

Preliminary Ecological Appraisal

Survey site:

Land at Mill Lane, Sayers Common, West Sussex BN6 9JA

Client:

A. Harris and C. Harris

Survey date:

25/03/2026

Project:

This report is prepared to inform a planning application with Mid Sussex District Council. This proposal can be described as the erection of 9 new dwellings with associated hard and soft landscaping.

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Executive Summary

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Tables 1, 3 & 4 of this report.

Key Findings
❖ Best practice measures to minimise the possibility of pollution, damage to adjacent habitats must be implemented during construction. A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition. ❖ The proposed development will require a Biodiversity Net Gain assessment, to calculate the value of habitats on site and ensure the delivery of a minimum of 10% measurable biodiversity net gain. ❖ A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting1. ❖ Environmental DNA (eDNA) surveys will be required of any ponds within 250m (P1-P5) (where accessible) to determine the presence or absence of great crested newts. This will comprise collecting water samples and sending them off for laboratory analysis and such surveys must be undertaken between mid-April and June, in accordance with current survey guidelines (Biggs et al, 2014). ❖ Precautionary working measures have been recommended for reptiles, nesting birds, badgers, hazel dormice, and other small terrestrial mammals.

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Introduction and Context

Introduction

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

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

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

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

A biological records data search has not been undertaken. Given the scope of the proposed development, it is considered that biological records data is disproportionate to the level of impact, given the development is small in scale and will not impact any notable habitats, and therefore it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report. A search of biological records data can be undertaken at request.

The survey was completed outside of the optimal survey period (April to October) for ground flora, and as such the accuracy of botanical assessment and condition assessment data may be limited in terms of species visible and ground conditions at the time of survey. However, given the nature of the habitats present and the scope of the works, it is possible to predict the impacts on these habitats from the development, and further assessment is not considered necessary.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location
The site is located at National Grid Reference TQ 26965 18620 and has an area of approximately 0.65ha. The site is located in a suburban setting, immediately surrounded by roads, trees, dwellings, gardens, and a cemetery. The A23 is located to the east of the site. The site is enclosed by fencing to the south, north, east, and southwest. The northwest of the site is enclosed by a dry ditch. The wider landscape is predominately comprised of arable and pastoral fields, with a suburban area to the southwest. There are some small parcels of woodland interspersed throughout the landscape. The fields are typically bordered by hedgerows and tree lines providing connectivity across the landscape. There are 12 ponds within 500m of the site, 5 of which within 250m. There is a dry ditch running through the site, and along the east and northwest of the site. The ditch was dry at the time of the survey. Herrings stream is located ~470m east of the site. The soils are characterised as medium, silt-loam but locally light, silt-rich, or sometimes heavy clay-rich soils and subsoils. Mildly Acidic to Neutral (pH: 6.0 - 7.0).
Priority Habitats and Designated Sites
Summary of Survey Findings <u>Priority Habitats</u> There are 2 priority habitats located within 2 km of the site, including deciduous woodland, which is adjacent to the west of the site. These comprise deciduous woodland and traditional orchard. The site is connected to the adjacent deciduous woodland. The local landscape is well connected through hedgerows and lines of trees surrounding fields. <u>Designated Sites</u> There are no other statutory sites within 2 km of the site. There are no national network sites (SAC, SPA, Ramsar) within 10 km of the site. The site does fall within the impact risk zone for Wolstonbury Hill SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

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

Impacts

No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to deciduous woodland (adjacent to the east and ~5m west), indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.

Recommendations

Best practice measures to minimise the possibility of pollution, damage to adjacent habitats must be implemented during construction. A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition. This should include the following measures:

- Retained trees adjacent to the site will be protected in line with the measures outlined in the British Standard 'Trees in Relation to Design, Demolition and Construction to Construction - Recommendations' (BS 5837) (2012).
- Appropriate buffering between the development zone and retained habitats (e.g. 15m for deciduous woodland)
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto adjacent habitats.

Habitats and Flora

The site survey was undertaken by Oliver Wills BSc (Hons), Graduate Ecologist, accredited on Natural England survey licence for bats [2025-83880-CL18-BAT (class 2)].

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
25/03/2026	8.4	61	40	35.2	None

Table 3: Habitats and flora

Habitats and Flora: Conclusion, Impact or Recommendations

This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All

clients are expected to read and understand this section, or to contact the lead surveyor for advice.

Onsite habitats

Summary of Survey Findings

Other woodland: broadleaved (w1g) - Felled (206) - Ditch (50)

The majority of the site is comprised of felled other broadleaved woodland. There were 17 felled trees on the site at the time of the survey with the stumps and felled trees still present, and as such the species and sizes could be recorded. 15 of these felled trees were recorded as medium oak (*Quercus* spp.), 1 was a medium elm spp. (*Ulmus* spp.), and 1 was a large ash (*Fraxinus excelsior*). A review of historic aerial imagery (Google Earth) shows that in February 2025 the parcel was covered in woodland, with a greater number of trees present than the 17 recently felled. In 2015, before the woodland succession, the parcel appears to have been comprised of grassland.

