



Crossland
Ecology

Ecological Impact Assessment

Site: Land West of London Road, Handcross

Client: Welbeck Strategic Land III Limited

Date: April 2026



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Quality Assurance

Revision	Status	Date	Comments	Author(s)	Review and approval by
A	Final	20/03/2026	First issue	LR	SC
B	Final	24/04/26	Final Revision	LR	SC

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Site assessments / surveys (where required) have been restricted to a level of detail required to achieve the stated objectives of the work.

Due to the temporal nature of ecology, the findings of this report should not be relied upon if a significant amount of time has passed, as defined by the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines.

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1.0 Summary

- 1.1** This report presents the Ecological Impact Assessment (EclA) to inform the Planning Application for up to 55 residential dwellings with all infrastructure at Land West of Hyde Lodge, London Road, Handcross, RH17 6HB ('the Site').
- 1.2** The Site approximately 2.8 ha in extent and principally comprised of a single neutral grassland field with a boundary native hedgerow with trees, two lowland mixed deciduous woodlands and a barn with a private garden.
- 1.3** A Preliminary Ecological Appraisal (PEA) and protected species surveys were undertaken for the Site in 2025 (Crossland Ecology Ltd, 2025) to provide a baseline for the Site. This EclA is based on the current survey data collected.
- 1.4** The Site lies within a Natural England Impact Risk Zone (IRZ) for Cow Wood and Harry's Wood Site of Special Scientific Interest (SSSI). Mitigation measures such as provision of green space and production of a Construction Environmental Management Plan (CEMP): Biodiversity to control construction methods and minimise potential impacts from increased indirect impacts on designated sites will be included within the Proposals.
- 1.5** Habitats of significant biodiversity value (Lowland Mixed Deciduous Woodland and Native hedgerow) were restricted to the Site margins, which will be largely retained and protected within the proposals. A biodiversity Gain Plan (Crossland Ecology Ltd, 2026) had been produced demonstrating adherence to mandatory BNG requirements.
- 1.6** Potential for habitat to support hazel dormouse *Muscardinus avellanarius*, [REDACTED] and Reptiles was identified on the Site. Further protected species surveys were carried out in 2025 to inform the planning application and potential mitigation for the Site. Multiple protected species were confirmed present and using the Site through further surveys; hazel dormouse, common lizard [REDACTED] Mitigation and enhancement measures for the Proposed Development have been discussed within this report and provided within the proposals.
- 1.7** Potential bat roosting and foraging/commuting habitat was identified on Site. Fifteen trees were identified as having potential roost features (PRF) around the Site boundaries and to be retained. Surveys for roosting and foraging/commuting bats are ongoing for 2026, and updated findings will be provided in an addendum.
- 1.8** A summary of ecological features, likely impacts and outline mitigation/ enhancement measures is provided in Table 17.
- 1.9** Through incorporation of the recommendations set out in this report and by following the mitigation hierarchy (avoid, mitigate, compensate and enhance), it is considered that the proposals can deliver positive residual impacts in line with current wildlife legislation, chapter 15 of the National Planning Policy Framework (NPPF) as amended (Ministry of Housing, Communities and Local Government [MHCLG], 2024); and local planning policies relevant to nature conservation.

2.0 Introduction

- 2.1** Crossland Ecology Ltd. was commissioned by Welbeck Strategic Land III Ltd to undertake an Preliminary Ecological Appraisal (PEA), subsequent Phase 2 protected species surveys and prepare an Ecological Impact Assessment (EcIA) for Land West of Hyde Lodge, London Road, Handcross, RH17 6HB ('the Site') (Appendix 1). The assessment was undertaken to support a planning application for up to 55 residential dwellings, with associated landscaping, drainage, access roads, car parking and Sustainable Drainage Systems (SUDs) ('the Proposed Development') (Appendix 1).
- 2.2** The Site is located centrally at Ordnance Survey (OS) Grid Reference TQ 26107 30710 and is approximately 2.8ha in extent. The Site is bounded by the London Road to the east and an access road on the northern boundary leading to a bridge over the A23 that runs parallel to the Site's western boundary. To the north is Hyde Lodge with a driveway and further pasture fields to the north. To the south is residential housing and a woodland. The Site location is provided in Appendix 1.
- 2.3** Habitats present within the Site comprised mostly of grassland field (managed for hay) split in half with a line of trees. The northern boundary is a native hedgerow with mature trees and the southern boundary is hazel *Corylus avellana* scrub. Along the eastern and western boundaries there were two lowland mixed deciduous woodlands and a large metal barn with a small area currently used as a garden allotment.
- 2.4** A Preliminary Ecological Appraisal (PEA) comprising a UK Habitat Classification (UKHab) Survey, protected and notable species scoping and subsequent Phase 2 surveys are being undertaken for the Site by Crossland Ecology Ltd., which will be reported in this EcIA for the planning application. Further protected species surveys are being undertaken. This EcIA is based on the current survey data collected and will be updated with an addendum when all further protected species data is collected.
- 2.5** The results of the current field surveys, in addition to results from a desk study, have informed the assessment of likely ecological impacts resulting from the Proposed Development. Mitigation and enhancement recommendations in respect of legal and planning policy requirements are provided, followed by a subsequent assessment of residual effects.
- 2.6** The details of relevant wildlife legislation in addition to national and local planning policies related to nature conservation and biodiversity are provided in Appendix 2.

