



**PARKFIELDS FARM,
HOPHURST LANE, CRAWLEY DOWN, WEST SUSSEX, RH10 4LN**

PRELIMINARY ECOLOGICAL APPRAISAL (PEA) REPORT



October 2024

Milborrow Chimney Sweeps

The Ash Partnership UK Ltd.
Administration Office, BNSS, 39 Christchurch Road, Bournemouth, Dorset, BH1 3NS
Contact: 07914-378494. Email: enquiries@ashpartnership.co.uk or ashley.l@ashpartnership.co.uk
www.ashpartnership.co.uk

Director: Ashley Leftwich BSc MSc. Company Registration No. 4994495. VAT Registration No. 826549600

**PARKFIELDS FARM,
HOPHURST LANE, CRAWLEY DOWN, WEST SUSSEX, RH10 4LN**

PRELIMINARY ECOLOGICAL APPRAISAL (PEA) REPORT

**October 2024
Milborrow Chimney Sweeps**

Contents Record

This Report has been issued and amended as follows:

Issue	Revision	Description	Date	Signed
1	Final	Issue to Client	02.10.24	APL

Approved by: A. P. Leftwich

Signed: _____

Position: Director

Date: _____

CONTENTS

1. INTRODUCTION

2. METHODOLOGY

- 2.1 Desk Study
- 2.2 Extended Phase I Habitat Survey

3. RESULTS

- 3.1 Nature Conservation Assets
- 3.5 Extended Phase I Habitat Survey
- 3.17 Protected Species Appraisals

4. EVALUATION & RECOMMENDATIONS

- 4.1 Proposed Development
- 4.3 Impact upon Nature Conservation Assets
- 4.11 Impacts upon Habitats
- 4.12 Impacts upon Protected Species
- 4.34 Biodiversity Gain

TABLES

Table 1 – Floral List

FIGURES

Figure 1 – Phase I Habitat Plan

APPENDICES

- Appendix 1 – Aerial Photograph
- Appendix 2 – Existing Block Plan
- Appendix 3 – Proposed Block Plan
- Appendix 4 – Hedgecourt SSSI Citation
- Appendix 5 – Surrounding Ancient Woodland
- Appendix 6 – National Habitat Network
- Appendix 7 – Surrounding EPSM Licences
- Appendix 8 – Surrounding Waterbodies

PHOTOGRAPHS

1. INTRODUCTION

- 1.1 Milborrow Chimney Sweeps has commissioned The Ash Partnership UK Ltd. to provide a Preliminary Ecological Appraisal (PEA) of land within Parkfield Farm off Hophurst Lane in Crawley Down, Crawley, West Sussex, RH10 4LN, hereafter referred to as the 'Site'.
- 1.2 This Site lies to the north-west of Hophurst lane and is bound to the north-east by woodland, to the north-west by various lengths of hedgerow and to the south-west and south-east (in part) by a dense and managed Leyland Cypress hedge – see Appendix 1. It contains a residential house adjacent to the south-eastern boundary, while to the centre are barns, storage units and hardstanding that comprise the Croydon Fireplaces business, see *Existing Site Plan* Dwg. 2393_002 Rev 2 dated 23rd August 2024 by Made Architects Ltd., see Appendix 2.
- 1.3 It is proposed to construct a new warehouse in the south-western corner of the Site, along with new hardstanding, and to rationalise the arrangement of storage containers and a static home, see *Proposed Site Plan* Dwg. 2393_0050 Rev 3 dated 23rd August 2024 by Made Architects Ltd., see Appendix 3.
- 1.4 This Report establishes the ecological baseline for the Site, and where adverse impacts on these interests are confirmed, sets out compensatory mitigation and enhancement measures. It also addresses the need for biodiversity gain to offset impacts from the proposed development.

2. METHODOLOGY

Desk Study

- 2.1 Limited biological records have been acquired using the Natural England Magic Map website <https://magic.defra.gov.uk> for a Study Area based on the surrounding 2km radius.

Extended Phase I Habitat Survey

- 2.2 The Site was surveyed 6th May 2024 in accordance with the *Handbook for Phase I Habitat Survey – A Technique for Environmental Audit* (JNCC, 2003).
- 2.3 Wherever possible each change in vegetation type was plotted, or otherwise the boundary of the vegetation type was established using logical features such as field margins, roads or watercourses. If relevant, semi-improved or unimproved habitats would also be considered in relation to the National Vegetation Classification (or NVC) system based upon Rodwell (1991 *et seq.*).
- 2.4 In addition, species recognised as Ancient Woodland Vascular Plants (AWVPs) in South-East England were highlighted, based upon the list compiled by Rose (1999) and consideration of Hornby & Rose (1986).
- 2.5 **Plant Species** – The survey concentrated on macrophytes, with only incidental records being made of bryophytes. The abundance of each species was recorded using the DOMIN Scale, i.e. **D**ominant, **A**bundant, **F**requent, **O**ccasional and **R**are. Where species are localised or patch-forming, the additional term **L**ocal was also applied.
- 2.6 All species were identified using Stace (2019) while their nomenclature and local status was assessed using *The Flora of Sussex* (Sussex Botanical Recording Society, 2018).
- 2.7 Certain species were grouped together and the actual species richness therefore slightly under-estimated, while assumptions were also made concerning other species. Those dealt with in this fashion include the following:
- Dandelion *Taraxacum officinale* agg., Mouse-ear *Cerastium fontanum* agg., *Polygonum aviculare* agg., Fat-hen *Chenopodium album* agg., Bramble *Rubus fruticosus* agg. and Dog Rose *Rosa canina* agg. – No attempt was made to identify separate any species within these species aggregates.
 - Willow/sallows *Salix* sp(p). – This is such a complex hybridising genus that no attempt has been made to separate other than the most obvious species.

Protected Species Surveys

- 2.8 The Site was assessed for its potential to contain protected and/or nationally uncommon species. In particular, attention was given to the more likely species to occur such as Badger *Meles meles*, Hazel Dormouse *Muscardinus avellanarius*, bats, reptiles, Great Crested Newt (GCN) *Triturus cristatus*, and breeding birds.

- 2.9 **Badger** – The Site and its immediate surroundings were surveyed for mammal holes and tracks, lifted fence wire and evidence of Badger foraging. A wide range of Badger evidence can be assessed and this includes their characteristically-shaped holes and associated spoil heaps, hairs, footprints, claw-marks, faeces (including latrine sites), unrooted bulbs and wasp nests, scratches on tree trunks and snuffle holes.
- 2.10 **Roosting Bats** – The building and trees were appraised from the ground by eye and with binoculars, the latter based on *Bat Tree Habitat Key* (2018). Where features of potential interest were identified they were explored using ladders, lights and an endoscope as necessary. Signs of roosting bats can include live/dead individuals, droppings, urine stains and smells, an absence of cobwebs or holes within cobwebs etc.

3. RESULTS

Nature Conservation Assets

- 3.1 There is a single statutorily protected site of nature conservation interest within a 2km radius of the Site, this being *Hedgecourt* Site of Special Scientific Interest (SSSI) which lies at 1.6km to the north, see Appendix 4. This 33.3ha wetland site has woodland, grassland and open water surrounded by extensive fen vegetation. It is especially significant for breeding birds such as Water Rail *Rallus aquaticus* and Sedge Warbler *Acrocephalus schoeobaenus*.

Ancient Woodland

- 3.2 The surrounding landscape (and especially to the north) contains a relatively high percentage of woodland and interlinking hedgerows, much of which represents old landscape features.
- 3.3 The nearest stand is the 9.86ha *Cuttinglye Wood* Ancient Semi-Natural Woodland (ASNW) which lies immediately adjacent to the north-eastern boundary of the Site, see Appendix 5.