The north half of the felled woodland is dominated by short sward clusters of grasses and forbs, and scattered woody debris, consisting mainly of woodchips, small branches, and shredded stems. The plant assemblage indicates other neutral grassland regeneration. Species recorded in the woodland include **dominant** Yorkshire fog (*Holcus lanatus*), **abundant** common bent (*Agrostis capillaris*), **frequent** creeping buttercup (*Ranunculus repens*), spear thistle (*Cirsium vulgare*), perennial ryegrass (*Lolium perenne*), cock's foot (*Dactylis glomerata*), bramble (*Rubus fruticosus* agg.), **occasional** broad-leaved dock (*Rumex obtusifolius*), red clover (*Trifolium pratense*), black bindweed (*Fallopia convolvulus*), ragwort (*Jacobaea vulgaris*), teasel (*Dipsacus fullonum*), dandelion (*Taraxacum officinale* agg.), **rare** greater plantain (*Plantago major*), bristly oxtongue (*Helminthotheca echioides*), bitter daisy (*Erigeron acris*), field brier (*Rosa arvensis*), lords-and-ladies (*Arum maculatum*), creeping cinquefoil (*Potentilla reptans*), and meadow buttercup (*Ranunculus acris*).

The bottom half of the site is separated from the top half by a ditch, which was dry at the time of the survey. The ditch was approximately 1m wide and was lined with detritus and woody debris. The ditch connected to two other ditches offsite, running along the east boundary of the site and the northwest boundary, which is classified as a drainage on the magic.gov.uk database.

The southern half of the felled woodland features a lower cover of grasses, and a greater cover of woody debris and rushes. Species recorded in this half include **frequent** rush spp. (*Juncus* spp.), creeping buttercup (*Ranunculus repens*), Yorkshire fog (*Holcus lanatus*), common nettle (*Urtica dioica*), broad-leaved dock (*Rumex obtusifolius*), **occasional** bramble (*Rubus fruticosus* agg.), dandelion (*Taraxacum officinale* agg.), field sow-thistle (*Sonchus arvensis*), lesser hop trefoil (*Trifolium dubium*), honeysuckle (*Lonicera periclymenum*), lords-and-ladies (*Arum maculatum*), bristly oxtongue (*Helminthotheca echioides*), spear thistle (*Cirsium vulgare*), lesser celandine (*Ficaria verna*), pendulous sedge (*Carex pendula*), square-stalked willowherb (*Epilobium tetragonum*), red clover (*Trifolium pratense*), **rare** holly (*Ilex aquifolium*), ivy (*Hedera helix*), creeping forget-me-not (*Myosotis secunda*), and English bluebell (*Hyacinthoides non-scripta*).

The site is retroactively classified as other broadleaved woodland based on historic aerial imagery, felled and extant tree species onsite, and the

ground flora present at the time of the survey. Magic classifies the neighbouring woodland to the southeast and a small parcel to the west as priority deciduous woodland. The woodland onsite is not considered to be deciduous woodland as the woodland appeared to be younger and distinct from this woodland based on historic aerial imagery (Google Earth).

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the other woodland; broadleaved was assessed to have a good condition value. Note that the condition score was boosted. The woodland had been felled at some point between February 2025 and the time of the survey. As such, the woodland is assumed to be of good condition.

Scattered Trees (32)

21 extant trees are present on site, comprising 12 small, 8 medium and 1 large size. The survey identified silver birch (*Betula pendula*), English oak (*Quercus robur*), dogwood (*Cornus sanguinea*), hawthorn (*Crataegus monogyna*), sycamore (*Acer pseudoplatanus*), and wild cherry (*Prunus avium*). The trees are grouped based on their condition. Group 1 comprises six silver birch trees and one large English oak, all assessed as being in good condition. Group 2 consists of five small English oaks, one small dogwood, two small hawthorns, and three small wild cherries, all assessed as being in moderate condition. Group 3 contains two medium and two small sycamore trees, also assessed as being in moderate condition. No specific ecological niches were recorded for any of the surveyed trees. Over 50% of trees in Group 1 are mature, while over 50% of trees in Groups 2 and 3 are young or semi-mature. These trees likely formed part of the broadleaved woodland before its felling, and as such may be considered remnants of this woodland.

The trees were grouped and assessed in accordance with the Statutory Biodiversity Metric Condition Assessment Matrix as follows:

Table 3a: The condition scores of each group of trees on site.

