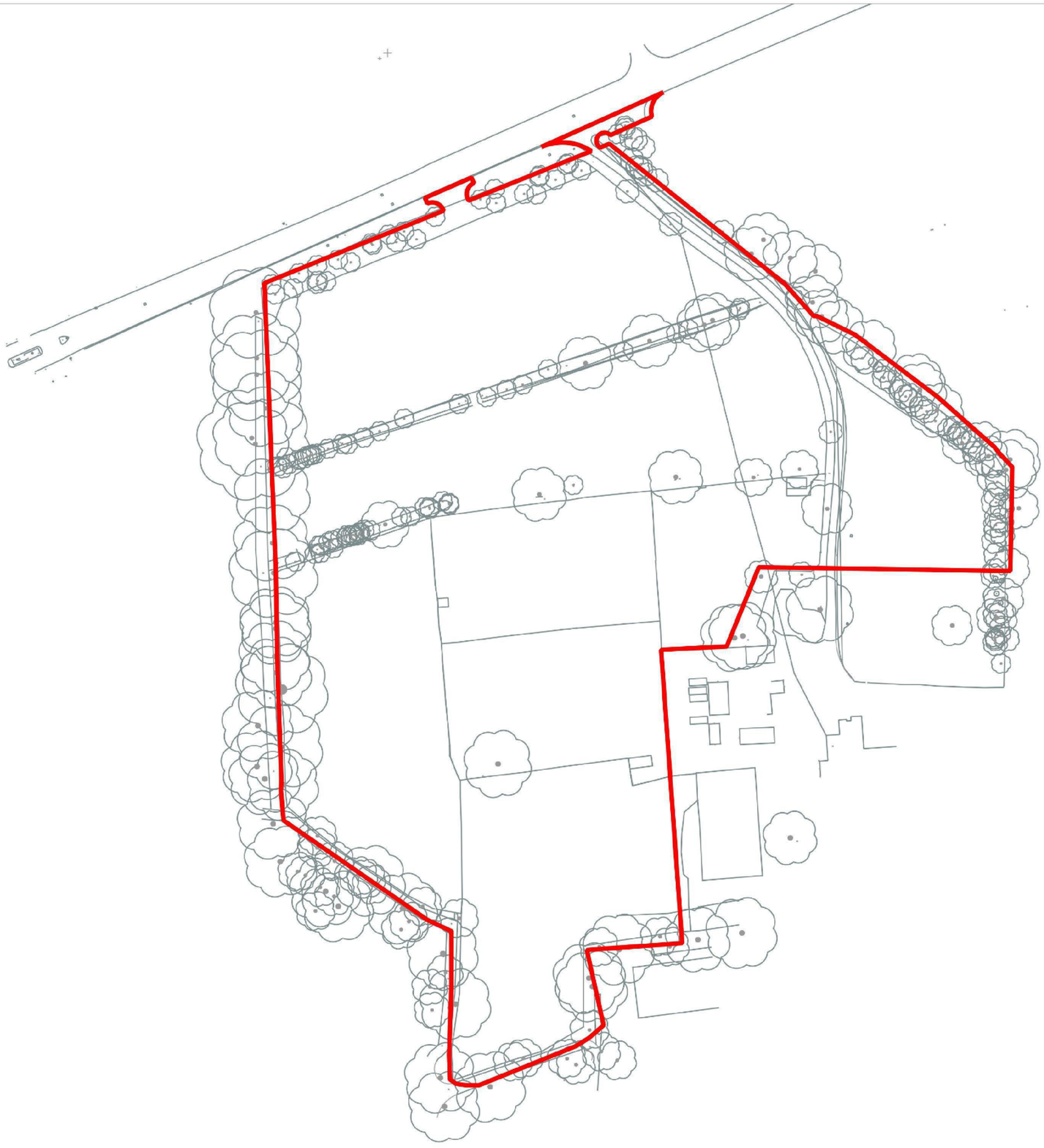
UKHab Ltd (2023). *UK Habitat Classification Version 2.0*. Available at: https://www.ukhab.org

Wembridge, D.,Grace, J,. Nida, A.F, and Langton, S (2022). *The State of Britain's Hedgehogs 2022*. Peoples Trust for Endangered Species

Woodland Trust (2017). *Planning for Ancient Woodland Planners' Manual for Ancient Woodland and Veteran Trees.* Grantham, Lincolnshire.