3.0 Methods

- 3.1** This report has been prepared with reference to British Standards Institution (BSI) BS 42020:2013 'Biodiversity – code of practice for planning and development' (BSI, 2013) and The Chartered Institute of Ecology and Environmental Management's (CIEEM) and Technical Guidance Series 'Ecological Report Writing' (CIEEM, 2017a) and Code of Professional Conduct (CIEEM, 2024).
- 3.2** The following EcIA follows guidance and methods as prescribed by the CIEEM Guidelines for Preliminary Ecological Appraisal 2nd edition (2017b) and the Guidelines for Ecological Impact Assessment (2024). Following these methods, a baseline of rare and/or notable ecological features (species and habitats) was established and valued. Predicted significant impacts upon these features have been identified as well as constraints and opportunities. This step-wise assessment process has informed likely mitigation and enhancement measures as well as any further assessment required. This EcIA and any additional surveys will fully inform the impacts of the scheme in accordance with the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government [DHGCLC], 2025), local planning policy and relevant wildlife legislation.

Desk Study

- 3.3** Crossland Ecology Ltd. commissioned a data search from the Sussex Biodiversity Record Centre (SBRC) for records of protected and notable species (up to 10 years from present) and for data on non-statutory designated sites. The data search encompassed the study area, and up to 2 km from the boundary. Data was received on 16.07.25.
- 3.4** A web-based search for statutory designated sites via the Multi Agency Geographic Information for the Countryside (MAGIC) spatial data resource magic.defra.gov.uk was undertaken on 01.03.26 for the following statutory designated sites: European (up to 10 km from the Site boundary; National (5 km from the surveyed area boundary) and non-statutory designated sites (2 km from the Site boundary).
- 3.5** A search was undertaken for waterbodies within 250 m utilising MAGIC online spatial data resource (<https://magic.defra.gov.uk/>) on 01.03.26.
- 3.6** An online search was also undertaken utilising MAGIC online spatial data resource (<https://magic.defra.gov.uk/>) in June 2025 for priority habitats listed under the Natural Environment and Rural Communities (NERC) Act (2006), ancient woodland listed on the Ancient Woodland Inventory (AWI) and waterbodies within 250m.
- 3.7** Hazel dormouse *Muscardinus avellanarius* and [REDACTED] records were checked on 01.03.26 from the National Biodiversity Network (NBN) Atlas www.nbnatlas.org, which holds data from the People's Trust for Endangered Species (PTES).

UK Habitat Classification Survey

- 3.8** A UK Habitat Classification (UKHab) Survey was carried out on 07.07.25 by Lucy Robertson BSc and Sean Crossland CEng, MCIEEM during appropriate weather conditions. UKHab survey methods are set out in the UK Habitat Classification User Manual – Version 2.0 (UKHab Ltd. 2023). UKHab is a comprehensive habitat classification system designed for the UK and is intended for ecologists to identify and map habitats to provide outputs that are suitable for ecological impact assessment. Habitat mapping was undertaken using the standard classification to indicate habitat types.
- 3.9** The dominant and readily identifiable higher plant species identified in each of the various habitat parcels were recorded and their abundances assessed on the DAFOR scale:
- D - Dominant
 - A - Abundant
 - F - Frequent
 - O - Occasional
 - R - Rare
- 3.10** These scores represent the abundance within the defined area only and do not reflect national or regional abundances. Plant species nomenclature follows Stace (2019).

Protected and Notable Species

- 3.11** The Site was assessed during the Site walkover survey for its suitability for protected and notable species that are likely to occur in the area. Considering the results of the desk study, the location and habitats in the surveyed area, an assessment was carried out for:
- Rare, notable and invasive flora;
 - [REDACTED]
 - Bats (roosting, foraging and commuting);
 - Breeding and non-breeding birds;
 - Rare or notable invertebrates;
 - Great crested newt (GCN) *Triturus cristatus*;
 - Hazel dormouse;
 - Reptiles; and
 - Other notable mammal species.