Group	Tree	Condition Score
Group 1	Silver Birch, English Oak	Good
Group 2	English Oak, Dogwood, Hawthorn, Wild Cherry	Moderate
Group 3	Sycamore	Moderate

Developed land; sealed surface (u1b)

The very north of the site is made up of an area of sealed concrete allowing vehicle access from the road to the north to the top of the site.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a poor condition.

Building (u1b5)

There is one building on site, which is a disused caravan onsite. The caravan does not have any suitability for roosting bats due to a lack of crevices, and an exposed interior.

Impacts

The proposed development will result in the loss of ~0.50ha of felled other broadleaved woodland. This will result in a net loss in biodiversity at the site.

Recommendations

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

- Remove only the minimum of habitat required to facilitate the development
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto retained habitats.
- Protect retained turf and soil resource from destruction and compaction using plastic matting and wooden boarding. Do not store skips and other heavy materials on retained turf.
- Grasscrete, cell web or any other porous surface treatment facilitating recovery of vegetation is preferred to hard standing.

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

Invasive / Non-native species

Summary of Survey Findings

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

Impacts

None

Recommendations

None.

Fauna

Table 4: Fauna

Fauna: Conclusion, Impact or Recommendations			
<i>This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.</i>			
Roosting Bats			
Summary of Survey Findings			
Table 4a: EPSL records within 2km of the site - bats			
EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
2014-2283-EPS-MIT	Brown long-eared	~470m W	Damage and destruction of a resting place
2020-49158-EPS-MIT	Common pipistrelle, soprano pipistrelle	~470m SW	Destruction of a resting place
No buildings or trees were present on site with suitable roosting features for bats to utilise. Several of the trees onsite are mature, but no suitable roosting features were identified within the trees. In any case, the scattered trees are set to be retained as part of the development. The other broadleaved woodland may have featured some larger trees that may have provided some roosting opportunities for bats, although the woodland was relatively young, and as such the trees are considered unlikely to feature ecological niches that occur with maturity.			
Impacts			
No impacts on roosting bats are anticipated.			
Recommendations			
The installation of three bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the new dwellings. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand.			

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

Foraging and Commuting Bats

Summary of Survey Findings

The felled other broadleaved woodland onsite and retained trees could be used by local bat populations for foraging and commuting. The site is surrounded by woodland. Bats may use woodland edges for foraging and commuting, while the woodland itself may offer roosting opportunities for tree roosting bats. In addition, the site is well connected to more suitable habitats in the wider landscape such as woodland and pastoral fields. There is a network of hedgerows and lines of trees in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.

Impacts

The proposed development will result in the loss of ~0.50ha of felled other broadleaved woodland. This could reduce the availability of foraging or commuting resources in the locality and could also disrupt dispersal corridors for bats leaving or returning to roosts in the wider area.

In addition, construction works and external lighting fixtures on the proposed development could include the use of lighting which could spill onto bat foraging and commuting habitat and could deter bats from using these areas.

Recommendations

A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting¹.

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

- Planting of locally characteristic tree, shrub and hedgerows to increase foraging opportunities.

Amphibians

Summary of Survey Findings

A review of MAGIC database found 1 granted EPSL for great crested newts within 2km of the site.

Table 4b: EPSL records within 2km of the site - Great Crested Newts

EPSL reference	Distance from site	Impacts allowed by licence
2017-27891-EPS-MIT	~1505m NW	Damage and destruction of a resting place

A check was also completed for great crested newt class survey license returns and historic pond surveys. Five records were found within 2km of the site.

Table 4c: Great crested newt class survey license returns and historic pond surveys

Record Type	Distance to Site
Great crested newt class survey license returns	~1120m E
Great crested newt class survey license returns	~1620m E
Great crested newt class survey license returns	~1400m N
Great crested newt class survey license returns	~1560m SE
Great crested newt class survey license returns	~1650m SE

No ponds are located on, or adjacent to, the site. A review of aerial imagery (MAGIC and OS Maps) indicates the presence of a 12 ponds within 500m; P1 is located ~165m north, P2 is located ~180m west, P3 is located ~205m northwest, P4 is located ~205m south, P5 is located ~240m west, P6 is located ~300m northwest, P7 is located ~370m southwest, P8 is located ~440m east, P9 is located ~440m west, P10 is located ~460m west, P11 is located ~470m west, and P12 is located ~485m west. P8 is considered separated from the site by the A23 which has high traffic flow and high kerbs. P1-P3, P5, P6, P9-P12 are separated from the site by the B2118 although this does not act as a significant barrier to dispersal.