APPENDIX 1: SITE CONTEXT PLAN

[SEE OVERLEAF]



Legend:

Red line boundary
Total area approx: 4.3647 ha.

0 15 30
1:1500

client. **Option Two Development Ltd**
project. **Land at Courthouse Farm**
Copthorne Common Road
Copthorne, West Sussex

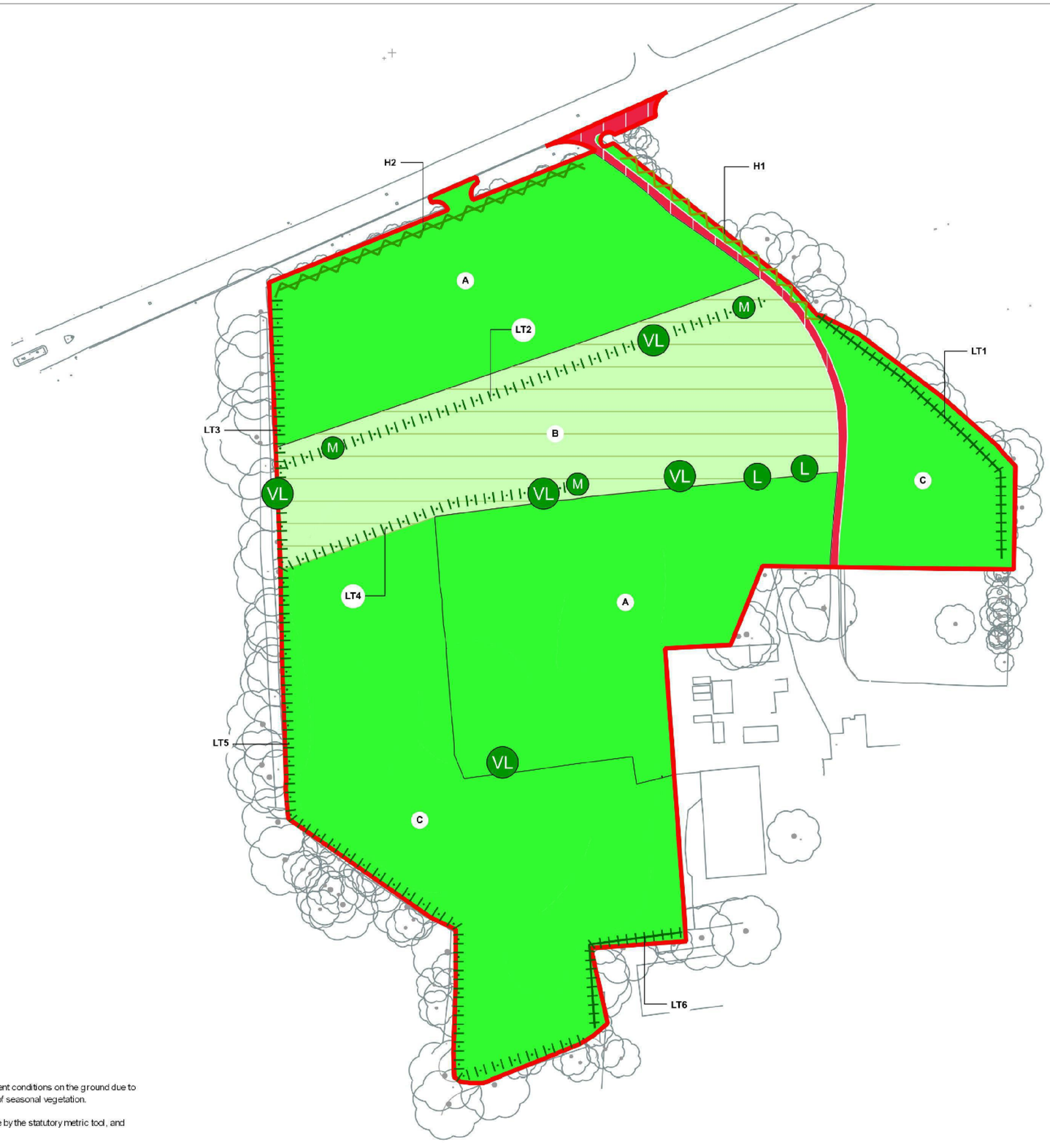
drawing no. **5096-LLB-RF-0027**
drawing title. **Site Location Plan**
title 2.
title 3.

