

Ecological Verification Report Land East of College Lane, Hurstpierpoint

September 2026

BMD.22.0022.RPE.TN.001.Ecological Verification Report

DOCUMENT HISTORY

Project Number: 22.0022		Document Reference: BMD.22.0022.RPE.TN.001.Ecological Verification Report			
Revision	Purpose of Issue	Originated	Technical Reviewed	Approved	Date
-	PLANNING	JWh	JW	JP	06/07/2026
Rev A	PLANNING	JK			

Declaration of compliance with professional code of ethics or conduct

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

All reasonable efforts have been made to comply with current legislation and best practice, including BS 42020:2013, the Environment Act 2021 (Schedule 7A: Biodiversity Gain), the National Planning Policy Framework (2026), CIEEM EclA Guidelines (2018, updated 2024), and relevant Natural England guidance.

Bradley Murphy Design Ltd
Studio 3, Floor 18 Alpha Studios
Alpha Tower
Suffolk St Queensway
Birmingham
B1 1TT

Company No. 7788475

This report is the property of Bradley Murphy Design Ltd. and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of Bradley Murphy Design Ltd.

EXECUTIVE SUMMARY

CLIENT..... Thakeham Homes Ltd.
CONSULTANT..... Bradley Murphy Design Ltd.

SITE

Location..... Land east of College Lane, Hurstpierpoint, West Sussex, BN6 9AB.
National Grid Reference... Approx. centre: TQ 29212 16026.
Over-view The Site is approximately 5.4 ha in total, comprised of a grazed cattle field and associated plantation woodland, pond, and treelines with associated ditches. The Site is situated in the urban outskirts of the village of Hurstpierpoint and Hassocks and to the south of the village of Hurst Wickham in the county of West Sussex. Burgess Hill town centre lies approximately 3.5 km northeast of the Site.
Landscape context The site is situated on the outskirts of the village of Hurstpierpoint, West Sussex and is set within a rural landscape. The site can be found on the eastern fringes of the village, between College Lane and Belmont Lane. The immediate surroundings consist of pasture and arable fields, with residential buildings to the south and west.

DEVELOPMENT & PLANNING BACKGROUND

Proposed works..... Erection of 100 dwellings, with associated access, car parking, refuse/recycling storage, landscaping, infrastructure and works.
Planning stage..... Full Planning Application

ECOLOGICAL BACKGROUND

General..... An ecological assessment of the Site was undertaken by BMD during August 2022 (BMD.22.0022.RPE-P1.801-.Ecology). This refined the scope of Phase 2 surveys required to inform the planning application as reported in BMD.22.0022.RPE-P2.804. An updated Verification was undertaken in July 2026 (BMD.22.0022.RPE.TN.001.Ecological Verification Report). As well as, an updated Phase 2 report (BMD.22.0022.RPE-P2.002).

ASSESSMENT

Objectives..... To provide a verification walkover of the site to assess habitats and inform mitigation required to ensure favourable conservation status of species utilising the site as a result of the proposed development.
Approach Walkover of the Site
Date..... 25th February 2026

RESULTS & CONCLUSIONS

Ecology..... Habitats recorded on Site were similar in condition and value as when previously assessed by BMD in 2023. Due to the amount of time elapsed since the last surveys, updated eDNA and reptile surveys were recommended.
The habitats within the Site remain largely the same as the previous preliminary ecological assessment, and therefore the development of the Site is not considered to have a negative ecological impact on the local area if best practice mitigation is followed.

CONTENTS

1.	INTRODUCTION	4
1.1	Background Information	4
2.	CONTEXT	5
2.1	Landscape	5
2.2	Proposed development	5
2.3	Ecological Context	5
3.	RESULTS	7
3.2	Habitats	7
3.3	Desk Study	9
3.4	Species	18
4.	MITIGATION	22
4.2	General	22
4.3	Habitats – Retained and Adjacent to Site	22
4.4	Species	23
5.	REFERENCES AND BIBLIOGRAPHY	27

APPENDICES

	PLANS AND SITE PHOTOGRAPHS	III
	Site Photographs	iii
A.	METADATA, SURVEY CONDITIONS AND LIMITATIONS	V
A.1	Metadata	v
A.2	Survey Conditions	v
A.3	Limitations Review	v
B.	LEGAL AND POLICY FRAMEWORK	VII
C.	HABITAT TARGET NOTES	VIII
D.	DETAILED SURVEY RESULTS	X
D.1	Species Recorded on Site	x

1. INTRODUCTION

1.1 Background Information

- 1.1.1 Bradley Murphy Design Ltd. (BMD) was commissioned by Thakeham Homes Ltd. to undertake an Ecological Assessment of their site: Land east of College Lane, Hurstpierpoint, West Sussex—hereafter referred to as ‘the Site’. The Site is approximately centred on national grid reference: TQ 29212 16026. A plan depicting the Site’s location is provided in the Appendix.
- 1.1.2 The following assessments were completed in February and March 2026:
- A verification walkover
 - An updated desk-based assessment
- 1.1.3 This report accompanies and presents the results of the ecological verification assessment undertaken at the Site.

2. CONTEXT

2.1 Landscape

- 2.1.1 The Site is an approximately 5.4 ha parcel of land comprising of a large grazed field, scrub and plantation woodland, pond, a stream and peripheral hedgerows and trees. The elevation above sea level on the Site approximately ranges from 40-70 m.
- 2.1.2 An area of scrub and new woodland planting was established in approximately 2015 along the eastern boundary of the Site.
- 2.1.3 The Site is situated in the urban outskirts of the village of Hurstpierpoint and Hassocks and to the south of the village of Hurst Wickham in the county of West Sussex. Burgess Hill town centre lies approximately 3.5 km north east of the Site. The urbanised areas, including residential developments, industrial complexes, and transport infrastructure associated with Burgess Hill and its suburban fringe, are present to the north east of the Site. This landscape sits in juxtaposition to the south of the Site which is dominated by agricultural fields (chiefly arable, but with significant tracts of land set to pasture). Thus, it is considered that the Site occupies a rural-urban transitional zone that defines its local ecology.
- 2.1.4 A ditch is present in the northern boundary of the Site which in areas culminate into two separate historic pond features on Site. There are further waterbodies and watercourses which continue into the wider landscape particularly to the east of the Site.
- 2.1.5 Considering the outlined above contextual features regarding the Site and its surrounding landscape, while there is some overland connectivity of the Site to its adjacent habitats, particularly to the east and south, the presence of numerous significant dispersal barriers within the vicinity, including roadways and rail lines, is deemed to leave dispersal capacity of terrestrial fauna to/from the Site relatively moderate. Aquatic and semi-aquatic species may potentially have access to onsite habitats via the watercourse corridor along the north of the Site and associated off site waterbodies. It is further estimated that more mobile, flying species, such as bats, birds, and insects, would be more readily able to commute to the Site from surrounding habitats.

2.2 Proposed development

- 2.2.1 Erection of 100 dwellings, with associated access, car parking, refuse/recycling storage, landscaping, infrastructure and works.

2.3 Ecological Context

Habitats

- 2.3.2 A Preliminary Ecological Appraisal (PEA) was also undertaken by BMD, with a Phase 1 habitat survey being conducted in 2022 of the Site and the local environment. The following habitats were recorded on Site:

- Broadleaved Woodland - Plantation – There is a small plantation woodland block within the Site dominated by native broadleaf species.
- Dense scrub – Areas of scrub were present associated within the peripheries of the Site
- Modified grassland– Largely the Site comprises modified grassland, grazed by cattle at the time of survey
- Other neutral grassland - There are areas of semi-improved neutral grassland along the plantation woodland edge in the east of the Site.
- Ruderal – Small patches of tall herbs of majority ruderal species and planted species are present within the grassland onsite.
- Line of trees – The Site was bordered on the northern, eastern and southern sides by tree lines
- Ditch (dry) - A seasonally dry ditch is present within the Site. This feature is predominantly associated with the line of trees along the northern boundary.
- Pond - There was one onsite pond situated to the northeast of the Site. This feature was linked to a wider waterbody network within the surrounding landscape.
- Bare ground - An area of bare ground is situated in the north west corner of the Site.

2.3.3 The following conclusions were made within the PEA:

- Further surveys are considered necessary in order for the LPA to grant planning permission (eDNA sampling of ponds, reptile survey and potential bat activity and tree roosting surveys);
- The Site lies within the Impact Risk Zone (IRZ) of the Wolstonbury Hill SSSI and Beeding Hill to New timber Hill SSSI. The proposed development is not of a type that triggers consultation with Natural England.
- No non-statutory designated sites are considered likely to be directly affected by the proposed plans due to the nature of the proposals and intervening landscape between the Site and non-statutory designated sites. Indirect effects would be managed through standard ecological mitigation measures.
- There are S41/Priority Habitats within the area surrounding the Site. However, it was determined that with appropriate retention, buffering, mitigation and precautions, these habitats will not be negatively impacted by the proposed works.
- No protected or notable species will be negatively impacted if appropriate mitigation and precautions are followed, as set out in this report (to be further informed through additional species-specific survey works).
- It is recommended that onsite woodlands and waterbodies should be retained and suitably buffered and protected during any works.
- The proposed works have the potential to provide biodiversity enhancement through implementing various recommendations as outlined in section 4.

3. RESULTS

3.1.1 The results of the Verification assessment using UK Habitat classification, in relation to the condition of the Site in February 2026, are set out below with supporting photographs appended to this report.