The site provides foraging and commuting opportunities for great crested newts in the form of the felled other broadleaved woodland and dry ditch. The site is surrounded by woodland which may offer foraging, commuting and refuge opportunities for great crested newts. The dry ditches extend offsite which may represent important commuting routes in the wider landscape for great crested newts. The site lies adjacent to the A23 to the west of the site, which represents a barrier to dispersal for great crested newts, and limits dispersal opportunities to the site.

Impacts

When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of 0.50ha of felled other broadleaved woodland. If great crested newts are present within any of the five

ponds within 250m of the site (P1-P5), when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces an **Amber risk score**, which states: **Offence Likely** (see **Figure 1** below).

Figure 1: Great crested newt rapid risk assessment (Natural England 2015)

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	0.5 - 1 ha lost or damaged	0.3
Land >250m from any breeding pond(s)	0.5 - 1 ha lost or damaged	0.03
Individual great crested newts	No effect	0
Maximum:		0.3
Rapid risk assessment result:		AMBER: OFFENCE LIKELY

Recommendations

Environmental DNA (eDNA) surveys will be required of any ponds within 250m (P1-P5) (where accessible) to determine the presence or absence of great crested newts. This will comprise collecting water samples and sending them off for laboratory analysis and such surveys must be undertaken between mid-April and June, in accordance with current survey guidelines (Biggs et al, 2014).

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

Alternatively, a district level licence (DLL) could be obtained. A DLL can be sought without any further survey work and will require no compensatory habitat creation and less stringent on-site mitigation during construction. However, it's important to note that entering the DLL scheme requires the applicant to make a conservation payment to the DLL provider to provide the compensatory habitat creation off-site on their behalf. The cost of which is relative to the scale of the impacts. As a general recommendation, if no ponds are being removed to facilitate the development, entering the DLL scheme is likely to be the most cost-effective licensing option if great crested newts are present within any of the ponds P1-P5.

Reptiles

Summary of Survey Findings

The site provides foraging and commuting opportunities for reptiles in the form of the felled other broadleaved woodland and dry ditch. The average sward length of the habitat is short limiting refuge opportunities for reptiles. There is some built up bramble growth in the felled woodland which may also be used by reptiles. There is some scattered debris in the west of the site which may act as suitable refugia for reptiles. The disturbance on the site from the felling of the woodland would reduce the suitability of the site for reptiles. The site is surrounded by woodland which may offer foraging, commuting and refuge opportunities for reptiles. There are parcels of woodland and grassland in the wider landscape that may support reptile populations. There is good connectivity in the wider landscape with a network of hedgerows and lines of trees present. As such, the presence of reptiles on site cannot be discounted.

Impacts

The proposed development will result in the loss of ~0.5ha of felled other broadleaved woodland. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more suitable habitat locally. Likewise, the proposed development won't have an impact on connectivity within the wider landscape as the site is located adjacent to the A23 which represents a major barrier to dispersal in the wider landscape. However, site clearance could result in the death or injury of reptiles, if present.

Recommendations

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

- Site clearance will be undertaken outside of the reptile hibernation season (November to February) insofar as is possible.
- A toolbox talk will be given to contractors regarding the possible presence of reptiles at the site.
- A pre-commencement inspection of the site will be undertaken for reptiles.
- A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any reptiles to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter reptiles from the working area.
- Any debris piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent reptiles from utilising these areas.
- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

Birds

Summary of Survey Findings

Trees and vegetation

No bird nests were identified within the retained scattered trees on-site. The retained scattered trees onsite all offer opportunities for nesting birds. The felled trees within the previously felled woodland likely provided suitable habitat for nesting birds. The bramble onsite is shallow and lacks the structure to be valuable for nesting birds. The surrounding woodland is considered of value to nesting birds.

Great tits, wood pigeons, and blackbirds were all seen onsite during the survey.

Barn owls

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

Overwintering birds

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

Impacts

Vegetation

The previous felling of woodland likely reduced the sites capacity for nesting birds and could have resulted in the destruction or disturbance and subsequent abandonment of active bird nests. Any birds nesting in the retained scattered trees may be disturbed by the proposed development, and subsequently abandon active nests.

Barn owls

None foreseen.

Overwintering birds

None foreseen.

Recommendations

Vegetation

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.

Buffers have to be reflected based on the species present, and the level of tolerance the individuals observed, as well as methods used at the site.

Schedule 1 species require larger buffers as this species cannot be disturbed near its nests, nor can independent young be disturbed.

Barn owls

None required.

Overwintering birds

None required.

Suggested biodiversity enhancements

The installation of a minimum of four bird boxes on mature trees around the site boundaries or on created buildings will provide additional nesting habitat for birds e.g.

- Schwegler 1SP Sparrow Terrace (buildings)
- Schwegler 1B Nest Boxes (trees)
- Schwegler 2H Robin Boxes (trees)
- Woodstone Nest Box (buildings or trees)
- Or a similar alternative brand.