scale. **1:1500**
sheet. **A3**
author. **VG**
checked. **CC**

lloydbore landscape ecology arboriculture
33 ST. GEORGE'S PLACE, CANTERBURY, KENT, CT1 1UT 01227 464 340
www.lloydbore.co.uk mail@lloydbore.co.uk

APPENDIX 2: HABITAT PRIOR TO DEVELOPMENT PLAN

[SEE OVERLEAF]



Legend:

B: g3c - Other neutral grassland
Total area approx: 0.9365 ha.

g4 - Modified grassland
Total area approx: 3.3627 ha.
A: 1.7268 ha. C: 1.6359 ha.

D: u1b - Developed land; sealed surface
Total area approx: 0.0653 ha.

H: h2a.11 - Native hedgerow, with trees
Total length approx: 0.111 km.

H1: h2b - Non-native and ornamental hedgerow
Total length approx: 0.083 km.

w.33 - Line of trees
Total length approx: 0.168 km.
LT01: 0.109 km. LT06: 0.059 km.

w.33,50 - Line of trees, ditch
Total length approx: 0.610 km.
LT02: 0.173 km. LT04: 0.103 km.
LT03: 0.089 km. LT05: 0.245 km.

Existing rural, good tree
Total no: 10
Very large: 5
Large: 2
Medium: 3

Red line boundary:
Total area approx: 4.3645 ha.

Note:

Habitat boundaries depicted may not accurately reflect the current conditions on the ground due to potentially outdated aerial photography and the variable nature of seasonal vegetation.

The area value for habitat includes rounding assumptions made by the statutory metric tool, and discrepancy may occur between this and the total site area.

0 15 30 m
1:1500

client. Option Two Development Ltd
project. Land at Courthouse Farm
Copthorne Common Road
Copthorne, West Sussex