3.2 Habitats

Table 3.1 provides a summary of the nature conservation importance of habitats within the Site and condition.

Habitat	Meets UK Priority/Local BAP habitat criteria	Condition ¹	Geographical context ²
Artificial unvegetated; unsealed surface - Bare ground	No	n/a	Site
Line of trees – associated with ditch	No	Moderate	Site
Grassland – modified	No	Poor	Site
Line of trees	No	Moderate	Local
Bramble scrub	No	Poor	Site
Gorse scrub	No	Poor	Site
Standing water - ponds	No	Moderate	Site
Woodland – plantation	No	Moderate	Local
Developed land; sealed surface – hard standing	No	n/a	Site
Rural trees	No	Good	Local
Notes: 1. As determined using the Statutory Biodiversity Metric guidance. Where it is considered that the condition outcome is inappropriate justification is given in the text. See Appendix E for detailed habitat assessments 2. Geographic level at which the habitat is considered important			

Modified Grassland (g4) (Photograph 1) (TN1)

3.2.2 Modified grassland dominates the Site. The sward is primarily short and subject to cattle grazing, with slight herb diversity present.

3.2.3 Species are dominated by common grass species including annual meadow grass, white clover, meadow buttercup, yarrow, common plantain, cocks foot grass and false oat grass. There is also some cover of herbs in small patches which comprises of common species including common ragwort, ribwort plantain, spear thistle, creeping thistle, bramble, common groundsel, wild teasel, ragwort, dame's rocket and common dandelion.

3.2.4 This habitat at the Site has very low botanical species diversity and low structural diversity and provides only very limited opportunities to faunal species. The sward displays low botanical and

structural diversity and therefore provides limited faunal value, consistent with the 2022 assessment.

Artificial unvegetated; unsealed surface (u1c) (photograph 2) (TN2)

- 3.2.5 Within the modified grassland field that dominates the Site, an area of bare ground is present in the northeastern corner. This area is regularly used by cattle for feeding, resulting in repeated trampling and grazing pressure that has worn away the vegetation and exposed the underlying soil.

Developed land; sealed surface (u1b) (photograph 2) (TN3)

- 3.2.6 Access to the Site is provided via a farm gate located in the north-eastern corner of the modified grassland field. At this location, an area of impermeable hardstanding extends from the adjacent road into the Site boundary, forming the entrance.

Line of trees associated with ditch (50) (TN4)

- 3.2.7 A line of trees is present along the northern boundary, with a ditch running parallel. Species along the line of trees include oak, cherry plum and ash. The ditch is seasonally wet (photograph 3). It is considered likely that the ditch holds water for short periods of time during the year, and was wet on the day of the Site walkover. However, given that these features support very limited aquatic or emergent vegetation, it is considered likely that the ditch feature at the Site is dry for significant parts of the year. Species associated with the ditch recorded on Site included hard rush, soft rush and pendulous sedge. The ditch is 1–1.5 m in width, with limited aquatic or emergent vegetation recorded. Indeed, the overshadowing from the adjacent trees has resulted in large sections of the banks supporting only sparse vegetation largely comprising ivy, with occasional common nettle and bramble also present. A small drainage ditch was found along the southern boundary of the Site. This ditch was also dry and was found to support species such as nettle.

Line of trees (33) (TN11)

- 3.2.8 The modified grassland field is bordered on the eastern and southern sides by tree lines. Many of the trees are mature and display features that hold potential to support roosting bats, for example cavities, knot holes and broken limbs. Species along the eastern boundary include hazel, oak, holly and sycamore. Trees along the southern boundary include field maple, ash, oak, sycamore, fir, beech, holly and grey willow (photograph 5). These features are described in more detail in the appendix.

Plantation broadleaved woodland (W3c) (photograph 6) (TN6)

- 3.2.9 There is a woodland block within the Site. The woodland block is dominated by native broadleaf species. The woodland was a recently planted plantation which was relatively young. The woodland adjoins to a line of trees with further mature oak and ash trees. Species included oak, pine sp., hawthorn, birch, hazel, rose sp., wild privet, dogwood, field maple, willow sp., elder, wild

cherry and blackthorn. The woodland shows no significant change since 2022, aside from continued tree growth and further establishment of ground flora.

- 3.2.10 There are areas of semi-improved neutral grassland on the ground of the woodland (Photograph 4). This habitat is protected from grazing by fencing. Species in this area include yarrow, ragwort, glaucous sedge, greater bird's-foot-trefoil, creeping cinquefoil, black knapweed, creeping bent, common fleabane, creeping buttercup, birds-foot trefoil, timothy, Yorkshire fog, creeping thistle, ribwort plantain, common rush, silverweed, broadleaved dock, false oat grass, cocks' foot, hairy willowherb and meadow foxtail.

Bramble scrub (h3d) (photograph 7) (TN7)

- 3.2.11 Areas of bramble scrub are present in dense patches along the entire southern edge of the Site, as well as along the northern ditch and in the northwest corner of the Site – either side of the entrance gate and adjacent to College Lane and the most northern residential house in this corner. The areas of scrub were comprised chiefly of bramble with occasional dogwood and dog rose.

Gorse scrub (h3e) (photograph 8) (TN8)

- 3.2.12 Scattered common gorse scrub was observed within the north of the modified grassland field within the Site. Dog rose was also present.

Ponds (41)

- 3.2.13 There is one onsite pond (photograph 9) (TN9). This feature was linked to a wider waterbody network within the surrounding landscape. This pond was situated to the northeast of the Site. The pond has a stream inflow and outflow. At the time of survey, the pond was holding water, however it is known that the pond is dry during periods of the year. Ponds are UK BAP habitats. Species associated with this feature included water mint, pendulous sedge, crack willow, grey willow, common rush, bulrush and alder. There is a pond offsite adjacent to the northeast corner of the Site (TN10).

Rural trees (200)

- 3.2.14 There are rural trees scattered around the peripheries of the Site, mostly offsite within residential gardens adjacent that may encroach onto the Site. A group of trees onsite along the northern boundary of the Site (TN5): several mature oak trees with potential roosting features including knot holes, lifting bark, broken branches, tear outs and trunk cavities (photograph 10).

3.3 Desk Study

- 3.3.1 Full documentation of the data considered as part of this Ecological Assessment is provided within this section. This section presents the key findings of significance to development at the Site. Species records are considered within the last 10 years (from date of desk study). The exception to this is species that are typically under recorded and/or have low dispersal rates, such as dormouse and white clawed crayfish. Other exceptions would be species likely to have

strong associations with the habitats onsite, such as black redstarts and derelict buildings and structures on urban sites.

3.3.1 A data search on *MAGIC* was completed on 19th March 2026.

Statutory Designated Sites of Nature Conservation Importance

3.3.2 There are no statutory designated sites of nature conservation importance located within the Site itself.

3.3.3 The Site lies within 2 km of two statutory designated sites of nature conservation importance. These sites are summarised in Table 3.2.

Table 3.2 Statutory designated sites of nature conservation importance within 2 km of the site

Site	Designation ¹ & area	Proximity (distance/direction) & connectivity to Site	Summary description ²
Wolstonbury Hill SSSI	SSSI 58.6 ha	Approximately 1.7 km southwest of the Site with good connectivity via woodland blocks, residential gardens, hedgerows and an agricultural landscape.	The chalk downland of Wolstonbury Hill is rich in flowering plants and includes a number of uncommon species. Woodland is established in parts of the site.
South Downs	National Park 1,625 km ²	Approximately 200 m south of the Site with good connectivity via grassland, woodland, residential pathways and arable landscape.	A national park which covers a wide area within southern England, from Winchester to Eastbourne. The area covers miles of chalk grassland, numerous areas of ancient woodland and heathland valleys. The area contains regions with high importance for ecology, geology and geography.
Notes ^{1,2} Provided by MAGIC (22/07/2022 & 19/03/2026)			

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

- **Infrastructure:** Airports, helipads and other aviation proposals.
- **Air Pollution:** Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t).
- **Combustion:** General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.
- **Waste:** Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.

- **Composting:** Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.

3.3.5 The development proposals within the Site are not listed as potential risks and causes of risk to the SSSI's outlined above, however a general note for consideration of 'all planning applications' is required. Consequently, consultation with Natural England during the planning application stages would likely be necessary.

Non-Statutory Designated Sites of Nature Conservation Importance

3.3.6 The Site does not lie within 1 km of any non-statutory designated sites of nature importance, as informed by Sussex Biological Records Centre (accessed 26/03/2026).

Priority Habitats

3.3.7 Priority habitats returned by the desk study are listed in below. In summary, the following UK Priority Habitats occur (as depicted on *MAGIC*) within 1 km of the Site:

- **Deciduous Woodland:** 13 blocks of 19 parcels, the closest of which are located 130 m east of the Site.
- **Woodpasture and Parkland:** 1 parcel of two blocks, the closest of which is located 300 m south of the Site.

Notable Habitats

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

- **Ancient: Semi-natural:** 3 blocks of 7 parcels, the closest of which is 450 m south of the Site.
- **Ancient: replanted:** 1 parcel is approximately 630 m southwest of the Site.
- **Fragmented heath:** 2 parcels approximately 720 m north of the Site.
- **No main habitat but additional habitat exists:** 2 blocks of 2 parcels, the closest of which is located approximately 320 m southeast of the Site.

3.3.9 A review of the Woodland Trust Ancient Tree Inventory (Woodland Trust, 2026) as of 19/03/2026 highlighted over 100 ancient, veteran and notable trees within 1 km of its boundaries. There is one veteran and one notable tree within the treeline that is present along the eastern boundary of the Site and one veteran and one notable tree adjacent to the Site; these are described in Table 3.3.