National Habitat Network

- 3.4 The Site lies within/adjacent to Network Enhancement Zone 2, see Appendix 6. This Zone is defined as land connecting existing patches of primary and associated habitats which is likely to be suitable for creation of the primary habitat – see *National Habitat Network Maps: User Guidance v.2* (Natural England, May 2020). **Natural England consider that action in this Zone that improves biodiversity through land management changes and/or green infrastructure provision is considered appropriate.**

Phase I Habitat Survey

Access & Survey Conditions

- 3.5 This Site had open access, and the weather conditions were warm and sunny at the time of survey.

Floristic Species-Richness & Rarity

- 3.6 A floral list is provided as Table 1, and this recorded just 65 species which would be regarded as floristically relatively species-poor.
- 3.7 There were no uncommon plants were recorded on national, regional or local scale.
- 3.8 There were, however, no less than seven AWVPs associated with the hedgerows and watercourses, so confirming old boundary features that hint at previous woodland that has since been cleared.

Phase I Habitats

- 3.9 Explanatory photographs are attached at the rear of this Report.

3.10 There are five principal habitat types within the Site, as shown on Figure 1, and these are listed below along with their respective JNCC (2003) codes:

- Dense Scrub [A2.1];
- Individual Mixed Trees [A3.3];
- Intact Species-Rich Hedgerows [J2.1.1];
- Poor Semi-Improved Grassland [B6]; and
- Running Water [G2].

In addition, there is a Leyland Cypress (*Chamaecyparis leylandii*) tree screen [= Conifer Plantation A1.2.2], Ornamental Shrubs [J1.4], Improved Grassland [B4], Amenity Grassland [J1.2], Dry Ditches [J2.6], Arable (= Flowerbed) [J1.1], Bare Ground [J4], Hardstanding [J5] and Building [J3.6], none of which have any floristic interest and not considered further.

- 3.11 **Dense Scrub** – There is a small central stand of Bramble *Rubus fruticosus* agg.
- 3.12 **Broadleaf Trees** – Both the main access track and a line of trees runs NNW to SSE through the centre of the Site have rows of planted trees. These consist of a mix of coniferous trees such as pine *Pinus* sp., cypress *Cupressocyparis* spp. and cedar *Cedrus* sp.; as well as a few broadleaf trees such as Pedunculate Oak *Quercus robur*, Field Maple *Acer campestre*, Beech *Fagus sylvatica* and cherry *Prunus* cf. *floribunda*. Immediately north-west of the main residential house is a large Irish Yew *Taxus baccata* 'Fastigiata' of approximately 1000mm dbh.
- 3.13 **Hedgerows** – These are regularly managed features that are maintained at approximately 1.5m to 2m in height, and have been both topped and side-trimmed. They are mostly composed of Holly *Ilex aquifolium* and Blackthorn *Prunus spinosa*, with Hawthorn *Crataegus monogyna* and Hazel *Corylus avellana* limited to hedgerow H4, the remaining woody species being localised and infrequent.
- 3.14 The ground flora is rather limited but there are occasional to locally frequent stands of Bluebell *Hyacinthoides non-scripta* present along with typical shade-tolerant woodland edge species.
- 3.15 **Poor semi-Improved Grassland** – While mostly consisting of Perennial Rye-grass *Lolium perenne* and Yorkshire Fog *Holcus lanatus*, there is also Meadow Foxtail *Alopecurus pratensis*, Sweet Vernal-grass *Anthoxanthum odoratum* and Localised Soft Rush *Juncus effusus*. There are only a rather limited number of herbs.
- 3.16 **Running Water** – Surface water drainage appears to flow northerly through the Site, before exiting to the north and north-east (see drains D1 and D2 on Figure 1). They have been extensively excavated and contain few wetland species other than Greater Willowherb *Epilobium hirsutum*, Cuckooflower *Cardamine pratensis* and Flote-grass *Glyceria fluitans*.

Protected Species Appraisals

Badger

- 3.17 There is no evidence of this species (or Fox *Vulpes vulpes*) and therefore it is not considered further.

Hazel Dormouse

- 3.18 There are no EPSM Licence applications shown for the surrounding 2km radius of the Site.
- 3.19 The Site lies adjacent to Ancient Woodland, a favoured habitat of Hazel Dormouse. Hedgerows **H2**, **H5** and **H6** provide an incomplete corridor running south-westerly along the north-western boundary of the Site. There is no Hazel along this corridor, but there is localised Honeysuckle *Lonicera periclymenum* within hedgerow **H6**.

Bats

- 3.20 There are a number of EPSM Licence applications within the surrounding 2km radius of the Site, see Appendix 7, these being as follows:
- 2014 Licence is respect of Brown Long-eared and Common Pipistrelle *Pipistrellus pipistrellus* at 250m to the south;
 - 2014 Licence is respect of Brown Long-eared Bat *Plecotus auritus* and Barbastelle *Barbastellus barbastellus* at 900m to the NE;
 - 2014 Licence is respect of Brown Long-eared Bat at 1.37km to the south; and
 - 2012 Licence is respect of Brown Long-eared and Common Pipistrelle at 1.09km to the WSW.
- 3.21 **Trees** – The tree resource within the Site was carefully searched for evidence of potential bat roosting features, however, there were no signs of cavities, splits or adherent Ivy *Hedera helix*.
- 3.22 **Buildings** – See explanatory photographs at the rear of this Report.
- 3.23 The cluster of buildings within the Site are shown in Appendix 2, and these variously consist of a wooden-framed barns and warehouses, a fabric-covered store and metal containers. The two residential buildings along the south-eastern boundary were excluded from any roosting appraisal.
- 3.24 The majority of these buildings are in active use and are open-fronted for worker access. A few such as the central warehouse and office complex have side walls composed of weatherboarding that all appears to be in good condition and has no obvious access points for bats, while all of the roofs are composed of corrugated steel and/or galvanised tin sheeting. No features that might provide bat access were identified.
- 3.25 For these reasons, roosting bats are not considered further.

Reptiles

- 3.26 All of the grasslands and lawns within the Site are regularly mown, lack any underlying thatch or tussocky structure that could provide habitat for reptile occupation.
- 3.27 The hedgerows have little suitable structure at their base, being largely devoid of

ground cover and heavily shaded by the woody vegetation above.

3.28 For these reasons, reptiles are not considered further.

Great Crested Newt

3.29 There are three EPSM Licence applications within the surrounding 2km radius of the Site, see Appendix 7, the nearest being as follows:

- 2017 Licence at 800m to the WSW;
- 2012 Licence at 1.23km to the SW; and
- 2020 Licence at 850m to the South.

3.30 There is no waterbody within the Site, and the surrounding waterbodies are shown in Appendix 8, the nearest of which lie within woodland at between 55m to 190m distance to the north-east.

3.31 For these reasons it is considered likely that terrestrial GCN life stages could occur within the Site.

Breeding Birds

3.32 The woodland edge to the north-east, the complex of hedgerows and the conifer tree screens to the south-west and south-east, combined with numerous mature trees provide bird breeding opportunities around the Site.

4. EVALUATION & RECOMMENDATIONS

Proposed Development

- 4.1 It is proposed to construct a new warehouse in the south-western corner of the Site, along with new hardstanding, and to rationalise the arrangement of storage containers and a static home, see *Proposed Site Plan* Dwg. 2393_0050 Rev 3 dated 23rd August 2024 by Made Architects Ltd., see Appendix 3.
- 4.2 Development within this Site will not require any loss or adverse impact upon hedgerows or trees.