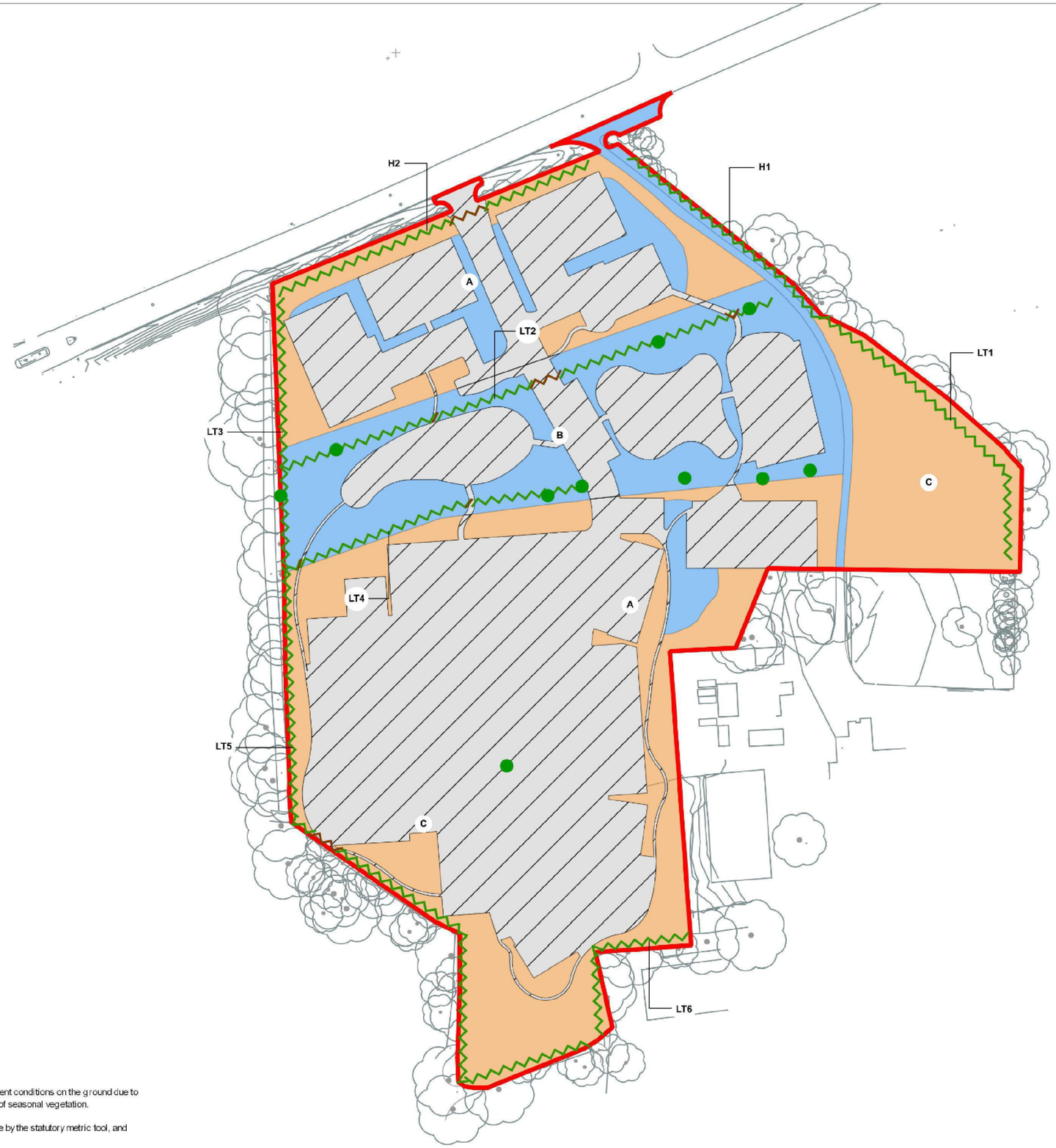
drawing no. 5096-LLB-RF-0021
drawing title. Habitat Prior to Development Plan
title 2. UK Habitat Classification
title 3.

scale. 1:1500
sheet. A3
author. DM
checked. CC

lloydbore landscape ecology arboriculture
33 ST. GEORGE'S PLACE, CANTERBURY, KENT, CT1 1UT 01227 464 340
www.lloydbore.co.uk mail@lloydbore.co.uk

APPENDIX 3: HABITAT IMPACTS PLANS

[SEE OVERLEAF]



Legend:

Existing Habitat Loss Through Development
Total area approx: 2.3655 ha.

B: g3c - Other neutral grassland
Total area approx: 0.4281 ha.

g4 - Modified grassland
Total area approx: 1.9374 ha.
A: 1.1221 ha. C: 0.8153 ha.

Existing Habitat to be Retained
Total area approx: 0.7547 ha.

B: g3c - Other neutral grassland
Total area approx: 0.5084 ha.

g4 - Modified grassland
Total area approx: 0.1811 ha.
A: 0.1547 ha. C: 0.0264 ha.

D: u1b - Developed land; sealed surface
Total area approx: 0.0653 ha.

Existing Habitat to be Retained and Enhance
Total area approx: 1.2442 ha.

g4 - Modified grassland
Total area approx: 1.2448 ha.
A: 0.4500 ha. C: 0.7942 ha.

Existing Hedgerow Loss Through Development
Total length approx: 0.040 km.

H02: h2a.11 - Native hedgerow, with trees
Total length approx: 0.013 km.

w.33,50 - Line of trees, ditch
Total length approx: 0.027 km.
LT02: 0.014 km. LT05: 0.010 km.
LT04: 0.003 km.

Exsting Hegderow to be Retained
Total length approx: 0.932 km.

H01: h2b - Non-native and ornamental hedgerow
Total length approx: 0.083 km.

w.33 - Line of trees
Total length approx: 0.168 km.
LT01: 0.109 km. LT06: 0.059 km.

H02: h2a.11 - Native hedgerow, with trees
Total length approx: 0.098 km.

w.33,50 - Line of trees, ditch
Total length approx: 0.583 km.
LT02: 0.159 km. LT04: 0.100 km.
LT03: 0.089 km. LT05: 0.235 km.