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

Badgers

Summary of Survey Findings

No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area. However, the felled other broadleaved woodland on site offers foraging, commuting and sett excavation opportunities for badgers. The wider landscape features parcels of woodland, as well as a network of hedgerows and lines of trees. As such, the presence of foraging, commuting, and sheltering badgers on site cannot be discounted.

Impacts

No works will be undertaken within 30m of a known badger sett. The proposed development will result in the loss of ~0.5ha of other broadleaved woodland. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.

Recommendations

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

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Any pipework exceeding 150mm will be capped overnight.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Riparian animals

Summary of Survey Findings

A dry ditch runs through the centre of the site, as well as along the east and northwest boundaries of the site. These ditches may hold water during wetter periods. The ditch provides no suitable habitat for riparian animals given the limited connectivity to more suitable riparian habitats and a lack of vegetation lining the banks of the ditch.

Impacts

Otters

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

Water Vole

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

Recommendations

Otters

None.

Water Vole

None.

Hazel dormouse

Summary of Survey Findings

The site lies within the current known range for hazel dormice. The current habitats onsite provided limited suitability for dormice. The scattered trees around the site boundaries may offer foraging, commuting and nest building opportunities for dormice, particularly when adjacent to surrounding woodland. The scattered trees are set to be retained as part of the proposed development.

The broadleaved woodland previously onsite would have provided suitable foraging, commuting, and nest building dormice before it was felled. The development is surrounded by woodland which extends south connecting to larger parcels. Research indicates that dormice require 20ha of woodland habitat to support a viable population (Bright et al. 1994). The site is suitably connected to an area of ~20ha of woodland to the south of the site. As such, dormice cannot be considered absent from the site.

Impacts

The proposed development will not directly impact any habitats that were present at the time of the survey. The retained scattered trees will not be removed to facilitate the development.

The previous felling of other broadleaved woodland could have resulted in a reduction in dormouse habitat but is unlikely to have resulted in the fragmentation of the local landscape due to the site being surrounded by woodland. Site clearance could have resulted in the death or injury of dormice, if present.

Recommendations

Owing to the nature of the proposed development and the low potential for impacts to dormice in the habitats currently present onsite, further dormouse surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:

- Site clearance will be undertaken outside of the dormouse hibernation season (November to March) insofar as is possible.
- A toolbox talk will be given to contractors regarding the possible presence of dormice at the site.
- Heras fencing will be erected around the working area to prevent encroachment into retained habitats where dormice could be present.
- A pre-commencement inspection of the site will be undertaken for dormice.

In the unlikely event that a dormouse or evidence of dormouse is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Invertebrates

Summary of Survey Findings

The site provides habitat value for a variety of commonplace species but is unlikely to support important species and assemblages. In particular, the woody debris will provide value to saproxylic invertebrates.

Impacts

The proposed development will result in the loss of ~0.5ha of felled other broadleaved woodland. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to the presence of more extensive habitat locally.

Recommendations

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

- Retention of scrub pockets
- Planting of pollinator friendly grassland species
- Installation of insect hotels
- Incorporation of log piles/dead wood
- Incorporation of bee bricks into the fabric of the new building. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation
- Creation of rock and brash piles

Other e.g. small mammals

Summary of Survey Findings

The felled other broadleaved woodland on site offers foraging, commuting and sett excavation opportunities for small terrestrial mammals. The wider landscape features parcels of woodland, as well as a network of hedgerows and lines of trees. As such, the presence of foraging, commuting, and sheltering small terrestrial mammals on site cannot be discounted.

Impacts

The proposed development will result in the loss of ~0.5ha of felled other broadleaved woodland. The loss of such habitats could result in a reduction in small mammal/hedgehog habitat. Furthermore, construction activities could result in the death or injury of hedgehogs, if present.

Recommendations

A precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Any pipework exceeding 100mm will be capped overnight.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

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

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

- Creation of fence gaps (14cm x 14cm) to enable small mammals to travel freely through the site
- Creation of brash piles
- Installation of hedgehog houses in shady areas.