Impact upon Nature Conservation Assets

Hedgecourt SSSI

- 4.3 This SSSI lies at 1.6km to the north, being separated by mostly intervening woodland and wooded residential properties. The Site does not lie within its associated catchment and there is no direct linking footpaths that could encourage disturbance of the SSSI.
- 4.4 For these reason, development of the Site is considered unlikely to result in any adverse impacts upon Hedgecourt SSSI.

Ancient Woodland

- 4.5 The proposed development lies on the opposing side of the Site, therefore it is separated from *Cuttinglye Wood* ASNW by approximately 130m distance. There would therefore be no adverse impact on the Ancient Woodland or its required 15m buffer as a result of the proposed development.
- 4.6 Drainage from the Site runs towards *Cuttinglye Wood* ASNW but the drains in the vicinity of the proposed development are dry and contain no wetland plants so, although they may well run during high rainfall events or periods, they are unlikely to pose a chronic impact upon this woodland.
- 4.7 Siltation events during construction can be readily addressed with a CEMP, if necessary, and this can in turn be enforced through imposition of a Planning Condition.

National Habitat Network

- 4.8 There is a particularly high concentration of UK BAP Priority Lowland Broadleaf Woodland in the local landscape, most of which is also Ancient Woodland (see Appendix 5), and the Site also lies within/adjacent to Network Enhancement Zone 2 of the National Habitat Network, see Appendix 6. Providing Ancient Woodland compatible habitats and features within the new landscaping would complement this context.
- 4.9 The proposed development will not result in any loss of woody habitats, the adjacent hedgerows along the north-western boundary will all be retained.

- 4.10 The new landscaping for the Site will be designed with new native scrub and trees that are compatible with Ancient Woodland, see *BNG Report* (TAP, October 2024); while creating new wildflower grassland will help to support associated insects such as moths, deadwood beetles and flies, for example.

Impact upon Habitats

- 4.11 All of the impacted habitats within this Site are regarded as being of low ecological value as they common, widespread and easily re-creatable. Their loss would therefore be acceptable.

Impact upon Protected Species

- 4.12 There is no evidence of Badger within the Site while reptiles are considered unlikely. The Site is only considered with regard to Hazel Dormouse, bats, GCN and breeding birds.

Hazel Dormouse

- 4.13 **Legal Status** – This species is fully protected in the UK on Schedule 5 of the **Wildlife and Countryside Act, 1981 (as amended by the Countryside and Rights of Way Act, 2000)**, and on **Schedule 2 of the Conservation (Natural Habitats &c.) Regulations, 1994**.
- 4.14 **Status on Site** – There is no evidence of Hazel Dormouse within the Site, indeed Hazel and Honeysuckle are infrequent here. However, the Site lies adjacent to Ancient Woodland, a favoured habitat of Hazel Dormouse and the north-western boundary provides an incomplete corridor of hedgerows running south-westerly from *Cuttinglye Wood* ASNW.
- 4.15 This woody boundary will be retained unaltered and there are no woody habitats that will need to be cleared to accommodate the proposed development. No impacts upon Hazel Dormouse are considered likely as a result of this Planning Application.
- 4.16 **Proposed Enhancements** – Additional woody boundary boundaries are proposed that will provide potential additional habitat for this species, and these areas will be planted with species compatible for this species such as Hazel and Honeysuckle *Lonicera periclymenum*. Other targeted enhancements are discussed further within the Biodiversity Gain section of this Report.

Bat Populations

- 4.17 **All species of bat are protected in the UK on Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended by the Countryside and Rights of Way Act, 2000)**, and on **Schedule 2 of the Conservation (Natural Habitats &c.) Regulations, 1994**. The latter further implements European legislation protecting bats. Bats are also protected from cruel ill-treatment by the **Wild Mammals (Protection) Act, 1996**.
- 4.19 **Bats are highly protected species, the protection being conferred on a population and their roosting habitat. Live bats do not need to be present to confer protection on the roost habitat and confirmation of a bat roost can be**

made on the basis of relatively fresh droppings and/or combined with roost potential.

- 4.20 **Status on Site** – While the residential houses in the south-east of the Site have not been examined, the remainder of the Site does not provide roosting habitat for bats.
- 4.21 The north-western hedgerow boundary linked to the Ancient Woodland immediately to the north-east provides a favourable bat foraging and commuting habitat. Bat populations might well provide roosting habitat within *Cuttinglye Wood* ASNW. The associated edges of the grassy fields **G1** and **G3** within the Site might well provide suitable foraging habitat.
- 4.22 The proposed development will result in a loss of the open field **G3**, but the woody boundary edges will still be retained, and these will be further enhanced by the proposed creation of wildflower grassland here and its likely associated insect biomass.
- 4.23 Increasing the number of buildings should not make any significant change to light levels within the Site, however, it would be good practice to ensure that there is no exterior lighting or else that it has minimal impact upon any bat flight activity.
- 4.24 **Lighting Mitigation** – The type of lighting deployed within the development, as well as its location and intensity, is of importance to bats. The type of lighting used is important as only those which emit ultraviolet (UV) radiation will attract insects. Metal halide and Mercury-vapour lamps emit high levels of UV and are therefore very attractive to insects, while low-pressure Sodium lamps emit negligible UV (mostly monochromatic orange light) and are therefore least attractive. High-pressure Sodium lamps include some Mercury-vapour and are therefore intermediate in attraction to insects (Kunz & Racey, 1998). The lighting scheme will therefore ideally:
- i. Avoid exterior lighting or else minimise light levels by using low-intensity LED light bollards.
 - ii. Any security lighting to be sensor-activated and fitted with a downcaster to minimise the lamp source and the luminous intensity being viewed from the horizontal. This form of lighting will minimise light spillage beyond the edge of the development.
- 4.25 Any lighting scheme will be based upon *Guidance Note 08/18: Bats and Artificial Lighting in the UK – Bats and the Built Environment Series* (Bat Conservation Trust, 2018). In line with this guidance, especially that within Step 3, the proposed lighting has the following key features to avoid disturbance to nearby commuting/foraging bats:
- Any light units to be low-level bollards with 140 degrees cone downlighters, therefore resulting in minimal light spillage.
 - The lighting positions to be carefully selected so to avoid light spillage towards the trees to the north, west and south, respectively.
 - To use LED lights lacking any significant UV component, i.e. 'warm-white' lighting with more yellow/orange colour spectra and reduced levels in the blue light spectrum.
 - Individual LED light rating to be 100 lumens.

Great Crested Newt

- 4.26 **Legal Status** – GCN are fully protected in the UK on Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended by the Countryside and Rights of Way Act, 2000), and on Schedule 2 of the Conservation (Natural Habitats &c.) Regulations, 1994.
- 4.27 Natural England define the potential area for a GCN population as extending up to 500m radius from a confirmed breeding pond. Development works within such a radius could potentially have an adverse impact upon such a population, and therefore proposals require careful consideration. Should a significant potential for adverse impacts be confirmed then a Natural England EPS License will required in respect of the development.
- 4.28 **Status within Site** – Using the Natural England Rapid Risk Assessment Tool to work out whether an offence might be caused given the proximity of the proposed development to the nearest four (unsurveyed) woodland ponds that lie at between 55m to 190m distance, this determines the risk as 'Red: Offence Highly Likely'. This means that the potential presence of GCN must be given consideration.
- 4.29 **Proposed Mitigation** – For this reason, it would be appropriate for the Consented development to address this GCN potential under a Natural England District Level Licence (DLL). It is therefore proposed to make an application for this development to enter this scheme, and a counter-signed DLL Application Form will be sent to the LPA as supporting evidence.