3.3.10 Following consultation from the arboriculturist report (Ref: TGA. 2786.TreeSurveyRevA) the survey concluded that trees T74 and T80, both exhibit veteran features such as deadwood. However, both trees are tall with spreading crowns and so have been assessed as high value mature trees, but not veteran trees. One offsite tree opposite Belmont Lane has been confirmed, while the second offsite tree has been recorded as a false record as no tree was identified at the given location.

Table 3.3 Woodland Trust Ancient Tree Inventory trees within 1 km of the study area

Tree sp.	WT ref.	Location	Distance	Direction	Reference
Pedunculate Oak	269806	TQ2937716020	Onsite	Eastern boundary	T74
Pedunculate Oak (notable)	269812	TQ2936115929	Onsite	Eastern boundary	T80
Oak (veteran)	269804	TQ2938416007	Adjacent	Eastern boundary	N/A
Oak (notable)	224350	TQ2938916001	Adjacent	Eastern boundary	N/A

Protected Species

Bats:

- 3.3.11 The Site does not lie within 5 km of a statutory designated site of nature conservation importance designated for bats.
- 3.3.12 A search on *MAG/C* returned eight bat development licence applications within 5 km of the Site. The details of these applications are listed below in Table 3.4.
- 3.3.13 ***Table 3.4 Development bat license applications within 5 km of the Site identified during the data search***

Species	Date	Proximity (distance/direction) & connectivity to Site	Licenced activity
Common pipistrelle and soprano pipistrelle	23/09/2020-30/06/2026	~3 km northwest Some connectivity to the Site via semi-urban corridors and some agricultural corridors.	Destruction of a resting place
Common pipistrelle and soprano pipistrelle	09/04/2019-31/05/2026	~ 3.6 km west Good connectivity to the Site via agricultural landscape.	Destruction of a resting place.
Brown long eared bat	01/10/2014-30/11/2019	~3.7 km northwest Some connectivity to the Site via semi-urban corridors and some agricultural corridors.	Destruction of a resting place and damage of a resting place.
Brown long eared bat, whiskered bat and serotine bat	25/03/2020-31/03/2025	~3.9 km east Good connectivity to the Site via agricultural landscape, railway line, woodland blocks and the residential gardens.	Destruction of a resting place.
Common pipistrelle	12/10/2016-31/10/2016	~4.4 km northeast Good connectivity to the Site via agricultural landscape, railway line, woodland blocks and the residential gardens	Impact on a breeding site, damage of breeding site, damage of a resting place, destruction of breeding site, and destruction of a resting place.
Brown long eared bat and soprano pipistrelle	29/10/2020-28/10/2025	~4.5 km northeast Good connectivity to the Site via agricultural landscape, railway line, woodland blocks and the residential gardens	Destruction of a resting place.

Species	Date	Proximity (distance/direction) & connectivity to Site	Licenced activity
Soprano pipistrelle	19/09/2014-01/08/2017	~4.8 km north Good connectivity to the Site via agricultural landscape, railway line and the residential gardens	Impact on a breeding site and damage of a breeding site.
Brown long eared bat	29/01/2015-28/01/2025	~4.9 km south Good connectivity to the Site via agricultural landscape, hedgerows woodland blocks and a railway corridor.	Destruction of a resting place.

Great Crested Newt:

- 3.3.14 A number of ponds are present on and within 500 m of the Site. A search on *MAG/C* returned seven great crested newt class licence returns within 1 km of the Site.
- 3.3.15 Two European protected species applications for great crested newt were granted within 1 km of the Site, as depicted on *MAG/C*. These records were both 650 m northeast of the Site with good connectivity via agricultural fields, woodland blocks, hedgerows and a stream.
- 3.3.16 The Site lies within the red risk zone for great crested newt, according to the NatureSpace Partnership, meaning that it has the potential to be highly suitable habitat and the most important area for great crested newt.

Other Protected Species:

- 3.3.17 No other European Protected Species development licence applications were identified within 1 km of the Site, as depicted by *MAG/C* (19/03/2026).
- 3.3.18 Table 3.5 summarises the protected species records, as provided by Sussex Biodiversity Centre, returned 26/03/2026, that occur within 1 km (2 km for bats) of the Site within the last 10 years.

- 3.3.19 **Table 3.4 Protected species recorded within 1 km (2 km for bats) of the Site (as provided by Sussex Biodiversity Records Centre (accessed 26/03/2026))**

Species	Level of protection ¹	Summary of records ²		
		N- ^o , distribution & connectivity	Distance, direction & date	
			Nearest	Most recent
Amphibians & Reptiles				
Great crested newt	EU & UK (En.)	33 records, all with some connectivity to the Site via woodland edges, grassland, ditches and waterbodies.	~350 m southeast 08/06/2017	~580 m northeast 21/05/2018
Slowworm	UK	1 record with good connectivity to the Site via residential gardens, woodland and grassland.	~200 m north 12/04/2023	~200 m north 12/04/2023
Bats:				

Species	Level of protection ¹	Summary of records ²		
		N ^o , distribution & connectivity	Distance, direction & date	
			Nearest	Most recent
Barbastelle	EU & UK (En)	1 record with good connectivity to the Site via woodland, field edges, watercourses, parkland and residential gardens.	~1.5 km southwest 24/04/2020	~1.5 km southwest 24/04/2020
Bat species	UK	2 records, both with good connectivity to the Site via woodland parcels/edges, arable landscape, gardens and water corridors/bodies.	~780 m southwest 07/08/2020	~780 m southwest 07/08/2020
Bechstein's bat	EU & UK (En)	6 records, all with some connectivity to the Site via woodland corridors, parcels and edges and residential gardens and field margins.	~200 m south 30/09/2024	~450 m south 18/10/2024
Brown long-eared bat	EU & UK (En)	9 records, all with some connectivity to the Site via woodland parcels/edges, hedgerows, scrub, residential gardens and arable landscape.	~180 m southeast 03/10/2017	~1.7 km southwest 27/07/2022
Common pipistrelle	EU & UK (En)	66 records in several locations, the majority with some connectivity to the Site via woodland parcels/edges, residential gardens and arable landscape.	~180 m southeast 13/11/2022	~1.7 km southwest 31/10/2025
Daubenton's bat	EU & UK (En)	2 records, both with some connectivity to the Site via open woodland, parkland and water corridors.	~2 km southeast 07/08/2020	~2 km southeast 07/08/2020
Long-eared bat species	EU & UK (En)	8 records with some connectivity to the Site via residential gardens, woodland, parkland, scrub, arable landscapes and hedgerows.	~350 m southeast 20/07/2017	~470 m southeast 17/06/2024
Myotis bat species	EU & UK (En)	6 records, the majority with good connectivity to the Site via residential gardens, arable landscapes and hedgerows.	~360 m southeast 27/07/2017	~360 m southeast 27/07/2017
Nathusius's pipistrelle	EU & UK (En)	3 records with some connectivity to the Site via scrub, water corridors and woodland.	~1.3 km northeast 02/06/2020	~1.3 km northeast 02/06/2020
Natterer's bat	EU & UK (En)	2 records, both with some connectivity to the Site via residential gardens, water corridors, woodland, arable landscapes, and hedgerows.	~390 m southeast 27/07/2017	~390 m southeast 27/07/2017
Noctule bat	EU & UK (En)	16 records, the majority of which with some connectivity to the Site via scrub, water corridors and woodland.	~390 m southeast 20/07/2017	~1.7 km southwest 30/10/2025
Pipistrelle species	EU & UK (En)	9 records with good connectivity to the Site via residential pathways, gardens, woodland, hedgerows,	~180 m southeast 03/10/2017	~600 m northwest 25/11/2024

Species	Level of protection ¹	Summary of records ²		
		N ^o , distribution & connectivity	Distance, direction & date	
			Nearest	Most recent
		parkland, water corridors and arable landscape.		
Serotine bat	EU & UK (En)	8 records with good connectivity to the Site via residential gardens, woodland, arable landscapes and hedgerows.	~400 m southeast 20/07/2017	~415 km southeast 17/06/2024
Soprano pipistrelle	EU & UK (En)	16 records, the majority of which having good connectivity to the Site via residential gardens, woodland, arable landscapes and hedgerows.	~350 m southeast 06/07/2017	~470 m southeast 17/06/2024
Birds:				
Barn owl	UK	12 records, all with good connectivity to the Site via arable landscape, woodland, grassland and parkland.	~150 m west 26/07/2020	~515 m southwest 26/06/2024
Hobby	UK	1 record with good connectivity to the Site via arable land and water corridors.	~1 km southwest 28/08/2023	~1 km southwest 28/08/2023
Kingfisher	UK	1 record with slight connectivity to the Site via water corridors.	~1 km west 03/08/2016	~1 km west 03/08/2016
Red kite	UK	3 records, all with good connectivity via open arable land and woodland.	~100 m west 20/03/2024	~1.1 km southeast
Mammals				
Hazel dormouse	EU & UK (En.)	1 record with slight connectivity to the Site via woodland corridors and parcels.	~550 m south (within Stonecroft copse) 15/07/2019	~550 m south (within Stonecroft copse) 15/07/2019
Notes 1. EU – European; UK – UK; (En) – also a notable species in England, e.g. UK Priority/S41 species. Refer to Glossary for details and definitions. 2. As provided the West Sussex Biological records Centre (09/08/2022).				