3.1

Bats

Preliminary Site Assessment

- 3.14** The Site was assessed for its suitability to support roosting, foraging and commuting bats. A Ground Level Tree Assessment (GLTA) was undertaken of the trees within and adjacent to the Site (where applicable and accessible) to assess the presence of any Potential Roost Features (PRFs) for bats.
- 3.15** Good bat foraging habitat generally includes sheltered areas and habitats with good numbers of insects, such as woodland, scrub, ponds, lakes and species-rich or rough grassland. Good commuting habitat generally comprises linear features such as well-connected hedgerows, woodland edge, watercourses. The Site was assigned a level of suitability according to the classification provided by Collins (2023) (Table 1).

Table 1: Guidelines for assessing the potential suitability of proposed development sites for bats (Collins, 2023)

Potential suitability	Description
	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat tat could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.

Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close and connected to known roosts.

Ground Level Tree Assessment

3.16 A Ground Level Tree Assessment (GLTA) was undertaken on 12.02.2026 to assess suitability of the trees within and bordering the Site for roosting bats. The GLTA was undertaken using binoculars to identify any potential roosting features (PRFs) and make an assessment of their Bat Roosting Suitability (BRS) in accordance with the Bat Conservation Trust (BCT) bat survey guidelines (Collins, 2023) (Table 2 and Table 3). PRFs within trees include features such as split or torn limbs, knot holes, cankers, lifted bark or woodpecker holes.

Table 2: Guidelines for assessing the suitability of trees on proposed development sites for bats (Collins, 2023)

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.

Table 3: Guidelines for categorizing the potential suitability of PRFs on a proposed development site for bats

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Activity Surveys

3.17 Based on the habitat suitability within the Site for foraging and commuting bats and on the results for the PEA (Crossland Ecology Ltd., 2025) a series of bat activity surveys were scheduled to be undertaken from Autumn 2025 to Summer 2026. Data

has been collected for September 2025, October 2025 and April 2026 and included in this EcIA. When the surveys are complete the results will be provided as an addendum to this EcIA.

3.18 To assess the value of the Site for foraging and commuting bats, and assess the species assemblage and numbers present, a series of bat activity surveys were undertaken comprising Night-time Bat Walkover (NBW) surveys and automated detector (static) surveys. Two of the three NBW survey visits were undertaken in Autumn (September 2025) and Spring (April 2026), the other one is scheduled for summer (August 2026). Static surveys have been carried out monthly in September 2025, October 2025 and April 2026 with the rest scheduled for May, June, July and August 2026. All surveys are undertaken by suitably experienced ecologists based on best practice guidance (Collins, 2023) for a site of moderate habitat value.

3.19 The NBW transect route and the static detector sampling locations were selected to cover suitable habitats within the proposed development area. Survey design was based on BCT guidelines (Collins, 2023). Static bat detectors were used to record bat activity over five consecutive nights monthly (as above) at various locations within the Site. The NBW transect and static detector locations are shown in Appendix 5.

NBW Surveys

3.20 The NBW surveys were undertaken during suitable weather conditions and within the appropriate timescales (i.e. no heavy rain, cold temperatures or high winds), commencing at sunset and finishing 2-3 hours after sunset in accordance with the BCT guidelines (Collins, 2023), see Table 4.

Table 4: Night-time Bat Walkover Survey Details

Date	Sunset	Start Time	Finish Time	Weather
16.09.25	19:12	19:12	21:12	Start: Temp - 14°C, Cloud – 90%, Wind – 3, Rain – some light drizzle. End: Temp - 13°C, Cloud – 100%, Wind – 4, Rain – as above.
22.04.26	20:07	20:07	22:07	Start: Temp - 11°C, Cloud – 30%, Wind – 2, Rain – none. End: Temp - 9°C, Cloud – 80%, Wind – 2, Rain – none.
01.06.26	To be completed			

3.21 The transect route was walked at a steady pace (so the sampling area is approximately the same per unit time). The transect start point and direction of travel was randomised for each survey to avoid bias by systematic differences in the timing with which each habitat feature was sampled across the series of surveys.

Static Detector Surveys

3.22 Two static detectors were deployed along the NBW transect and used to record bat activity for at least five consecutive nights per month between April to October. Survey dates were selected when the weather forecast indicated suitable weather conditions for foraging and commuting bats (i.e. air temperature at sunset above 10°C, no strong winds and no rain). The detectors were set up to continuously record from 30 minutes before sunset until 30 minutes after sunrise.