Breeding Birds

- 4.30 **Legal Status** – Breeding birds are protected under the Wildlife and Countryside Act 1981 and amendments, and in accordance with the CROW Act 2000. This legislation makes it necessary to ensure that breeding birds are not disturbed or harmed during the nesting season.
- 4.31 **Status within Site** – The hedgerow and scrub habitats represent potential breeding habitat for a small range of common and widespread garden birds such as Wren *Troglodytes troglodytes* or Robin *Erithacus rubecula*, for example.
- 4.32 **Proposed Mitigation** – A few common breeding bird territories might be anticipated to occur along the boundaries of the construction site and therefore any start of construction should ideally commence outside the bird breeding season (this typically runs between March to August).
- 4.33 Otherwise, any such work will need to have the vegetation surveyed by the Project Ecologist prior to commencing any Site clearance, to ensure that breeding birds are not affected. Should breeding birds be encountered, however, it would be necessary to stop work until all breeding activity has ceased before completing the vegetation clearance.

Biodiversity Gain

- 4.34 Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places a duty on all Local Planning Authorities (LPAs) to conserve biodiversity –

including restoring and enhancing species, populations and habitats, as well as protecting them.

- 4.35 The recent National Planning Policy Framework (NPPF) of March 2012, Section 11, para. 109 also requires that *'the planning system should contribute to and enhance the natural and local environment by ... minimising impacts on biodiversity and providing net gains in biodiversity where possible ...'*. The NPPF sets out principles that the LPAs should seek to apply when determining planning applications to conserve and enhance biodiversity. These include (i) encouraging opportunities to incorporate biodiversity in and around developments and (ii) refusing planning permission that would cause loss/deterioration of irreplaceable habitats unless *'... the need for, and the benefits of, the development in that location clearly outweigh the loss'* (see para. 118).
- 4.36 Para. 180 of the revised NPPF (July 2021) requires LPAs to apply the following four principles:
- **If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;**
 - **Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted.** The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
 - **Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;** and
 - **Development whose primary objective is to conserve or enhance biodiversity should be supported;** while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 4.37 This development will not involve the first three principles and would support the fourth principle. Commensurate enhancements to the local biodiversity interest will be as follows:
- a) New mixed scrub habitat that contains tree/shrub species that are compatible with the surrounding Ancient Woodland context.
 - b) Increasing the floristic interest within the Site by creating a stand of wildflower grassland using a seed mix.
 - c) Installing 4 bird boxes (of a range of types) set on wooden poles within the north-western boundary hedgerow.

- d) Installing a pole-mounted 'A'-frame Barn Owl box along hedgerow **H4**, to attract roosting/breeding Barn Owl *Tyto alba*.
- e) Install two wall-mounted bat boxes on the existing Croydon Fireplaces building.

TABLES

TABLE 1 - PROVISIONAL FLORAL LIST

SPECIES	COMMON NAME	AWVPs (Rose, 1999)	ABUNDANCE (DAFOR)											
			Poor Semi-Improved Grassland [B6]			Watercourse [G2]		Intact Species-Poor Hedgerow [J2.1.2]						Broadleaf Semi- Natural Woodland [A1.1.1]
			G1	G2	G3	D1	D2	H1	H2	H3	H4	H5	H6	
Ferns & Horsetails (4 spp.)														
Athyrium filix-femina	Lady Fern	-	-	-	-	R	R	-	-	-	-	-	-	-
Dryopteris dilatata	Broad Buckler-fern	-	-	-	-	O	O	-	-	-	LO	-	O	-
Dryopteris filix-mas	Male Fern	-	-	-	-	O	R	R	-	-	R	-	-	R
Pteridium aquilinum	Bracken	-	-	-	-	-	-	-	-	-	O-LF	-	O	LO
Grasses, Sedges & Rushes (11 spp.)														
Alopecurus pratensis	Meadow Foxtail	-	-	-	-	-	-	-	-	-	-	-	-	-
Anisanthe sterilis	Barren Brome	-	-	-	-	R	-	-	-	-	-	-	-	-
Anthoxanthum odoratum	Sweet Vernal-grass	-	-	-	-	O	R-LO	-	-	-	-	-	-	-
Carex remota	Remote Sedge	Yes	-	-	-	R	-	-	-	-	-	-	-	-
Festuca rubra	Red Fescue	-	-	-	-	R-LO	-	O	-	-	-	-	-	-
Glyceria fluitans	Flote-grass	-	-	-	-	-	-	LO	-	-	-	-	-	-
Holcus lanatus	Yorkshire Fog	-	-	-	-	F	O	F	-	-	-	-	-	-
Juncus effusus	Soft Rush	-	-	-	-	LO	R	-	-	-	-	-	-	-
Lolium perenne	Perennial Rye-grass	-	-	-	-	F	A	F	-	-	-	-	-	-
Phleum pratense	Timothy	-	-	-	-	O	-	-	-	-	-	-	-	-
Poa trivialis	Rough Meadow-grass	-	-	-	-	-	-	O	-	-	-	-	-	-
Herbs (35 spp.)														
Ajuga reptans	Bugle	-	-	-	-	-	-	-	LO	-	-	-	-	-
Arum maculatum	Lords-and-ladies	-	-	-	-	-	-	R-LO	-	-	-	-	-	LO
Bellis perennis	Daisy	-	-	-	-	LO	-	-	-	-	-	-	-	-
Cardamine flexuosa	Wavy Bittercress	-	-	-	-	-	O	O	-	-	-	-	LO	-
Cardamine pratensis	Cuckoo-flower	-	-	-	-	O	-	-	-	-	-	-	-	-
Centaurea nigra	Common Knapweed	-	-	-	-	R	-	-	-	-	-	-	-	-
Cerastium fontanum s.l.	Common Mouse-ear	-	-	-	-	R	-	-	-	-	-	-	-	-
Digitalis purpurea	Foxglove	-	-	-	-	-	-	-	-	-	-	O	O	-
Epilobium hirsutum	Greater Willowherb	-	-	-	-	R	-	O	-	R	-	-	-	-
Galium aparine	Cleavers	-	-	-	-	-	-	O	-	-	-	-	-	-
Geranium dissectum	Cut-leaved Crane's-bill	-	-	-	-	O	-	-	-	O	-	R	-	O
Geranium robertianum	Herb Robert	-	-	-	-	-	-	O	-	-	-	-	-	-
Glechoma hederacea	Ground-ivy	-	-	-	-	-	-	LO	-	-	-	-	-	-
Heracleum sphondylium	Hogweed	-	-	-	-	-	-	-	R	-	-	-	-	-
Hyacinthoides non-scripta	Bluebell	Yes	-	-	-	-	-	-	O	-	-	LF	LO	R O
Lotus corniculatus	Common Bird's-foot Trefoil	-	-	-	-	R	-	-	-	-	-	-	-	-
Narcissus sp.	Cultivated daffodil	-	-	-	-	R	-	-	-	-	-	-	-	-
Plantago lanceolata	Ribwort Plantain	-	-	-	-	O	-	-	-	-	-	-	-	-
Plantago major	Greater Plantain	-	-	-	-	R	-	-	-	-	-	-	-	-
Potentilla anserina	Silverweed	-	-	-	-	LO	-	-	-	-	-	-	-	-
Prunella hederacea	Selfheal	-	-	-	-	R	-	-	-	-	-	-	-	-
Ranunculus acris	Meadow Buttercup	-	-	-	-	O	R	R	-	-	-	-	-	-
Ranunculus repens	Creeping Buttercup	-	-	-	-	R	-	O-LF	-	-	-	-	-	-
Rumex crispus	Curled Dock	-	-	-	-	-	R	-	-	-	-	-	-	-
Rumex obtusifolius	Broad-leaved Dock	-	-	-	-	R	O	-	-	R	-	-	-	-
Rumex sanguineus	Wood Dock	-	-	-	-	-	R	-	-	R	-	-	-	LO
Stachys sylvestris	Hedge Woundwort	-	-	-	-	-	-	-	-	-	-	-	-	LO
Stellaria graminea	Lesser Stitchwort	-	-	-	-	R	-	-	-	-	-	-	R-LO	-
Stellaria holostea	Greater Stitchwort	-	-	-	-	-	-	-	LO	-	-	-	-	LO
Taraxacum officinale agg.	A dandelion	-	-	-	-	R	R	-	-	-	-	-	-	-
Teucrium scorodonia	Wood Sage	-	-	-	-	-	-	-	-	-	-	-	-	LO
Trifolium pratense	Red Clover	-	-	-	-	R	-	-	-	-	-	-	-	-
Trifolium repens	White Clover	-	-	-	-	LO	-	-	-	-	-	-	-	-
Urtica dioica	Nettle	-	-	-	-	-	F	F	-	O	-	O-LF	-	-
Veronica chamaedrys	Germander Speedwell	-	-	-	-	R	-	-	-	-	-	-	-	-
Trees & Shrubs (15 spp.)														
Acer campestre	Field Maple	Yes	-	-	-	-	-	O	-	-	-	-	-	-
Acer pseudoplatanus	Sycamore	-	-	-	-	-	-	LF	-	-	-	-	-	O
Carpinus betulus	Hornbeam	Yes	-	-	-	-	-	-	-	-	-	-	-	R (saplings)
Corylus avellana	Hazel	-	-	-	-	-	-	O	-	-	F	-	-	O
Crataegus monogyna	Hawthorn	-	-	-	-	-	-	-	-	-	F	R	-	O
Fraxinus excelsior	Ash	-	-	-	-	-	-	-	R (sapling)	-	-	-	-	R (saplings)
Hedera helix	Ivy	-	-	-	-	-	-	O-LF	-	-	-	-	-	O
Ilex aquifolius	Holly	Yes	-	-	-	-	-	R	D	F	O	F	A	LF-A
Lonicera periclyclemum	Honeysuckle	-	-	-	-	-	-	R	-	-	O	-	LO	-
Prunus avium	Wild Cherry	Yes	-	-	-	-	-	-	-	-	R	-	-	-
Prunus spinosa	Blackthorn	-	-	-	-	-	-	-	F	R-LO	-	O	-	-
Quercus robur	Pedunculate Oak	-	-	-	-	R (seedlings)	-	R (seedlings)	O (standards)	O (standards)	-	-	-	O
Rosa arvensis	Field Rose	Yes	-	-	-	-	-	-	R	-	-	-	-	R
Rosa canina agg.	A dog-rose	-	-	-	-	-	-	-	-	-	-	-	R	-
Rubus fruticosus agg.	Bramble	-	-	-	-	-	-	-	R-LO	O	F	O	O	O