LAND AT MILL LANE, SAYERS COMMON, WEST SUSSEX BN6 9JA



LANDÍVAR

ARCHITECTS

Sayers Common BN6 9JA

1795 3.002_RevB

CLIENT	MR C HARRIS AND MR A HARRIS
RIBA STAGE	2 - PLANNING
DRAWING	PROPOSED SITE PLAN
DATE	JANUARY 2020
SCALE	1:350 @ A1

DRAFT

REV	DATE	COMMENT
A	10.02.2028	FIRST ISSUE
B	17.02.2028	BANK FORM + CAR PORT

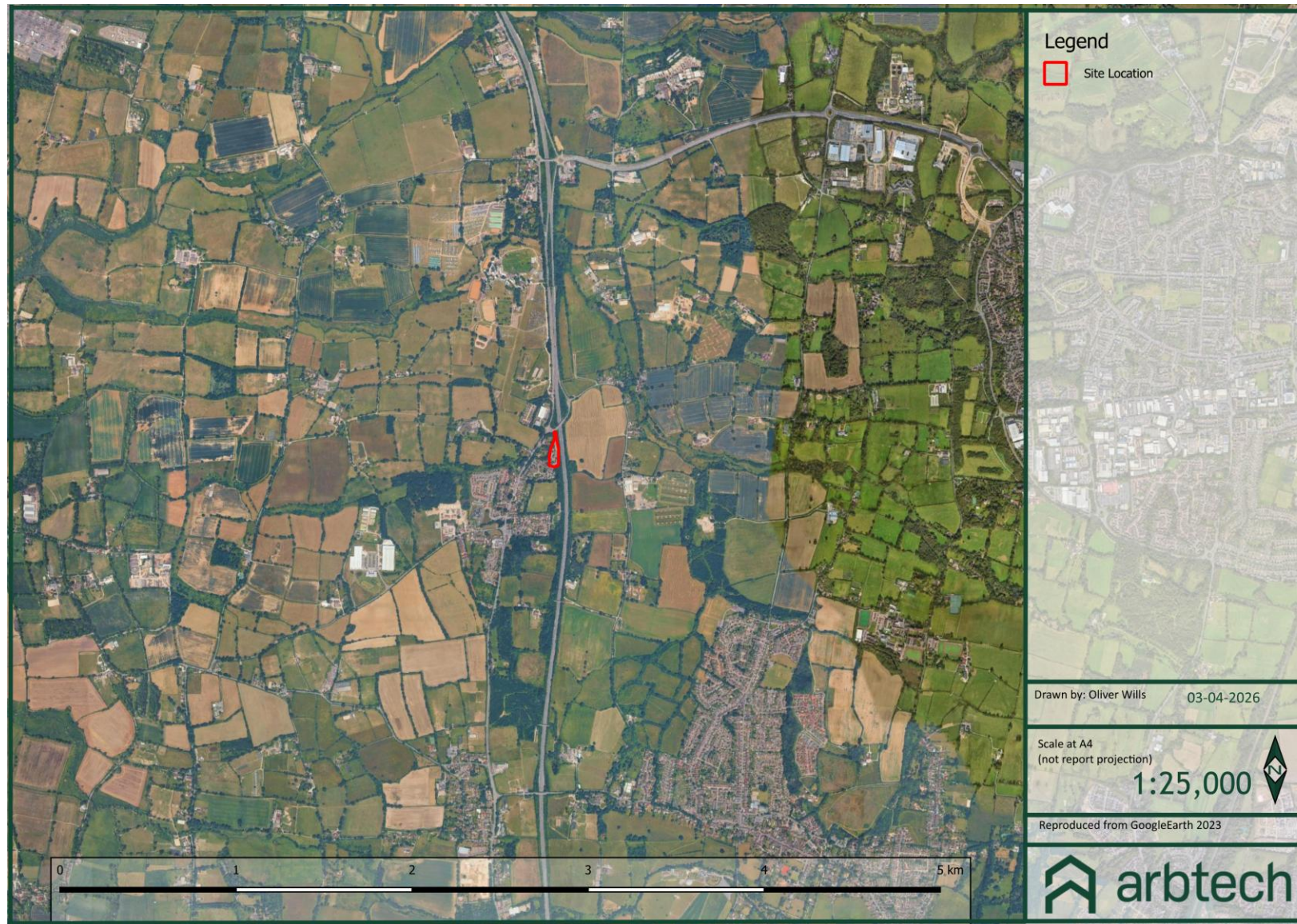
FRONT COVER, 45.10

U.S. citizens other than related firms drawing is not to be used for circulation purposes. If indicated, the availability for drawing is subject to a detailed site investigation, including ground conditions, contamination, drainage change, and planning of nearby developments. The layout may be based upon an interpretation of an on-site or other small-scale plans and the accuracy needs to be verified by survey. CDM regulations have not been fully considered.