Existing Trees to be Retained
Total no: 10

Rural, good tree
Total no: 10
Very large: 5
Large: 2
Medium: 3

Red line boundary
Total area approx: 4.3645 ha.

Note:

Habitat boundaries depicted may not accurately reflect the current conditions on the ground due to potentially outdated aerial photography and the variable nature of seasonal vegetation.

The area value for habitat includes rounding assumptions made by the statutory metric tool, and discrepancy may occur between this and the total site area.

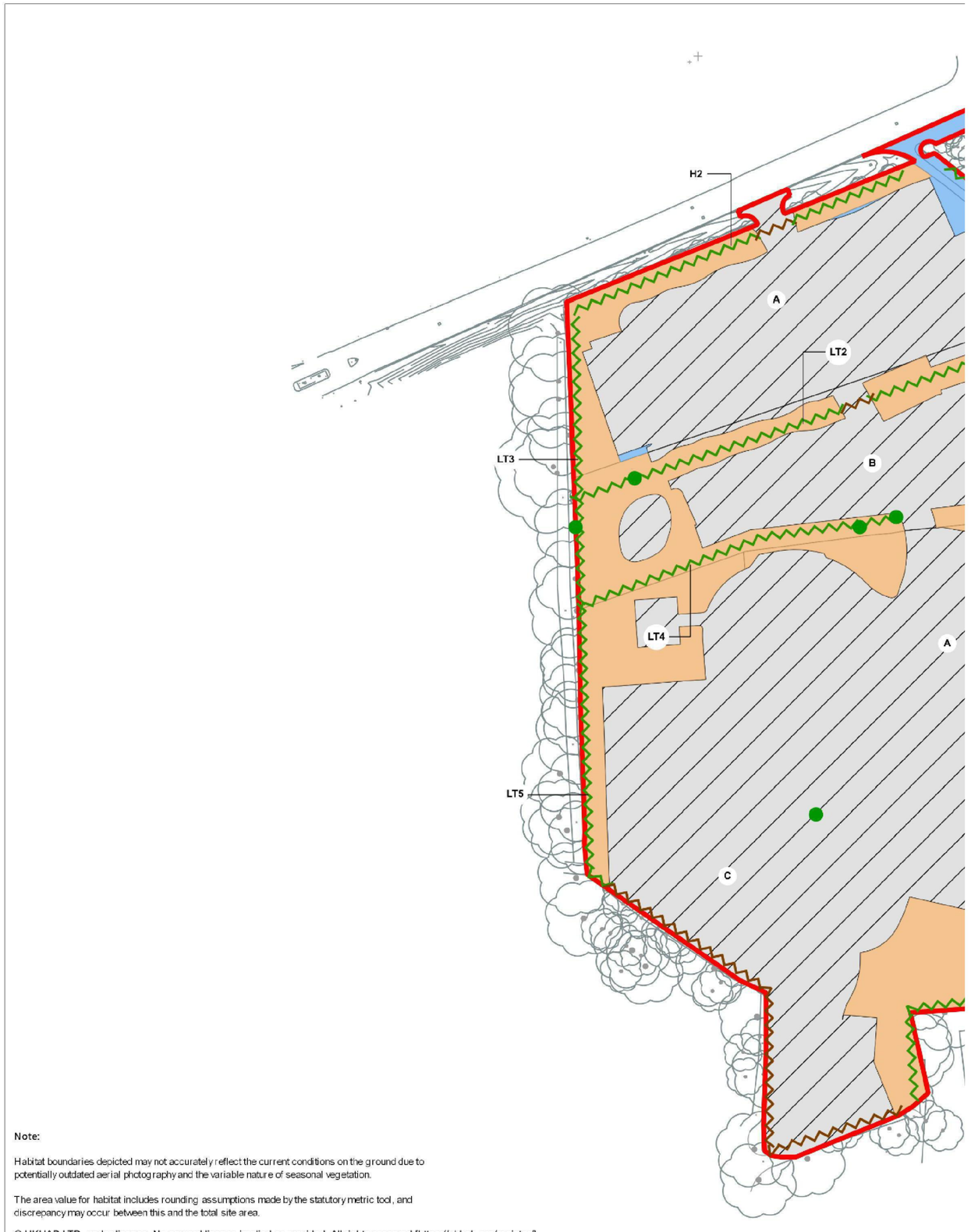
0 15 30 m
1:1500

client. ***Option Two Development Ltd***
project. ***Land at Courthouse Farm***
Copthorne Common Road
Copthorne, West Sussex