Notable Species

- 3.3.20 There are no grassland or farmland bird assemblages within 1km of the Site. Species that have shown to form assemblages within 1 km of the Site include, curlew and turtle dove. Turtle dove assemblages overlapped with the Site itself, therefore, there is potential that this species may occur on or use the Site if suitable habitat is present.
- 3.3.21 There are twelve hedgehog records present within 1 km of the Site as depicted on the Big Hedgehog Map, (PTES, 2026) as of 23/03/2026. The closest of these records are located approximately 20 m west of the Site with good connectivity via residential gardens.
- 3.3.22 Table 3.6 summarises the notable species records, as provided by the Sussex Biological Records Centre, returned 26/03/2026, that occur within 1 km of the Site and within the last 10 years. This Table excludes any species that are specifically protected (see Table 3.4).

3.3.23 **Table 3.6 Notable species recorded within 1 km of the Site (as provided by the Sussex Biodiversity Records Centre (returned 26/03/2026))**

Species	Status				N- ^o , distribution & connectivity	Summary of records	
	BAP ¹	S41	BoCC ²	Other ³		Distance, direction & date	
						Nearest	Most recent
Amphibians							
Common toad	✓	✓			1 record with good connectivity to the Site via waterbodies and ditches.	~50 m northwest 23/03/2025	~50 m northwest 23/03/2025
Birds							
Dunnock	✓	✓	✓ A		1 record with good connectivity to the Site via residential gardens, arable land and woodland.	~ 1 km southeast 10/06/2024	~ 1 km southeast 10/06/2024
Grey wagtail			✓ A		4 records with some connectivity to the Site via water corridors, grassland, hedgerows and woodland.	~1 km southeast 15/05/2019	~1 km southeast 15/05/2019
Hawfinch	✓	✓	✓		2 records with good connectivity to the Site via scrub, woodland and hedgerows.	~300 m north 02/04/2018	~300 m north 02/04/2018
House sparrow	✓	✓	✓		1 record with some connectivity to the Site via arable landscape, hedgerows and grassland parcels.	~1 km southeast 10/06/2024	~1 km southeast 10/06/2024
Meadow pipit			✓ A		1 record with good connectivity to the Site via residential gardens and grassland.	~100 m west 19/01/2024	~100 m west 19/01/2024
Nightingale			✓		1 record with some connectivity to the Site via grassland and hedgerows.	~600 m east 01/05/2020	~1 km southeast 01/05/2023
Skylark	✓	✓	✓		5 records, all of which have some connectivity to the Site via arable land and hedgerows.	~515 m northwest 05/05/2020	~720 m northwest 05/05/2025
Starling	✓	✓	✓ A	NT	1 record with good connectivity to the Site via residential gardens, woodland, and arable land.	~1 km southeast 10/06/2024	~1 km southeast 10/06/2024
Stock dove			✓ A		6 records with good connectivity to the Site via grassland, arable landscape and residential pathways.	~720 km northwest 05/05/2025	~720 km northwest 05/05/2025
Whinchat			✓ A		1 record with some connectivity to the Site via grassland and meadows.	~750 m northwest 04/05/2024	~750 m northwest 04/05/2024
Fungi							

Fibrous waxcap				LR	1 record with slight connectivity to the Site via grassland.	~740 m west 02/10/2020	~740 m west 02/10/2020
Invertebrates							
Brown hairstreak	✓	✓		VU	1 record with good connectivity to the Site via residential gardens, grassland and woodland	~900 m northwest 23/09/2024	~900 m northwest 23/09/2024
Cinnabar	✓	✓			1 record with good connectivity to the Site via grassland, gardens and allotments.	~100 m southwest 09/07/2019	~100 m southwest 09/07/2019
Mole cricket	✓	✓		CR	1 record with good connectivity to the Site via residential gardens and grassland.	~800 m northwest 20/03/2022	~800 m northwest 20/03/2022
Red-girdled mining bee				LR Na	1 record with some connectivity to the Site via grassland, gardens, parkland and woodland.	~1 km northwest 06/05/2020	~1 km northwest 06/05/2020
Small heath	✓	✓		NT	79 records, with all having good connectivity to the Site via residential gardens, grassland, meadows, and woodland.	~400 m east 29/05/2020	~470 m northwest 26/08/2025
Stag beetle	✓	✓		NT	1 record with good connectivity via residential gardens, arable land and woodland.	~600 m east 10/07/2023	~600 m east 10/07/2023
Wall	✓	✓		NT	4 records, all with good connectivity to the Site via residential gardens, meadows and grassland.	~330 m west 16/09/2025	~330 m west 16/09/2025
White ermine	✓	✓			1 record onsite.	Onsite on east side 23/07/2017	Onsite on east side 23/07/2017
Mammals							
West European hedgehog	✓	✓			7 records, all having good connectivity to the Site via residential corridors, gardens, hedgerows woodland and roadside verges.	~800 m southeast November 2017	~800 m southeast November 2017
Plants							
Man orchid	✓	✓		NS	2 records with some connectivity to the Site via woodland and grassland.	~550 m south (within Stonecroft copse) 30/05/2025	~550 m south (within Stonecroft copse) 30/05/2025
Welsh poppy				NS	1 record with good connectivity to the Site via residential houses and gardens and woodland.	~800 m west 03/07/2020	~800 m west 03/07/2020

Notes
1. Biodiversity Action Plan: UK – UK
2. Birds of Conservation Concern: R – Red listed; A – Amber listed
3. Other: Great Britain Threat Status: EN – Endangered; NT – Near Threatened; VU – Vulnerable; NS – Nationally Scarce; LR – Locally Rare; Na – Notable (a); Nb – Notable (b)
Refer to Glossary for definitions

Non-Native Invasive Species

3.3.24 Four non-native invasive species that occur within 1 km of the Site and within the last 10 years were returned by the Sussex Biological Records Centre (accessed 26/03/2026). Qualifying species are principally those with legislative classification, listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) but excludes widely naturalised species such as grey squirrel. Details of these species are highlighted in Table 3.7.

3.3.25 **Table 3.7 Non-native invasive species recorded within 1 km of the Site (as provided by Sussex Biological Records Centre (accessed 26/03/2026))**

Species	Designation ¹	Summary of records ²		
		N- ^o , distribution & connectivity	Distance, direction & date	
			Nearest	Most recent
Birds				
Canada goose	Sch 9	2 records in 2 locations with good connectivity to the Site via water corridors/bodies, arable landscape and grassland.	~100 m west 12/02/2023	~100 m west 12/02/2023
Plants				
Himalayan Balsam	Sch 9	1 record lacking connectivity to the Site.	~860 m northwest 18/09/2025	~860 m northwest 18/09/2025
Winter heliotrope	Local	1 record with some connectivity to the Site via ditches, drains, residential gardens and water corridors.	~100 m southwest 01/01/2020	~100 m southwest 01/01/2020
Invertebrates				
Harlequin ladybird	Local	1 record with some connectivity to the Site via grassland, woodland and residential gardens.	~620 m east 09/04/2017	~620 m east 09/04/2017
Notes				
1. Sch 9 – Schedule 9 of the Wildlife Countryside Act 1981 (Amended); Local – Sussex INNS.				
2. As provided the Sussex Biological Records Centre.				

3.4 Species

Bats

3.4.1 Further to the habitat assessment in 2022, there has been little change to the conclusions drawn in the previous ecological assessment (BMD.22.0022.RPE-P1.801.-.Ecology). There still remains a high number of mature trees within the Site that display a range of features suitable for bat roosting, including woodpecker holes, loose bark, broken limbs and general crevices and knots. These features were associated with TN5 and then numerous trees within H2 and H3. Elevated potential roost features were observed in a group of mature oak trees shown as scattered trees on BMD.22.0022.DRE.001.

- 3.4.2 The potential for commuting and foraging bats using the Site is still assessed as high. This is owing to the presence of numerous well-vegetated habitat corridors that run along the boundaries of the Site which have wider connectivity to ancient woodland within the wider landscape. Foraging resources such as ponds (albeit dry) and the woodland blocks along the eastern boundary provide further important foraging/commuting opportunities for bats within the Site.
- 3.4.3 It is considered that potential for significant bat roosting within the Site is low, however, there is moderate potential for small numbers of roosting bats to be utilising various mature trees. This could include summer roost of species record within the locality. Commuting and foraging bats within the local landscape are considered likely to use the Site readily for both foraging and commuting routes.

Amphibians (including great crested newt)

- 3.4.4 A review of *MAG/C* identified two granted European protected species licence application relating to great crested newt within 1 km of the Site. An additional 33 records of present GCN were revealed through data published by the West Sussex Biological Records Centre, most of these records have some terrestrial connectivity to the Site.
- 3.4.5 Five ponds have been identified to be on site or within 500 metres of the Site as depicted by *MAG/C*. One pond is located on Site and was eDNA tested in 2022 which resulted in a negative result. A pond adjacent to the Site in the northeast corner was also tested and returned a negative result (BMD.22.0022.RPE-P2.804). These ponds were resampled and confirmed as still absent of GCN with a negative result in spring 2025 (BMD.22.0022.RPE-P2.002.Eco Assessment).
- 3.4.6 According to NatureSpace Partnerships, the Site falls within the red risk zone for Great Crested Newt (GCN), indicating that the area is generally considered highly suitable habitat. However, negative eDNA results from both the onsite and offsite ponds suggest that GCN are currently absent from these waterbodies. Additionally, the majority of the Site comprises heavily cattle-grazed pasture, which constitutes highly unsuitable terrestrial habitat for GCN. Despite this, the northern and eastern boundaries of the Site include woodland, scrub, and rough grassland, which represent suitable terrestrial habitat. These areas have the potential to provide shelter, dispersal corridors, foraging resources, and hibernation opportunities for GCN.
- 3.4.7 Overall, the Site was considered to be of low suitability for breeding great crested newt, and it is considered that limited habitat onsite provides some suitability for terrestrial GCN and common and widespread amphibians such as common toad. However, reflecting on all of the above, in addition to the eDNA results, the small size of terrestrial habitats on Site and the disturbance levels, it is determined that a Precautionary Working Method Statement (PWMS) is considered an appropriate and proportionate approach for this Site to minimise impacts to great crested newt and also other species.