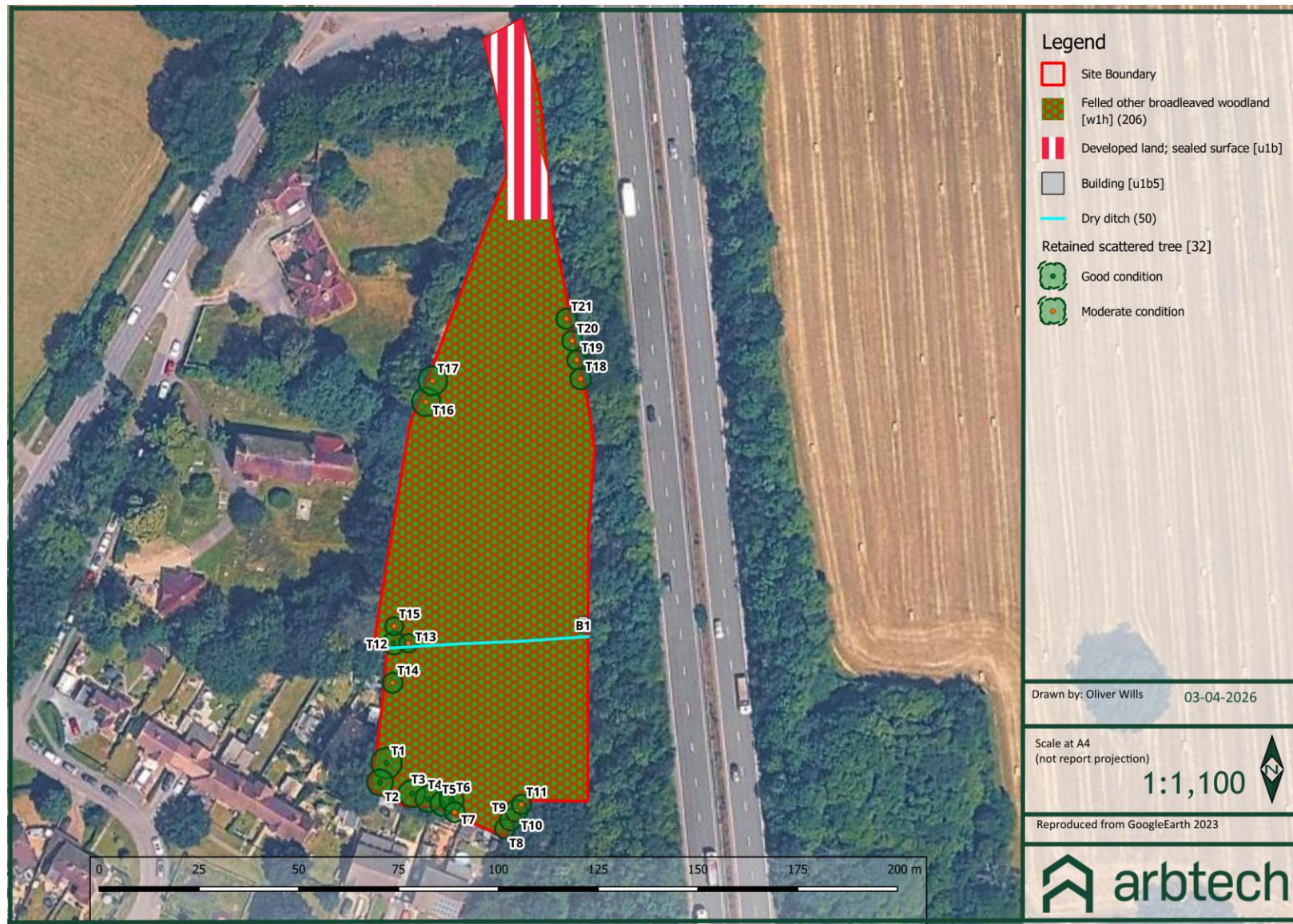


The Workshop will be held on **Monday, 20-22 October 2008** at the **University of Birmingham**, UK. For more information, please contact info@birmingham-workshop.com or visit www.birmingham-workshop.com.