drawing no. ***5096-LLB-RF-0023***
drawing title. ***Habitat Impacts Plan***
title 2. ***UK Habitat Classification***
title 3. ***Retirement Villages Scheme***

scale. ***1:1500***
sheet. ***A3***
author. ***DM***
checked. ***CC***

lloydbore landscape ecology arboriculture
33 ST. GEORGE'S PLACE, CANTERBURY, KENT, CT1 1UT 01227 464 340
www.lloydbore.co.uk mail@lloydbore.co.uk



Note:

Habitat boundaries depicted may not accurately reflect the current conditions on the ground due to potentially outdated aerial photography and the variable nature of seasonal vegetation.

The area value for habitat includes rounding assumptions made by the statutory metric tool, and discrepancy may occur between this and the total site area.

0 15 30 m

1:1500

APPENDIX 4: POST-DEVELOPMENT HABITAT PLANS

[SEE OVERLEAF]

Legend:

- g3c - Other neutral grassland
  Total area approx: 1.7526 ha.
- g4 - Modified grassland
  Total area approx: 0.6510 ha.
- r1g.41 - Other standing water, pond (non-priority)
  Total area approx: 0.0865 ha.
- u1.828 - Built-up areas and gardens, vegetated garden
  Total area approx: 0.0560 ha.
- u1.847 - Built-up areas and gardens, introduced shrub
  Total area approx: 0.2517 ha.
- u1b - Developed land; sealed surface
  Total area approx: 0.7119 ha.
- u1b5 - Buildings
  Total area approx: 0.7315 ha.
- u1c - Artificial unvegetated, unsealed surface
  Total area approx: 0.1231 ha.
- H2: h2a.11 - Native hedgerow, with trees
  Total length approx: 0.098 km.
- H3: h2a5 - Species-rich native hedgerow
  Total length approx: 0.305 km.
- h2b - Non-native and ornamental hedgerow
  Total length approx: 0.427 km.
  H01: 0.083 km. H04: 0.344 km.
- w.33 - Line of trees
  Total length approx: 0.168 km.
  LT01: 0.109 km. LT06: 0.059 km.
- w.33,50 - Line of trees, ditch
  Total length approx: 0.583 km.
  LT02: 0.159 km. LT04: 0.100 km.
  LT03: 0.089 km. LT05: 0.235 km.
- Rural, good tree
  Total no: 10
  Very large: 5
  Large: 2
  Medium: 3
- Rural, poor tree
  Total no: 148
  Small: 148
- Red line boundary
  Total area approx: 4.3645 ha.

Note:

Habitat boundaries depicted may not accurately reflect the current conditions on the ground due to potentially outdated aerial photography and the variable nature of seasonal vegetation.

The area value for habitat includes rounding assumptions made by the statutory metric tool, and discrepancy may occur between this and the total site area.

0 15 30 m
1:1500

client. **Option Two Development Ltd**
project. **Land at Courthouse Farm**
Copthorne Common Road
Copthorne, West Sussex

drawing no. **5096-LLB-RF-0022**
drawing title. **Post-Development Habitat Plan**
title 2. **UK Habitat Classification**
title 3. **Retirement Village Scheme**

scale. **1:1500**
sheet. **A3**
author. **DM**
checked. **CC**

lloydbore landscape ecology arboriculture
33 ST. GEORGE'S PLACE, CANTERBURY, KENT, CT1 1UT 01227 464 340
www.lloydbore.co.uk mail@lloydbore.co.uk

Note:

Habitat boundaries depicted may not accurately reflect the current conditions on the ground due to potentially outdated aerial photography and the variable nature of seasonal vegetation.

The area value for habitat includes rounding assumptions made by the statutory metric tool, and discrepancy may occur between this and the total site area.

0 15 30 m

1:1500