Badgers

- 3.4.8 There has been no change from the conclusions and recommendations made in the previous 2022 assessment (BMD.22.0022.RPE/P1.801.-.Ecology). There were no signs of badger using

the Site and no records still, therefore, it is considered that badgers are not present on Site, however they may readily forage within the Site and commute to/from the Site to adjacent habitat.

Hazel dormouse

- 3.4.9 There has been no change from the conclusions and recommendations made in the previous 2022 assessment (BMD.22.0022.RPE/P1.801.-.Ecology). The desk study search returned one record for hazel dormouse within 1 km of the Site's boundaries. This record is associated with Stonecroft Copse approximately 550 m south of the Site, with only limited connectivity via fragmented woodland corridors and hedgerow linkages. Although deciduous woodland and ancient woodland blocks occur within the wider locality, these habitats are fragmented across the landscape and are not well connected to the Site. Consequently, the Site is considered to be relatively isolated from the core areas of suitable dormouse habitat within the wider landscape.
- 3.4.10 There are some small areas along the eastern boundary of the Site which may provide some limited habitat for dormouse owing to the presence of woodland areas (including hazel coppice, and structural diversity). However, this area is considered to be limited and recently established and thus unlikely to support dormice. The modified grassland that comprises the majority of the Site provides negligible opportunities for this species.
- 3.4.11 Furthermore, all hedgerows and woodland within the Site's redline boundary are relatively narrow habitat features. As such, it is considered unlikely that significant dormouse populations would be present within the Site. More optimal habitat for dormice exists elsewhere in the locality, including larger, more mature woodland blocks and better-connected hedgerows, which offer greater structural diversity, abundant food resources, and established nesting sites. These areas are likely to support dormouse populations and represent more favourable conditions for this species than those present within the Site itself.

Reptiles

- 3.4.12 There has been no change from the conclusions and recommendations made in the previous ecological assessment (BMD.22.0022.RPE/P1.801.-.Ecology) and it is still considered that overall the Site offers low suitability for reptiles.
- 3.4.13 Overall, the suitability of the Site for reptiles was assessed as limited. However, suitable peripheral habitats were identified and targeted during reptile surveys, with reptiles confirmed to be present within these habitats during the 2022 Phase 2 surveys. The 2022 survey findings demonstrated that the Site's edge habitats provided suitable refuge and foraging opportunities. As these peripheral habitats have not undergone any significant changes since the 2022 surveys, they are considered likely to continue supporting reptiles. Consequently, the 2025 Phase 2 assessment assumed that reptiles may still be present within these retained edge habitats and that the baseline established by the 2022 surveys remains applicable.

Breeding birds

- 3.4.14 There has been no change from the conclusions and recommendations made in the previous ecological assessments (BMD.22.0022.RPE/P1.801.-.Ecology).

- 3.4.15 Numerous widespread bird species were observed using the Site and in adjacent habitats. Species include woodpigeon, jay, house sparrow, magpie, blue tit, robin, wren and mistle thrush. Therefore, it is still considered likely that the Site provides some nesting opportunities for birds within the local landscape, considered to be important at a Site level.

Flora

- 3.4.16 There has been no change from the conclusions and recommendations made in the previous ecological assessments (BMD.22.0022.RPE/P1.801.-.Ecology) and no notable flora was recorded during the Site in the 2026 survey visit.

Notable invertebrates

- 3.4.17 There has been no change from the conclusions and recommendations made in the previous ecological assessment.

Invasive species

- 3.4.18 No invasive species were recorded on Site. It is possible that invasive species are present in the locality.

Other Protected and Notable Species

- 3.4.19 There has been no change from the conclusions and recommendations made in the previous ecological assessment (BMD.22.0022.RPE/P1.801.-.Ecology).
- 3.4.20 No other protected or notable species were recorded on Site.

4. MITIGATION

- 4.1.1 Based on the verification of habitats on Site, ecological control and protection measures to be undertaken remains generally the same as what was recommended within the 2022 Preliminary Ecological Appraisal (BMD, 2022). This includes:

4.2 General

- 4.2.1 Tool box talk
- To be given to all Site staff, including those joining later in the project. Site staff to be made aware of the safeguard measures put in place and why they are necessary.
- 4.2.2 Suitably qualified ecologist
- To provide advice and guidance as required throughout the development process.
- 4.2.3 Generic Safeguarding Measures:
- Pollution - The former Pollution Prevention Guidelines (PPG) have been withdrawn while they are being reviewed and updated. Until such time as new guidance becomes available, standard industry best practice in relation to construction sites and dust production/water pollution must be adhered. Further guidance is to be documented in a Construction Environmental Management Plan (CEMP). Measures to include:
 - Dust damping measures.
 - Works between sunset and sunrise to be avoided; and
 - If works cannot be avoided then there is to be no significant increase in external light and noise over and above what is anticipated in the area post construction.

4.3 Habitats – Retained and Adjacent to Site

Scattered trees:

- Appropriate Root Protection Areas (RPAs) to be defined prior to any works commencing with appropriate protection fencing, and maintained throughout the development; and
- No spoil to be deposited or works to take place within the protection zones of onsite trees/shrubs.

Woodland:

- Appropriate root Protection areas to be defined prior to any works commencing, and maintained throughout the development;
- No spoil to be deposited or works to take place within the protection zones of retained onsite woodlandstre

Air and waterborne pollution:

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

4.4 Species

Badger:

- 4.4.2 Prior to works commencing the full Site area will be checked by a suitably qualified ecologist for the presence of badgers to ensure no badger activity is present.
- 4.4.3 Based on current assumptions, no badger setts are present within key habitat areas that are being removed, but there may be a requirement for a badger disturbance licence if works are likely to occur close to any identified setts.
- 4.4.4 General protection measures during construction shall include:
- Any trenches and excavations are to be covered at night and when construction staff are not on Site and/or a means of escape provided for any animals that may fall in. Escape ramps should be no greater than an angle of 45°. Covering trenches and excavations is preferable as harm may come to some animals if they fall in; risk of harm is greater with trenches/excavations over 1 m deep and if water collects. Trenches to be checked for trapped animals at the start of each day.
 - Pipes to be capped or covered at night and when construction staff are not on Site to prevent badgers (and other fauna) entering and becoming trapped.
 - Conditions not be created that may be utilised by badger, e.g. piles of soft earth. If such features are unavoidable, they should be appropriately fenced to prevent badgers gaining access.

Bats:

- 4.4.5 General:
- The habitat corridors around the peripheries of Site is the main habitat within the Site that offers roosting potential for bat species. This area should be retained/enhanced as much as possible to maintain dark corridors for commuting bats.
 - It is recommended that mature trees are retained within the scheme design. If any small trees are to be removed, it is recommended that an additional inspection by a suitably qualified ecologist would be required prior to any works commencing. It is understood that whenever possible, all feasible trees will be retained.
- 4.4.6 As bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), any works affecting potential roost features must follow established good practice to ensure legal compliance.

Mitigation and Safeguarding Measures

- 4.4.7 Pre-Felling Assessment:
- Prior to removal, the tree must undergo a detailed inspection by a suitably qualified and, where required, licensed bat ecologist. The assessment should include a search for field

signs such as droppings, staining around cavities, audible calls, or visible bats within crevices. Ivy growth, lifted bark, cavities, woodpecker holes, splits, or other features should be carefully assessed to confirm or adjust the preliminary roost suitability classification.

4.4.8 Timing of Works:

- Tree removal should avoid the main bird nesting season (1 March–31 August), unless a pre-works nesting bird inspection confirms no active nests are present. Although the bat roost potential is assessed as Low, seasonal constraints relating to breeding birds remain applicable.

4.4.9 Sensitive Felling Methodology:

- Felling must be undertaken using a precautionary approach. This includes:
 - sectional dismantling rather than direct felling where potential roost features are present;
 - careful removal of limbs to avoid sudden exposure of cavities;
 - soft-felling techniques where feasible, including lowering cut sections with ropes; and
 - gradual removal of dense ivy to allow staged inspection of underlying features.

4.4.10 Ecological Supervision:

- Where moderate to high-risk features are identified during the pre-works assessment, or where features cannot be fully inspected (e.g. due to dense ivy), a licensed bat ecologist should be present to supervise the works. Supervision may also be recommended for precautionary purposes where Low potential trees contain inaccessible features.

4.4.11 Contingency Measures:

- If at any point a bat or evidence of bats is discovered, all works must cease immediately. The attending ecologist will assess the situation and determine whether the works require modification, further survey, or the submission of a European Protected Species Licence (EPSL) to Natural England before proceeding.

4.4.12 Licensing Requirements:

- A licence from Natural England will be required if works are likely to result in the disturbance of bats or damage/destruction of a known or probable roosting feature. Licensing requirements will be confirmed following the pre-felling assessment.