3.23 The recordings were analysed using Kaleidoscope Pro computer software, with the mean number of registrations per night hour for each species per survey visit recording/location.

Birds

Preliminary Site Assessment

3.24 The Site was assessed for its potential to support a common assemblage of breeding and non-breeding species. Suitable habitat generally includes scrub, trees and can also include buildings, open grassland and piles of debris.

Invertebrates

Preliminary Site Assessment

3.25 The Site was assessed for its potential to support rare or notable invertebrate species; this assessment was made on the basis of the range and type of the habitats present and the potential suitability for protected and/or notable species and/or assemblages.

Great Crested Newt

Preliminary Site Assessment

3.26 The habitats were assessed for their suitability for GCN. Suitable terrestrial habitat generally includes rough grassland and woodland where they can forage and hibernate, with good links to ponds where they breed.

Hazel Dormouse

Preliminary Site Assessment

3.27 Habitats on Site were assessed for their general suitability for hazel dormouse. This species generally uses areas of dense woody vegetation and are more likely to be found where there is a wide diversity of woody species contributing to a three-dimensional habitat structure, a number of food sources, plants suitable for nest-building materials and good habitat connectivity.

Presence/Absence survey

- 3.28** To assess the value of the Site for local populations of foraging and commuting hazel dormouse, and assessing the potential population numbers present. The habitat on-site was classified using the Habitat Quality assessment tools within Hazel Dormouse Mitigation Handbook (2025), the habitat was classified as moderate. From August to October in 2025 50 footprint tunnels were deployed on-site (Appendix 4) and followed published best practice guidance (Hazel Dormouse Mitigation Handbook, 2025).
- 3.29** The surveys involved the placement of footprint tunnels (c. 9cm x 6cm x 6cm plastic down pipe with 48cm wooden insert) within suitable habitat areas across the Site (Appendix 4). These footprint tunnels every two weeks had a piece of white paper added to the wooden insert and a charcoal and oil mix topped up at each end of the wooden insert. The tunnels were deployed two weeks before the first survey visit then checked every two weeks. Details of the dormouse survey visits are provided in Table 5.

Table 5: Dormouse Survey Information

Survey Visit	Month	Date	Weather
Deployed	August	28/08/2025	
1	September	12/09/2025	Temp - 15°C, Cloud – 20%, Wind – 2, Light Rain with sunny intervals.
2	September	25/09/2025	Temp - 15°C, Cloud – 50%, Wind – 1, Sunny.
3	October	09/10/2025	Temp - 15°C, Cloud – 60%, Wind – 2, Sunny intervals.
Presence confirmed so no further surveys required.			

Reptiles

Preliminary Site Assessment

- 3.30** The Site was assessed for its suitability for the four more widespread UK reptile species; common lizard *Zootoca vivipara*, slow-worm *Anguis fragilis*, grass snake *Natrix helvetica* and adder *Vipera berus*. Specific habitat requirements vary between species. Common lizard and slow worm prefer rough grassland although they can be found in a variety of habitats ranging from woodland glades to walls and pastures. Grass snakes have similar habitat requirements but have a greater reliance on ponds and wetlands. Adder is more associated with dry grasslands, heathland and woodland edge habitats.

Presence/Absence Survey

- 3.31** Based on the presence of suitable reptile habitat within the Site, a seven-visit reptile presence/absence survey of the Site was carried out. The survey was conducted during September to October 2025, and followed published best practice guidance (Froglife, 1999; Gent and Gibson, 2003).
- 3.32** The surveys involved the placement of artificial reptile refugia (c. 0.5 m x 0.5 m pieces of roofing felt) within suitable habitat areas across the Site (Appendix 3). These

refugia were then checked on eight separate survey visits for basking or sheltering individuals during suitable weather conditions (generally when the air temperature is between 9°C and 18°C, no rain or wind¹). Details of the reptile survey visits are provided in Table 6.

Table 6: Reptile Survey Details

Survey Visit	Date	Weather
0 – survey deployment	28/08/25	N/A
1	04/09/25	Temp - 18°C, Cloud – 20%, Wind – 1, Last Rain <24 hours
2	12/09/25	Temp - 14°C, Cloud – 60%, Wind – 2, Last Rain <12 hours
3	16/09/25	Temp - 13°C, Cloud – 70%, Wind – 0, Last Rain >24 hours
4	22/09/25	Temp - 16°C, Cloud – 20%, Wind – 1, Last Rain >24 hours
5	23/09/25	Temp - 15°C, Cloud – 50%, Wind – 1, Last Rain >24 hours
6	25/09/25	Temp - 15°C, Cloud – 20%, Wind – 0, Last Rain >24 hours
7	30/09/25	Temp - 15°C, Cloud – 0%, Wind – 0, Last Rain <12 hours
8 – Collection	09/10/25	Temp - 15°C, Cloud – 10%, Wind – 0, Last Rain >24 hours

Other Notable Species

Preliminary Site Assessment

3.33 The Site was assessed for its potential to support NERC Act 2006 Species of Principal Importance (SoPI) which are likely to occur in the local area especially west European hedgehog *Erinaceus europaeus*, brown hare *Lepus europaeus* and common toad *Bufo bufo*.