FIGURES

Species Abbreviations:

Rfru - *Rubus fruticosus* agg.
Tbac - *Taxus baccata*

Target Notes

D1 to D2 – Drainage ditches

G1 to G3 – Grasslands

H1 to H6 – Hedgerows

TN1 – Menage

TN2 – Horse Walker

-  Running Water [G2]
-  Dry Ditch [J2.6]
-  Arable (= Flowerbed) [J1.1]
-  Bare Ground [J4]
-  Hardstanding [J5]
-  Building [J3.6]
-  Site Boundary

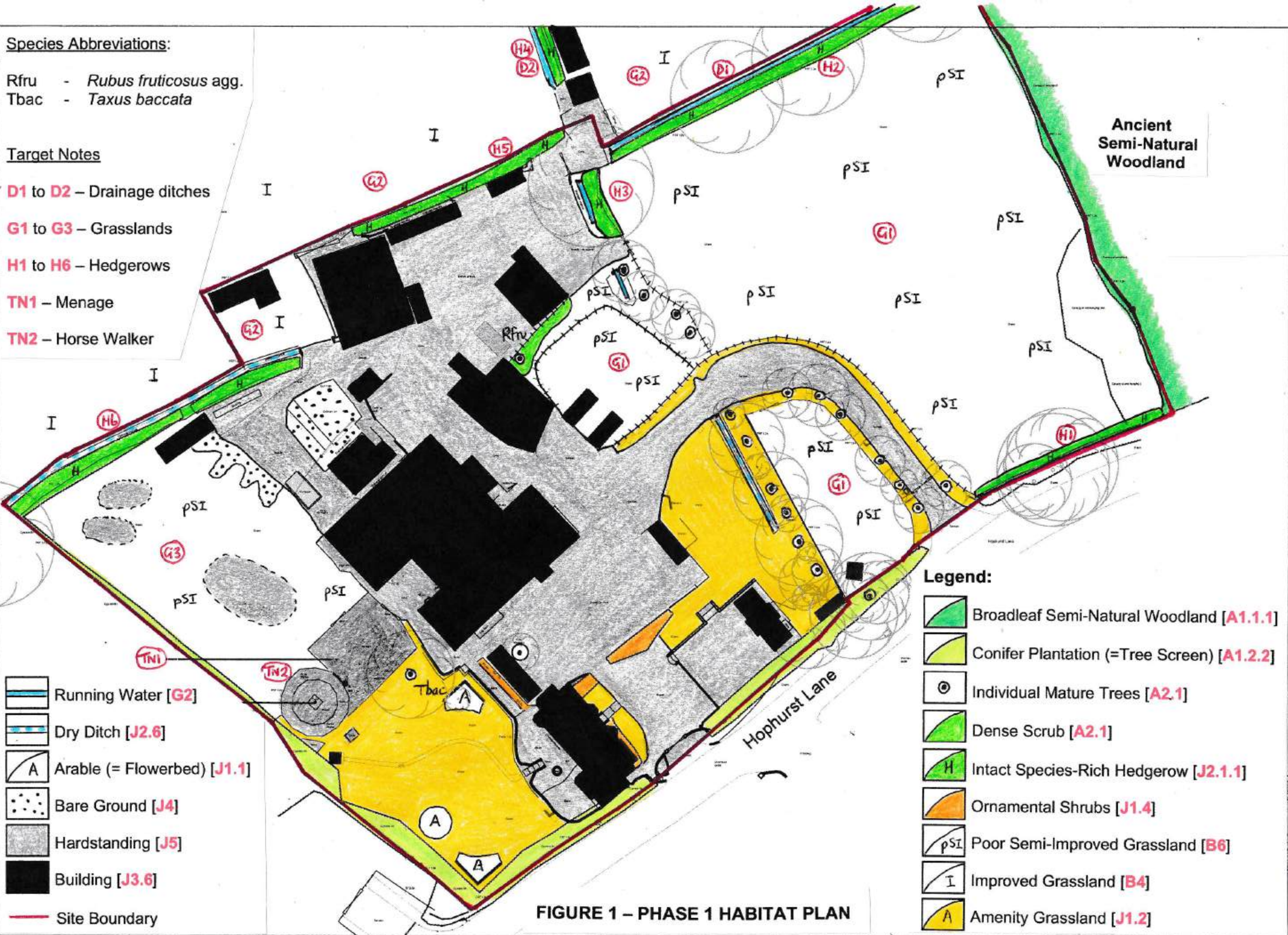


FIGURE 1 – PHASE 1 HABITAT PLAN

Legend:

-  Broadleaf Semi-Natural Woodland [A1.1.1]
-  Conifer Plantation (=Tree Screen) [A1.2.2]
-  Individual Mature Trees [A2.1]
-  Dense Scrub [A2.1]
-  Intact Species-Rich Hedgerow [J2.1.1]
-  Ornamental Shrubs [J1.4]
-  Poor Semi-Improved Grassland [B6]
-  Improved Grassland [B4]
-  Amenity Grassland [J1.2]

APPENDICES

Appendix 1



APPENDIX 1 – AERIAL PHOTOGRAPH

Appendix 2

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. IF DISCREPANCIES OR DOUBT CONTACT DRAWING OFFICE.