4.4.13 Record Keeping and Due Diligence:

- A written record should be maintained detailing the initial roost suitability assessment, any subsequent inspections, supervision undertaken, and the felling methodology applied. This documentation will demonstrate compliance with current legislation and adherence to best practice guidance (e.g. BCT 2023).

4.4.14 Should roost features be confirmed, additional mitigation such as timing restrictions, installation of bat boxes, or careful feature retention may be required under an EPS licence.

4.4.15 Lighting:

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

Nesting Birds:

4.4.16 All nesting birds receive legal protection under the Wildlife and Countryside Act 1981 (as amended).

4.4.17 Works impacting on/in close proximity to the onsite woodland and/or grassland during the core nesting season (March to August inclusive):

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

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

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

Great Crested Newt, Hazel Dormouse and Other Fauna (including common amphibians, reptiles, and hedgehog):

4.4.19 Given the assessment of amphibian habitat suitability (NatureSpace Partnerships red risk zone), a Precautionary Working Method Statement (PWMS) is considered an appropriate and proportionate approach for this Site.

4.4.20 Potential terrestrial habitat within the northern and eastern areas of the Site should be retained where possible.

4.4.21 While the likelihood of GCN or other amphibians being present during works is considered low, the legal protection afforded to GCN means that a proportionate level of precaution remains appropriate. Current CIEEM (2017) and Natural England guidance supports the use of precautionary measures where the probability of encountering individuals is low but cannot be entirely ruled out, and where impacts can be fully mitigated through sensitive working practices rather than survey or licensing.

- 4.4.22 A PWMS will therefore be implemented to ensure compliance with wildlife legislation and to avoid the risk of harm to any amphibians that may be present. This will include:
- A pre-works briefing (toolbox talk) to all contractors;
 - Check for presence of mobile fauna. Any animals present to be removed or encouraged to move to a place of safety following best practice at the time;
 - A staged/soft approach to vegetation and ground clearance, including vegetation to be cut to a height of 150 mm, in a continuous direction allowing any fauna to disperse. All cut material to be removed immediately off-site/to an area that will not be affected by the proposed works;
 - Hand-searching of potential refugia (e.g. logs, brash, debris, piles of material);
 - Sensitive removal of dead wood and materials with hibernation potential;
 - Careful timing of works, avoiding peak hibernation where feasible;
 - An ecologist available on-call to advise in the event that amphibians are encountered.
- 4.4.23 Implementation of the PWMS will ensure that the risk to great crested newt and other amphibians is reduced to negligible, and that the proposed works remain compliant with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017.

Hedgehog specific:

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

5. REFERENCES AND BIBLIOGRAPHY

- Baker, J (2016). Biodiversity Net Gain Good Practice Principles for Development
- Baker, J., Hoskins, R., Butterworth, T. (2019). Biodiversity Net Gain. Good Practice Principles for Development. A Practical Guide. CIRA
- BMD (2022). Preliminary Ecological Assessment, College Lane, Hurstpierpoint.
BMD.22.0022.RPE/P1.801.-.Ecology.
- BMD (2023). Phase 2: Further Ecological Assessment, College Lane, Hurstpierpoint.
BMD.22.0022.RPE-P2.804.
- BMD (2026). Phase 2: Further Ecological Assessment, College Lane, Hurstpierpoint.
BMD.22.0022.ROE-P2.002.
- British Standards Institute (BSI) (2013). BS42020 - Biodiversity Code of Practice for Planning and Development. BSI, London
- CIEEM (2017). *Guidelines on Ecological Report Writing* (2nd ed). Winchester: CIEEM
- Environment Bill summer policy statement: July 2019.
<https://www.gov.uk/government/publications/draft-environment-principles-and-governance-bill-2018/environment-bill-summer-policy-statement-july-2019>
[Accessed 20/11/2025]
- HM Government (1981). *Wildlife and Countryside Act 1981 (as amended)*.
- HM Government (2000). *Countryside and Rights of Way Act, 2000*.
- HM Government (2005). *ODPM Circular 06/05 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System*.
- HM Government (2017). The Conservation of Habitats and Species Regulations 2017, as amended.
- HM Government (2021a). *Environment Act 2021*. (C30)
- HM Government (2026). *National Planning Policy Framework. Department for Communities and Local Government*. <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Accessed 28/09/2026]
- HM Government (2026a). National Planning Policy Framework. Department for Communities and Local Government.
- JNCC (2010). Handbook for Phase 1 habitat survey: a technique for environmental audit. Natural England.
- Maddock, A (ed.) (2008c). UK Biodiversity Action Plan; Priority Habitat Descriptions (Updated Dec 2011).
- Natural England and Forestry Commission (2022). Ancient Woodland, ancient trees and veteran trees: advice for making planning decisions. GOV.UK. Available at: Available at: <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions> [Accessed 06/07/2026].
- Panks, S. et al. (2023a). Biodiversity metric 4.0: Auditing and accounting for biodiversity – User Guide. Natural England.
- Panks, S. et al. (2023c). The Biodiversity metric 4.0 – User Guide – Technical Annex 2. Natural England.
- Tga Arboriculture consultants (2026) BS5837:2012 Tree Survey Land east of College Lane Hurstpierpoint. TGA.2786.TreeSurveyRevA
- UKHab Ltd. (2023). UK Habitat Classifications – Habitat Definitions V2.0. <https://ukhab.org/>
[Accessed 11/11/2025]

6. GLOSSARY

Scientific Terms and Acronyms

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

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

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

SECT 41 NERC Section 41 (S41) of the 2006 Natural Environment and Rural Communities (NERC) Act.

APPENDICES

PLANS

BMD.22.0022.DRE.001-Baseline Habitat Survey Plan 2026

TGA.2786.TSP.001A – Tree Survey Plan 2026



- Site boundary (5.3272 ha)
- Target notes
- Line of trees - 33 (466 m)
- Line of trees - associated with bank or ditch - 33 (142 m)
- Modified grassland - g4 (4.0030 ha)
- Bramble scrub - h3d (0.4791 ha)
- onsite Pond (non-priority) r1 41 (0.0245 ha)
- Developed land; sealed surface u1b (0.0038 ha)
- Bare ground - u1c 510 (0.0218 ha)
- Other woodland; broadleaved - w1g (0.7877 ha)
- offsite Pond (non-priority) r1 41 (0.0073 ha)
- Scattered trees - 32

Google Satellite

Rev.	Description	-
------	-------------	---

Purpose of Issue:
Planning

Bradley Murphy Design Ltd
Studio 3, Floor 18
Alpha Studios
Suffolk St Queensway
Birmingham
B1 1TT
t: 0121 815 9127
e: info@bradleymurphydesign.co.uk
www.bradleymurphydesign.co.uk

BMD

Client:

Thakeham Homes

Project:

College Lane

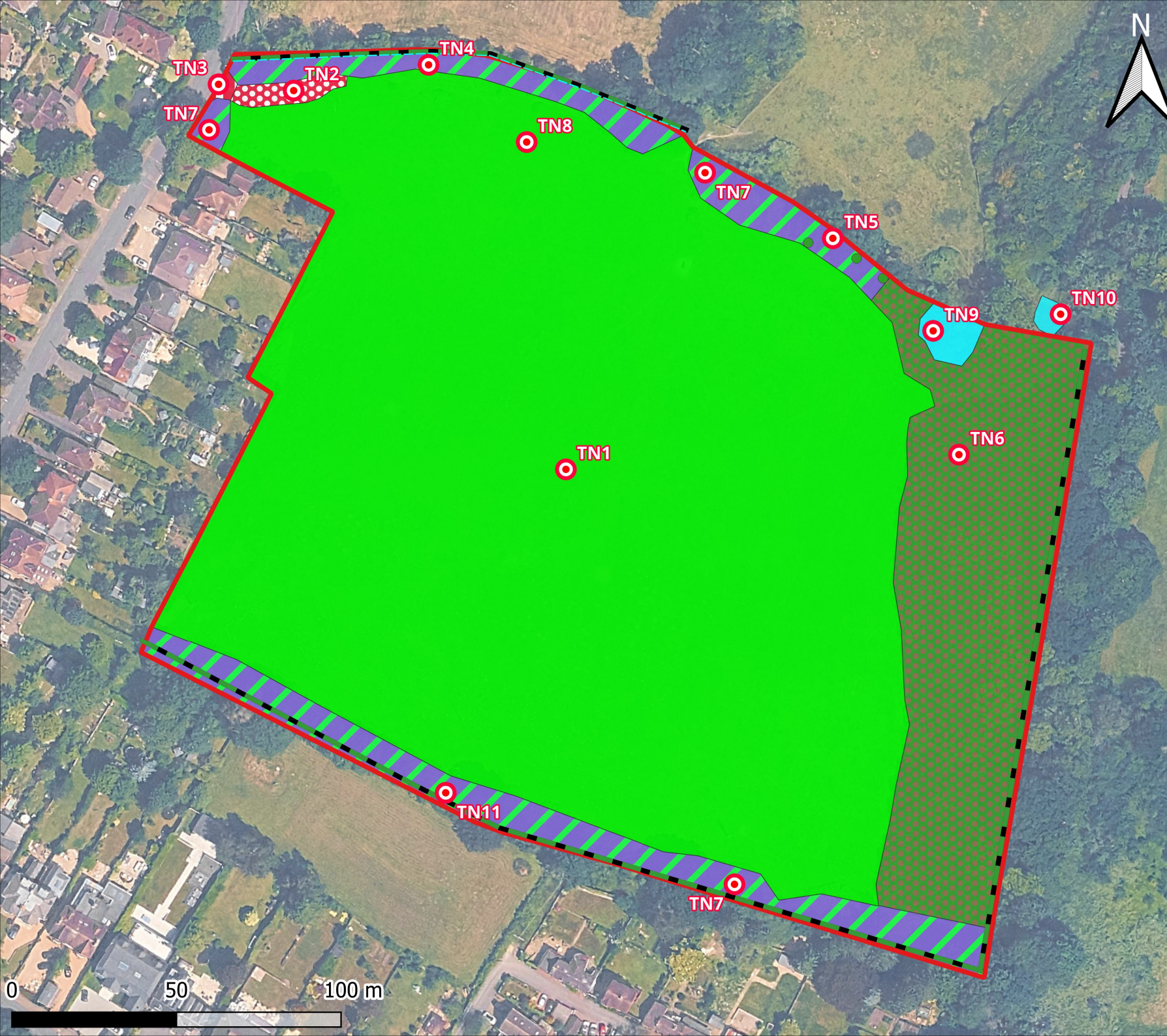
Drawing Title:

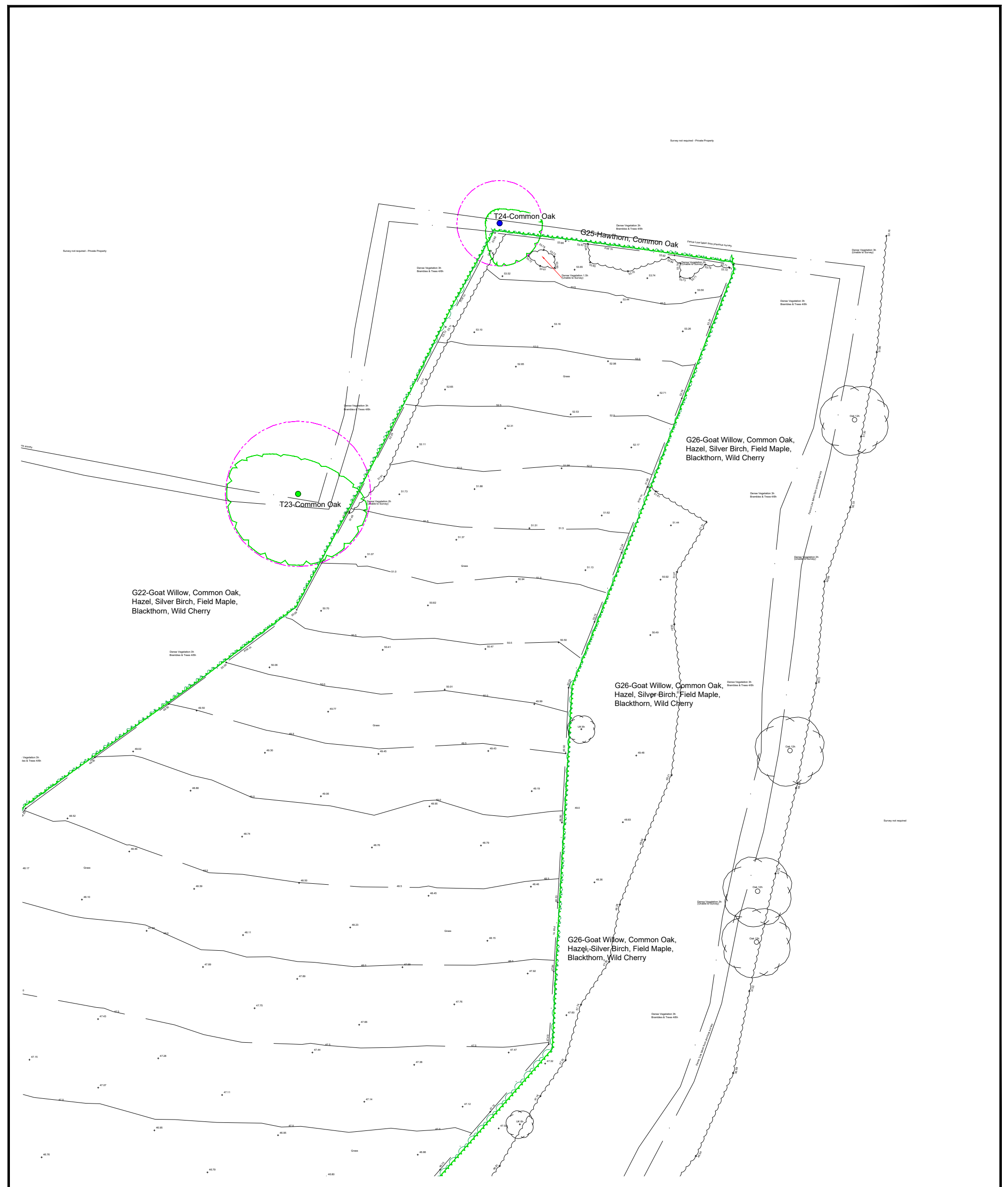
Baseline Habitats

Drawn: MS	Checked: JW	Approved: JP	Date: 03/07/2026
--------------	----------------	-----------------	---------------------

Job No. 22.0022	Scale: 1:1,500	Sheet Size:	Revision:
--------------------	----------------	-------------	-----------

Drawing Number:
BMD.22.0022.DRE.001





TREE CANOPY

A CATEGORY TREE
B CATEGORY TREE
C CATEGORY TREE
U CATEGORY TREE

ROOT PROTECTION AREA (RPA)
A & B CATEGORY TREE

ROOT PROTECTION AREA (RPA)
C CATEGORY TREE

DRAWING TITLE
Tree Survey Plan

CLIENT
Thakeham Homes

SITE
**Land east of College Lane
Hurstpierpoint**

SCALE
1:500 @ A1

DATE
15/07/2026

JOB NUMBER
2786

DRAWING NUMBER
001A

DRAWING REFERENCE
TGA.2786.TSP.001A

REVISION NOTES		
REV	COMMENTS	DATE
001	Original Issue	10/02/2020
001A	Revised topographical survey	15/07/2020

tga arboricultural consultant

www.tgatrees.co.uk
18 Boulevard Lane, Goswamery, Surrey GU7 3JD
M: 07774 377205 E: tom@tgatrees.co.uk

SITE PHOTOGRAPHS



Photograph 1: Modified grassland of poor condition within the Site.



Photograph 2: Area of hard standing and bare ground in the northeastern corner of the Site.



Photograph 3: Ditch present within the Site.



Photograph 4: Neutral grassland behind the fenced area on the Site (photo from summer 2025).



Photograph 5: Line of trees along the southern boundary.



Photograph 6: Broadleaved woodland plantation within the east of the Site.



Photograph 7: Bramble scrub within the northwest corner of the Site.



Photograph 8: Gorse scrub scattered within the modified grassland field.



Photograph 9: Onsite pond.



Photograph 10: Large cavity within trunk of a mature oak tree.

A. METADATA, SURVEY CONDITIONS AND LIMITATIONS

A.1 Metadata

Factor	Detail
Data	Verification walkover
Reason for collection	To identify ecological constraints and to confirm/inform mitigation required to ensure favourable conservation status of species utilising the site as a result of the proposed development.
Location	College Lane, Hurstpierpoint, West Sussex, approximate centre: TQ 29212 16026
Date	25 th February 2026
Method of collection	Ecological Assessment based on UKHab
Who collected	Jasmine Whitmore BSc (Hons)

A.2 Survey Conditions

Date	Start Time	Cloud (%)	Sun	Precipitation
25/02/2026	10:30	5	Sunny	None

A.3 Limitations Review

Consideration	Comment
Survey & data	
Personal competence, i.e. qualifications, training, skills, understanding, experience	All survey works were undertaken by or directly supervised by personnel experienced in ecological surveying (see meta data). <u>Jasmine Whitmore BSc (Hons) ACIEEM</u> has 3 years' of experience in ecological consultancy, including technical reporting, and experience in survey work undertaken at site. <u>Jonathan Wood BSc (Hons) MCIEEM</u> has over 11 years' experience in ecological consultancy, including an experience of performing and coordinating the survey work and assessments undertaken at Site. <u>James Patmore CEng CEnv MCIEEM</u> has over 23 years' experience in ecological consultancy, including an extensive amount of experience performing and directing the survey work and assessments undertaken at the Site.
Resources (equipment and/or personnel)	Appropriate resources and suitably qualified personnel were used.
Time spent surveying	Sufficient time was spent on site to undertake all surveys. No surveys were 'cut short'.
Data (e.g. arising from incomplete or inappropriate surveys)	The data collected were sufficient for the purpose of the works.
Lack of statistical robustness and higher uncertainties	Statistical analysis of data was not deemed necessary for the purpose of the current works.
Old and out of date data	The data used to complete this Ecological Verification Assessment were current and up to date.
Timing or seasonal constraints and suboptimal survey periods	The survey was conducted in February 2026. This is outside the optimal survey period, but the original assessment was carried out within the optimal period.
Partial use of and/or departures from good practice guidelines	All surveys accorded with the relevant best practice guidelines.
Site conditions & other factors	

Consideration	Comment
Adverse weather conditions	No significantly adverse weather conditions were encountered during the survey work undertaken at the Site that would be considered to have significantly adversely impacted the reliability and/or accuracy of data collected.
Restricted access to site or part of site	All other areas of the Site were accessed with no restrictions.
Unrealistic deadlines	No restrictions on survey data collected or analysed to date are as a result of unrealistic deadlines.
Unproven or untested measures for mitigation and compensation	N/A
Evaluation of conservation value and impacts	The evaluation of the conservation value of habitats and species associated (or potentially associated) with the Site and impacts of the development, are based on the current information available. This evaluation will need to be reviewed and updated as necessary should a considerable period of time (24 months) elapse and/or more data from other survey work (on and within 1 km of the Site) becomes available.