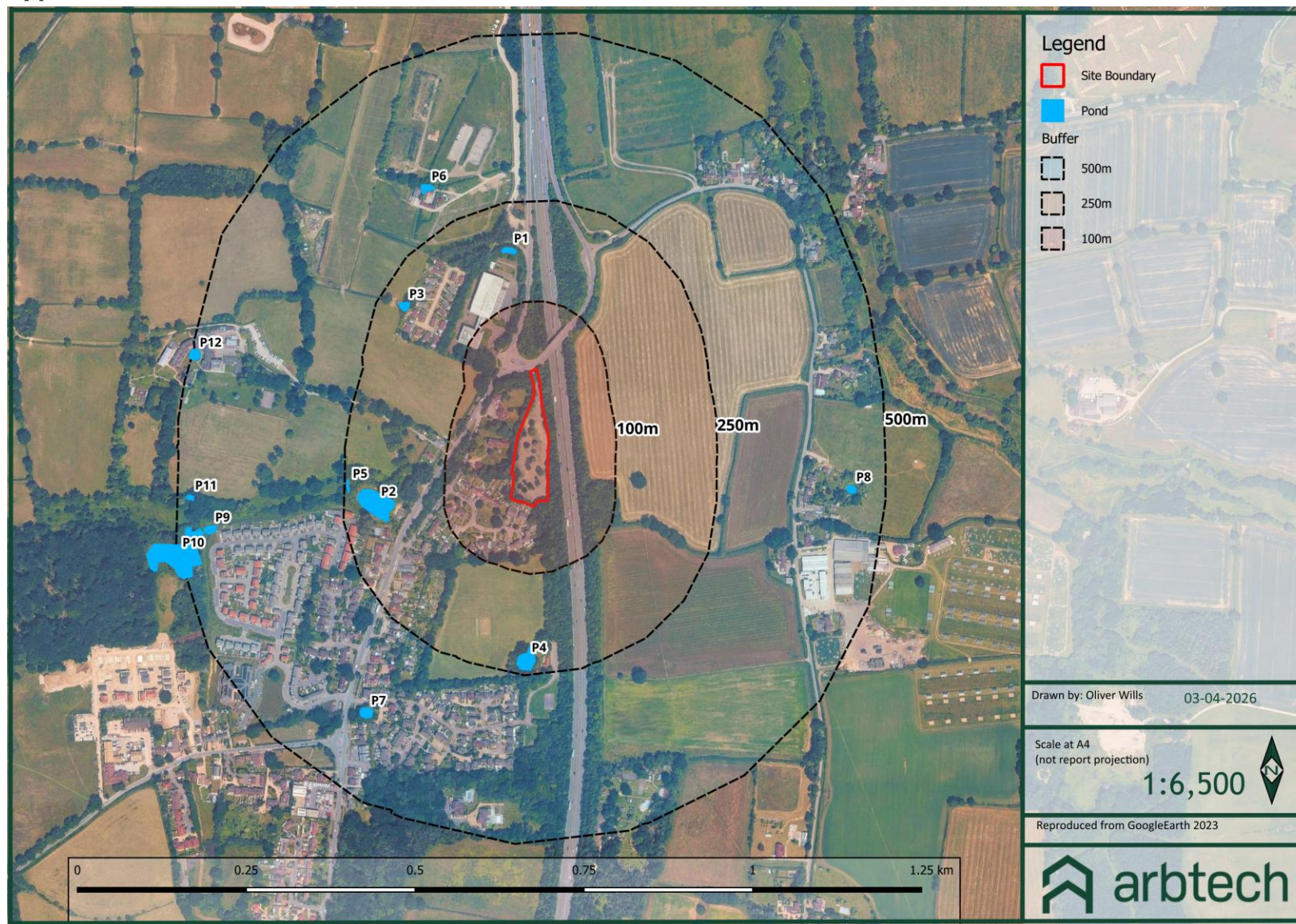
Appendix 2: Site Location Plan



Appendix 3: Habitat Survey Plan



Appendix 4: Pond Plan



Appendix 5: Site Photographs



Photo 1: Felled other woodland; broadleaved, northern half of the site



Photo 2: Felled other woodland; broadleaved, southern half of the site



Photo 3: Dry ditch in the other woodland; broadleaved



Photo 4: Developed land; sealed surface



Photo 5: Silver Birch (Betula pendula) T1-T3



Photo 6: Silver Birch (Betula pendula) T3-T6



Photo 7: Common Oak (Quercus robur) T7-T11



Photo 8: English Oak (Quercus robur)



Photo 9: B1

Appendix 6: Baseline Condition Assessments

Table 6a: Other woodland; broadleaved condition assessment.

Category	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score
Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	3
Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in less than 40% of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3
Invasive plant species	No invasive species present in woodland.	Rhododendron Rhododendron ponticum or cherry laurel Prunus laurocerasus not present, and other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species ≥10% cover.	3
Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	3
Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	3
Open space within woodland	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted (given the increased ratio of edge habitat to woodland where the woodland is <10ha).	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category7.	3
Woodland regeneration	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	3

Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback.	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.	3
Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	3
Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	3
Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	3
Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	3
Woodland disturbance	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground.	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground.	3
				Total 39/39
	The condition score was boosted to Good. The woodland had been felled at some point between February 2025 and the time of the survey. As such, the woodland is assumed to be of good condition.			

Table 6b: Scattered trees (Group 1) condition assessment.

	Criteria Description	Criteria Passed?
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A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	Y
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 5/6
	Condition Good due to passing 5 of 6 criteria and all essential criteria.	

Table 6c: Scattered trees (Group 2) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 4/6
	Condition Moderate due to passing 4 of 6 criteria and all essential criteria.	

Table 6d: Scattered trees (Group 3) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	N
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	N

D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 3/6
	Condition Moderate due to passing 3 of 6 criteria and all essential criteria.	

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Version Control

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