COMPLIANCE WITH PLANNING CONSENT & CONDITIONS TO BE RESPONSIBILITY OF MAIN CONTRACTOR. SITE COMPLIANCE WITH BUILDING CONTROL TO BE DUTY OF MAIN CONTRACTOR. BUILDING CONTROL TO ASSESS ALL WORKS ON SITE AND AGREE COMPLIANCE PRIOR TO CONTRACTOR PROGRESSING WORKS.

THIS DRAWING IS ONLY LICENSED FOR THE PURPOSE INDICATED IN THE STATUS BAR.

UNAUTHORISED USE SHOULD BE REPORTED TO THE DRAWING OFFICE AND ANY SUCH USE IS NOT INDICATED. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS INFORMATION WHEN NECESSARY. CDM 2015 REGULATIONS APPLY. SEE HSE.GOV.UK FOR DETAILS.

KEY

- Permanent Building
- Temporary Structure

NOTE: PERMANENT / TEMPORARY SKETCH DIFFERENTIATED ONLY.

DRAWING BASED ON TOPO SURVEY BY



REVISIONS		
P2	23/05/24	CONTAINER ALTERATION
P1	09/05/24	SITE PLAN ALTERED
REV.	DATE	REVISION



Client:	Croydon Fireplaces
Job:	2393
Address:	Parkfields Farm, Crawley
Drawing:	Existing Site Plan
Scale:	1:500
Drawn:	JA
Checked:	NM
Date:	23/05/2024
Size:	A3
Rev:	0002 P2

PRELIMINARY

Liability to change without notice, not for construction

Appendix 3

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. IF DISCREPANCIES OR DOUBT CONTACT DRAWING OFFICE.

COMPLIANCE WITH PLANNING CONSENT & CONDITIONS TO BE RESPONSIBILITY OF MAIN CONTRACTOR. SITE COMPLIANCE WITH BUILDING CONTROL TO BE DUTY OF MAIN CONTRACTOR. BUILDING CONTROL TO ASSESS ALL WORKS ON SITE AND AGREE COMPLIANCE PRIOR TO CONTRACTOR PROGRESSING WORKS.

THIS DRAWING IS ONLY LICENSED FOR THE PURPOSE INDICATED IN THE STATUS BAR.

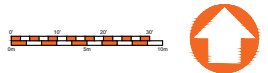
UNAUTHORISED USE SHOULD BE REPORTED TO THE DRAWING OFFICE AND ANY SUCH USE IS NOT INDEMNIFIED. DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS INFORMATION WHEN NECESSARY. CDM 2015 REGULATIONS APPLY. SEE HSE.GOV.UK FOR DETAILS.

KEY

- Permanent Building
- Temporary Structure
- Proposed Building
- Relocated Temporary Structure
- Demolition

NOTE: PERMANENT / TEMPORARY SKETCH DIFFERENTIATED ONLY.

DRAWING BASED ON TOPO SURVEY BY



REVISIONS			
P3	23/08/24	CONTAINER ALTERATION	JA NM
P2	19/06/24	BUILDING OWN UPDATED	JA NM
P1	06/06/24	HOPHURST SITE PLAN ALIGNED	JA NM
REV.	DATE	REVISION	DRW/CHK

made Architects Ltd
The Stables | 15 Howard Road | Reigate
w: www.made-architects.com
e: info@made-architects.com
t: +44 (0)203 633 4625
madearchitects_

Client: Croydon Fireplaces
Job: 2393
Address: Parkfields Farm, Crawley

Drawing: Proposed Site Plan

Scale: 1:500
Drawn: JA
Checked: NM
Date: 23/05/2024
Size: A3

PRELIMINARY
Liable to change without notice, not for construction

Rev

0050 P3

Appendix 4

COUNTY: SURREY SITE NAME: HEDGE COURT

DISTRICT: TANDRIDGE

Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981.

Local Planning Authority: TANDRIDGE DISTRICT COUNCIL

National Grid Ref: TQ 355403

Area: 33.3 (ha.) 82.3 (ac.)

Ordnance Survey Sheet 1:50,000: 187

1:10,000: TQ 34 SE, TQ 34 SW

Date Notified (Under 1949 Act): 1975

Date of Last Revision: –

Date Notified (Under 1981 Act): 1986

Date of Last Revision: –

Other Information:

The boundary of Hedgecourt SSSI has been modified at renotification by several deletions and extensions.

Description and Reasons for Notification:

Hedgecourt is the most important wetland site remaining in south-east Surrey. Situated in the upper Eden Brook Valley on alluvial soils overlying Tunbridge Wells sandstones, the site incorporates a range of habitats including woodland, grassland and fen-marginated open water. Hedgecourt lake itself is an ancient mill pond resulting from the damming of the river. These habitats support a wide variety of animal life including several locally-distributed beetles (Coleoptera) and a large breeding-bird fauna.

Several areas of wet and dry woodland occur within this site. Those developed on the drier soils to the west of the lake are dominated by oak *Quercus robur* and birch *Betula pendula*. The ground flora includes bramble *Rubus fruticosus*, bluebell *Hyacinthoides non-scriptus* and wood sage *Teucrium scorodonia*. The more mature stands also contain hazel *Corylus avellana* and holly *Ilex aquifolium*, and also have a richer ground flora. Close to the north-west shore of the lake is an area of oak and birch woodland with open heath areas where ling *Calluna vulgaris* and wavy hair-grass *Deschampsia flexuosa* dominate. There are also a number of wild service trees *Sorbus torminalis* and the field layer includes bracken *Pteridium aquilinum* and common cow-wheat *Melampyrum pratense*. On the marshy ground close to the lake and below the dam, the woodland is dominated by alder *Alnus glutinosa* together with birch and grey willow *Salix cinerea*. White and crack willows *Salix alba* and *S. fragilis* also grow here, as does alder buckthorn *Frangula alnus*. The ground flora is dominated by sedges including the greater tussock-sedge *Carex paniculata*. Grassland habitats include neutral grassland in the drier areas grading into damp grassland then to fen in the wettest parts. Although much of this grassland is ungrazed and hence somewhat overgrown, it retains a great deal of its wildlife interest. Damp grassland, found below the dam, is composed of grasses such as Yorkshire fog *Holcus lanatus*, false oat-grass *Arrhenatherum elatius*, cock's-foot *Dactylis glomerata*, meadow fox-tail *Alopecurus pratensis*, and sweet vernal-grass *Anthoxanthum odoratum*, as

well as other herbs including sneezewort *Achillea ptarmica*, knapweed *Centaurea nigra* and large bird's-foot trefoil *Lotus uliginosus*.