B. LEGAL AND POLICY FRAMEWORK

National Planning Policy Framework 2026

- B.1.1 The NPPF places strong emphasis on achieving net gain in all developments (not just 'no net loss') through the planning system's purpose of achieving sustainable development (HM Government 2026). The NPPF notes three overarching objectives to achieve sustainable development and opportunities to be taken to secure net gain in each. The environmental objective relates to biodiversity:

"to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution." (NPPF Paragraph 17, HM Government 2026).

The Environment Act 2021

- B.1.2 As of November 2021, The Environment Act 2021 states under Schedule 14 that provision are to be made *"for biodiversity gain to be a condition of planning permission in England."* (HM Government 2021a). Proposals indicate a minimum 10% net gain will become mandate by Autumn 2023.

C. HABITAT TARGET NOTES

C.1.1 Table E1.1 and E1.2 shows target note ID's and the respective habitats as well as habitat conditions in these areas.

Table E1.1 Habitat areas

Target Note ID	Description	Condition
TN1	Modified grassland Modified grassland dominates the Site. The sward is short and subject to cattle grazing, with slight herb diversity present. Species are dominated by common grass species including annual meadow grass, white clover, meadow buttercup, yarrow, common plantain, cocks foot grass and false oat grass. There is also some cover of herbs in small patches which comprises of common species including common ragwort, ribwort plantain, spear thistle, creeping thistle, bramble, common groundsel, wild teasel, ragwort, dame's rocket and common dandelion.	Poor
TN2	Artificial unvegetated; unsealed surface Within the modified grassland field that dominates the Site, an area of bare ground is present in the northeastern corner. This area is regularly used by cattle for feeding, resulting in repeated trampling and grazing pressure that has worn away the vegetation and exposed the underlying soil.	N/A
TN3	Developed land; sealed surface Access to the Site is provided via a farmer's gate located in the north-eastern corner of the modified grassland field. At this location, an area of impermeable hardstanding extends from the adjacent road into the Site boundary, forming the entrance.	N/A
TN4	Ditch A seasonally wet ditch is present within the Site. This feature is predominantly associated with the line of trees along the northern boundary. It is considered likely that the ditch holds water for short periods of time during the year and was wet on the day of the Site walkover. However, given that these features support very limited aquatic or emergent vegetation, it is considered likely that the ditch feature at the Site is dry for significant parts of the year. Species associated with the ditch recorded on Site included hard rush, soft rush and pendulous sedge. The ditch is namely 1–1.5 m in width, with limited aquatic or emergent vegetation recorded. Indeed, the overshadowing from the adjacent trees has resulted in large sections of the banks supporting only sparse vegetation largely comprising ivy, with occasional common nettle and bramble also present. A small drainage ditch was found along the southern boundary of the Site. This ditch was also dry and was found to support species such as nettle.	N/A
TN5	Rural trees There are rural trees scattered around the peripheries of the Site, mostly offsite within residential gardens adjacent that may encroach onto the Site. A group of trees onsite are along the northern boundary of the Site: several mature oak trees with potential roosting features including knot holes, lifting bark, broken branches, tear outs and trunk cavities.	Good
TN6	Plantation broadleaved woodland There is a woodland block within the Site. The woodland block is dominated by native broadleaf species. The woodland was a recently planted plantation	Moderate

	which was relatively young. The woodland adjoins to a line of trees with further mature oak and ash trees. Species included oak, pine sp., hawthorn, birch, hazel, rose sp., wild privet, dogwood, field maple, willow sp., elder, wild cherry and blackthorn. Semi-improved neutral grassland is present on the ground of the plantation. This habitat is protected from grazing by fencing. Species in this area include yarrow, ragwort, glaucous sedge, greater bird's-foot-trefoil, creeping cinquefoil, black knapweed, creeping bent, common fleabane, creeping buttercup, birds-foot trefoil, timothy, Yorkshire fog, creeping thistle, ribwort plantain, common rush, silverweed, broadleaved dock, false oat grass, cocks' foot, hairy willowherb and meadow foxtail. The woodland shows no significant change since 2023, aside from continued tree growth and further establishment of ground flora.	
TN7	Bramble scrub Areas of bramble scrub are present in dense patches along the entire southern edge of the Site, as well as along the northern ditch and in the northwest corner of the Site – either side of the entrance gate and adjacent to College Lane and the most northern residential house in this corner. The areas of scrub were comprised chiefly of bramble with occasional dogwood and dog rose.	Poor
TN8	Gorse scrub Scattered common gorse scrub was observed within the north of the modified grassland field within the Site. Dog rose was also present.	Poor
TN9 & TN10	Ponds There is one onsite pond. This feature was linked to a wider waterbody network within the surrounding landscape. This pond was situated to the northeast of the Site. The pond has a stream inflow and outflow. At the time of survey, the pond was holding water, however it is known that the pond is dry during periods of the year. Ponds are UK BAP habitats. Species associated with this feature included water mint, pendulous sedge, crack willow, grey willow, common rush, bulrush and alder. There is a pond offsite adjacent to the northeast corner of the Site.	Poor/moderate
TN11	Line of trees The modified grassland field is bordered on the northern, eastern and southern sides by tree lines. Many of the trees are mature and display features that hold potential to support roosting bats, for example cavities, knot holes and broken limbs. Species along the northern line of trees include oak, cherry plum and ash. Species along the eastern boundary include hazel, oak, holly and sycamore. Trees along the southern boundary include field maple, ash, oak, sycamore, fir, beech, holly and grey willow (TN11).	Moderate

D. DETAILED SURVEY RESULTS

D.1 Species Recorded on Site

English Name	Scientific Name
Plants	
Alder	<i>Alnus glutinosa</i>
Annual meadow grass	<i>Poa annua</i>
Ash	<i>Fraxinus excelsior</i>
Beech	<i>Fagus sylvatica</i>
Birch	<i>Betula sp.</i>
Birds-foot trefoil	<i>Lotus corniculatus</i>
Blackthorn	<i>Prunus spinosa</i>
Bramble	<i>Rubus fruticosus agg.</i>
Broadleaved dock	<i>Rumex obtusifolius</i>
Bullrush	<i>Typha latifolia</i>
Cherry plum	<i>Prunus cerasifera</i>
Cock's foot	<i>Dactylis glomerata</i>
Common fleabane	<i>Pulicaria dysenterica</i>
Common gorse	<i>Ulex europaeus</i>
Common groundsel	<i>Senecio vulgaris</i>
Common nettle	<i>Urtica dioica</i>
Common plantain	<i>Plantago major</i>
Common ragwort	<i>Jacobaea vulgaris</i>
Common rush	<i>Juncus effusus</i>
Crack willow	<i>Salix fragilis</i>
Creeping bent	<i>Agrostis stolonifera</i>
Creeping buttercup	<i>Ranunculus repens</i>
Creeping cinquefoil	<i>Potentilla reptans</i>
Creeping thistle	<i>Cirsium arvense</i>
Dames rocket	<i>Hesperis matronalis</i>
Dandelion	<i>Taraxacum officinale agg.</i>
Dog rose	<i>Rosa canina</i>
Dogwood	<i>Cornus sanguinea</i>
Elder	<i>Sambucus nigra</i>
False oat grass	<i>Arrhenatherum elatius</i>
Field maple	<i>Acer campestre</i>
Fir	<i>Abies sp.</i>
Glaucous sedge	<i>Carex flacca</i>
Greater birds-foot trefoil	<i>Lotus pedunculatus</i>
Grey willow	<i>Salix cinerea</i>
Hairy willowherb	<i>Epilobium hirsutum</i>
Hard rush	<i>Juncus inflexus</i>
Hawthorn	<i>Crataegus monogyna</i>
Hazel	<i>Corylus avellana</i>

English Name	Scientific Name
Holly	<i>Ilex aquifolium</i>
Ivy	<i>Hedera helix</i>
Meadow buttercup	<i>Ranunculus acris</i>
Meadow foxtail	<i>Alopecurus pratensis</i>
Oak	<i>Quercus sp.</i>
Pendulous sedge	<i>Carex pendula</i>
Pine species	<i>Pinus sp.</i>
Ribwort plantain	<i>Plantago lanceolata</i>
Rose	<i>Rosa sp.</i>
Silverweed	<i>Potentilla anserina</i>
Spear thistle	<i>Cirsium vulgare</i>
Sycamore	<i>Acer pseudoplatanus</i>
Timothy	<i>Phleum pratense</i>
Water mint	<i>Mentha aquatica</i>
White clover	<i>Trifolium repens</i>
Wild cherry	<i>Prunus avium</i>
Wild privet	<i>Ligustrum vulgare</i>
Wild teasel	<i>Dipsacus fullonum</i>
Willow species	<i>Salix sp.</i>
Yarrow	<i>Achillea millefolium</i>
Yorkshire fog	<i>Holcus lanatus</i>

BMD

E: info@bradleymurphydesign.co.uk
W: www.bradleymurphydesign.co.uk
T: 01926 676496

BIRMINGHAM



CAMBRIDGE