Where the ground is waterlogged for much of the year, a fen-type vegetation rich in damp-loving plants is found. These include marsh horsetail *Equisetum palustre*, yellow loosestrife *Lysimachia vulgaris*, reed canary-grass *Phalaris arundinacea*, gipsywort *Lycopus europaeus*, meadow-sweet *Filipendula ulmaria*, and meadow-thistle *Cirsium dissectum*, which is rare in east Surrey. Towards the lake edge, this fen grades into tall marginal vegetation of emergent species forming a fringe around the lake, especially at the western end. Here marsh horsetail, bladder sedge *Carex vesicaria*, water parsnip *Berula erecta*, yellow flag *Iris pseudacorus*, water mint *Mentha aquatica*, and water plantain *Alisma plantago-aquatica* may all be found. Growing amongst these larger plants are smaller species such as monkey-flower *Mimulus guttatus*, and skull-cap *Scutellaria officinalis*. Extending into the open water there are single-species stands of reed *Phragmites australis*, reed mace *Typha latifolia* or bulrush *Schoenoplectus lacustris*, with bogbean *Menyanthes trifoliata* and touch-me-not balsam *Impatiens noli-tangere*, a local plant for which this is the only site in Surrey.

Well-established open water communities are rare in Surrey and are easily damaged by pollution or uncontrolled recreational activity. Hedgecourt Lake is the largest area of semi-natural open water in eastern Surrey and remains relatively undamaged, although angling and boating do occur. The aquatic flora has not been well-recorded in recent years but includes the naturalised pondweed *Elodea nuttallii*, broad-leaved pondweed *Potamogeton natans* and white water-lily *Nymphaea alba*. The site was formerly important for other *Potamogeton* species including the rare hair-like pondweed *P. trichoides* which may still occur.

A number of locally-distributed beetles have been recorded from the site, including a tortoise beetle *Cassida viridis* and the weevils *Apion ebeninum* and *Sitona cambricus*.

The site supports a wide variety of breeding birds due to the variety and undisturbed nature of its habitats. Wetland species include water rail, mute swan, sedge warbler (rare in south Surrey), tufted duck and kingfisher. Woodland birds include nightingale, nuthatch and tawny owl.

Appendix 5

APPENDIX 5 – SURROUNDING ANCIENT WOODLAND



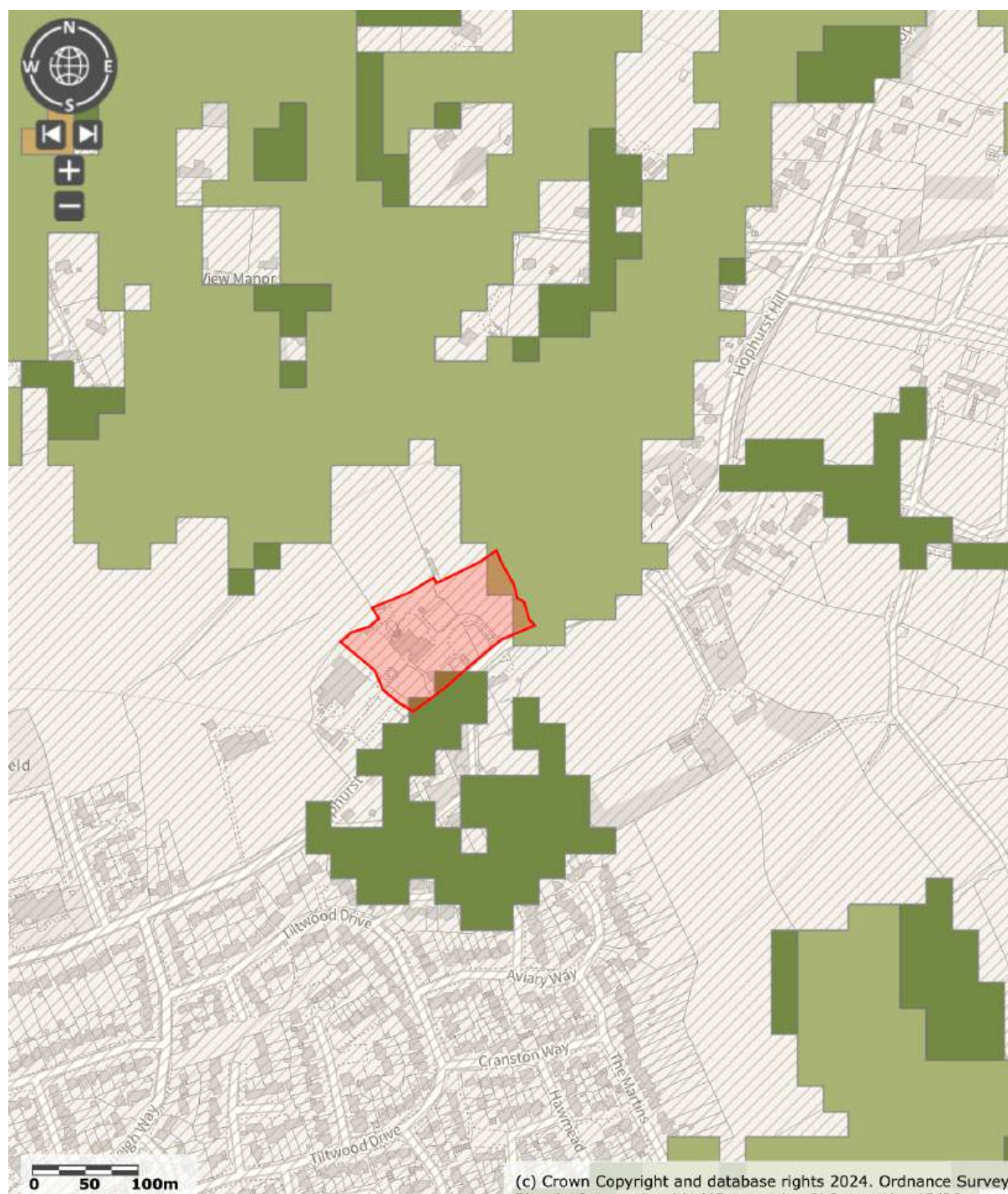
Legend:

Site (in red)

ASNW (vertical green stripes)

Appendix 6

APPENDIX 6 – NATIONAL HABITAT NETWORK



Legend:

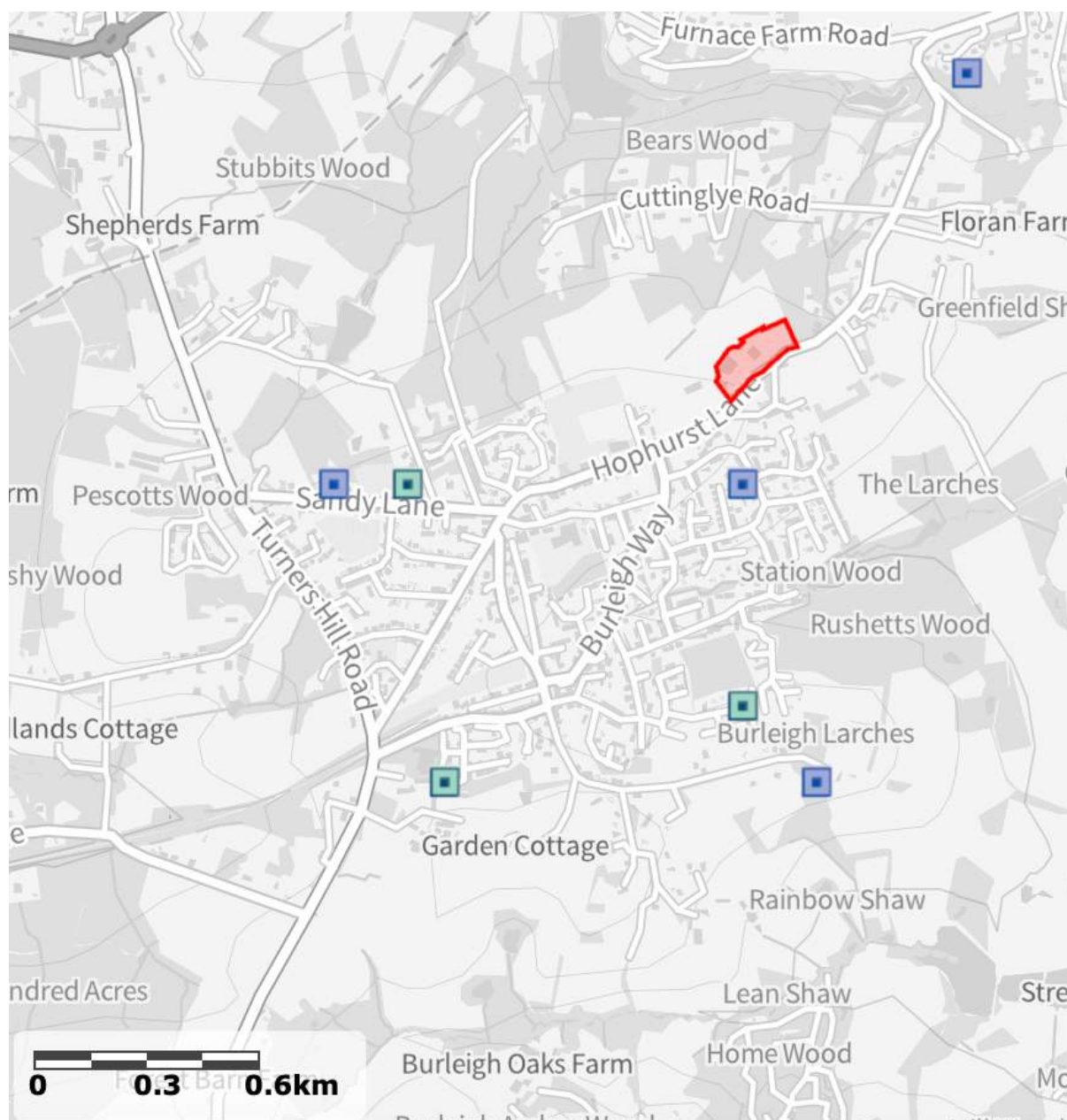
Site (in red)

Network Enhancement Zone 2 (diagonal brown stripes)

Priority Woodland (dark green)

Appendix 7

APPENDIX 7 – SURROUNDING EPSM LICENCES



Legend:

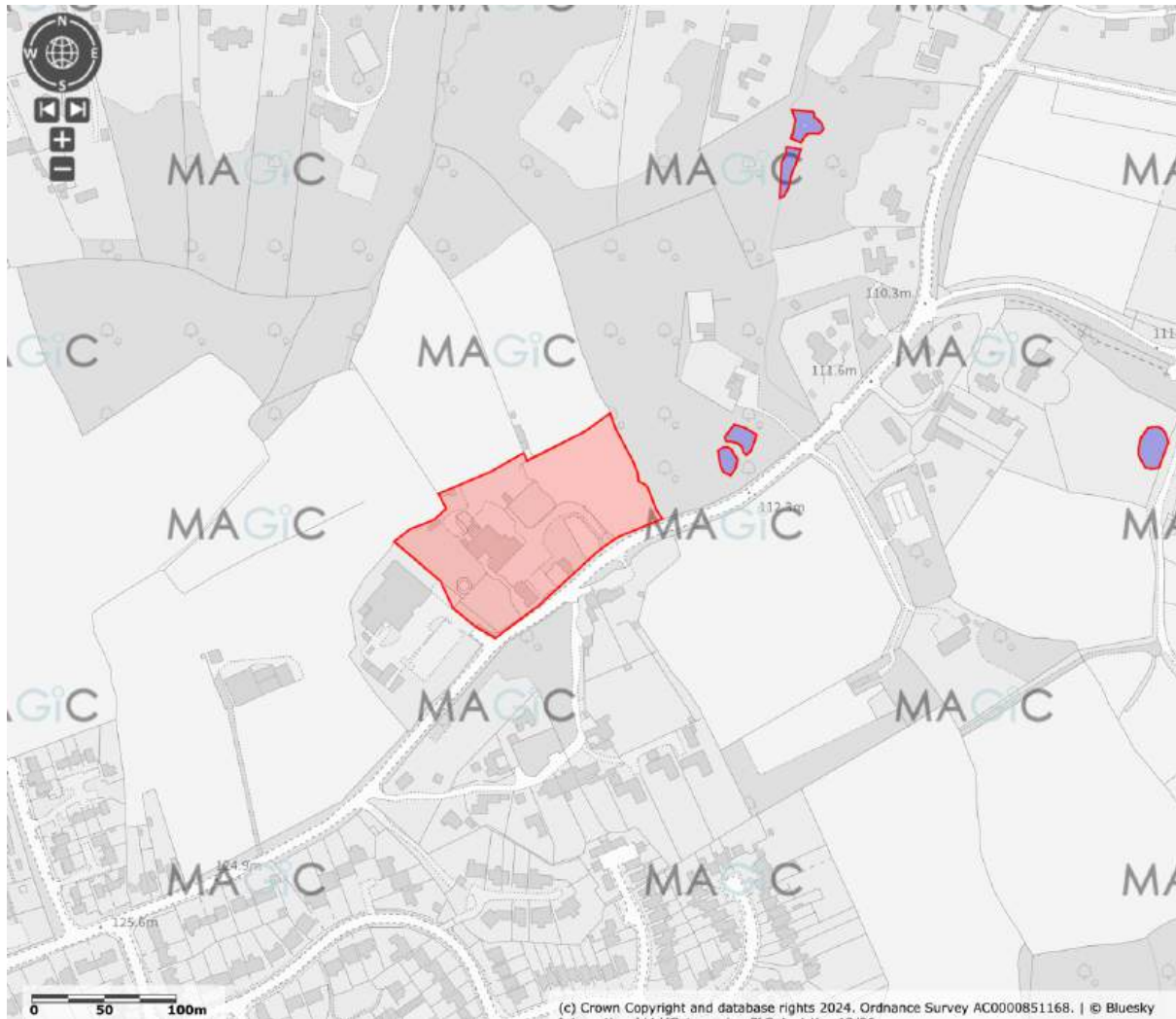
Site (Red shading)

Granted Bat Licences (Blue squares)

Granted GCN Licences (Green squares)

Appendix 8

APPENDIX 8 – SURROUNDING WATERBODIES



Legend:

Site (in red)

Waterbodies (in blue)

PHOTOGRAPHS

EXPLANATORY PHOTOGRAPHS



Looking SE to hedge **H1**



Looking NW towards hedge **H2**



Looking SW along hedge **H2**



Drainage ditch **D1**



Looking NNW along hedge **H4**



Static Home in field **G2**



Looking NNW along Hedge **H3**



Outbuilding beside hedge **H4**



Looking SSE along central row of trees



Looking towards SW corner



Looking NW across Menage



Looking East towards central buildings



Grassland within **G3**



Dog kennels NE of field **G3**