3.34 The potential presence of such species was taken into account during all of the above Site surveys and any incidental sightings recorded.

Assessment of Nature Conservation Value

3.35 CIEEM guidelines for Ecological Impact Assessment in the United Kingdom (2024) have been utilised to assess the impacts upon habitats within the ZoI of the Site. CIEEM suggests that it is best to use the geographical scale (i.e., International, National, Regional etc.) at which a feature (i.e. a habitat, species or other ecological resource) may or may not be important, as the appropriate measure of value. As such, data from the data search and UKHab survey have been reviewed and the likely occurrence of protected and notable species/species groups assessed. This has allowed

¹ Exceptions to this include, for example, when showery weather follows a prolonged dry period or where hot conditions follow a period of colder temperatures (Froglife, 1999).

predictions of impacts to be made along with recommendations for mitigation, compensation and enhancement. If needed, further targeted survey has been recommended to refine the evaluation and associated recommendations.

3.36 The following geographical scale categories are applicable for the site:

- International;
- National (England);
- Regional (South-east);
- County (West Sussex);
- District (Mid Sussex District Council);
- Local or Parish (Handcross); and
- Zone of Influence only.

Constraints

3.37 Desktop data searches are a valuable tool in evaluating a site's potential to hold rare and protected species, it is not however absolute in confirming presence or absence of notable species due to the nature of how the records are collected.

3.38 Where any data supplied by the client, or any other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by Crossland Ecology Ltd. for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report assume that all relevant information has been supplied by those bodies from whom it was requested.

3.39 All the species that occur in a habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent at different seasons. The assessment of the Site was undertaken in July 2025, which falls within the optimal plant growing season.

3.40 When the surveyors carried out the sites UKHab assessment for the grassland it had recently been cut for hay. This limitation does not impact on the assessment of the grassland as the appropriate information was still gathered. A precautionary approach was taken with the classification of the habitat with the average still achieving >8 species per m² classifying it as other neutral grassland.

4.0 Baseline Ecological Conditions

Site Description

- 4.1** The Site principally comprised of a single other neutral grassland field split in half with a line of trees. The field was managed for hay, with a northern boundary hedgerow and hazel *Corylus avellana* scrub along the southern boundary. Along the eastern and western boundaries there were two small lowland mixed deciduous woodlands and a large metal barn with a small area currently used as a garden allotment.
- 4.2** The Site is bounded by the London Road to the east and an access road on the northern boundary leading to a bridge over the A23 that runs parallel to the Site's western boundary. To the north-east is a large house with a driveway and further pasture fields to the north. To the south is residential housing and a woodland.

Statutory Designated Sites

European Designated Sites

- 4.3** There are no European designated sites within 10km of the Site boundary. The Site is not within any Zone of Influences (ZOI) for the area strategies such as Thames Basin Heaths Special Protection Areas (SPA) and Ashdown Forest SPA and Special Area of Conservation (SAC).

Nationally Designated Sites

- 4.4** There were seven Nationally designated sites within 5 km of the Site; four Sites of Special Scientific Interest (SSSI) and three Local Nature Reserves (LNR) (Table 6). The nearest was Cow Wood and Harry's Wood (SSSI) at c.630 m south-east of the Site, which has an ancient woodland that supports a rich community of breeding birds and contains several steep sided stream valleys (ghylls) which contain plants with an 'Atlantic' distribution. The next closest is Broadfield Park, an LNR located c.3.4 km to the north. SSSIs, NNRs and LNRs are considered important at a **National** Level.
- 4.5** The Site was identified as being located within a Natural England SSSI Impact Risk Zone (IRZ) where there are certain criteria for any type of development likely to impact any nearby designated site. The following criteria is considered applicable to the Proposed Development:

Rural Residential: Any residential development of 50 or more units outside existing settlements/urban areas.

Table 7: Statutory designated sites within the vicinity of the site

Site name	Distance and direction	Size (ha)	Reason for designation
Cow Wood and Harry's Wood SSSI	630 m, south-east	75.47	Has an ancient woodland that supports a rich community of breeding birds and contains several steep sided stream valleys (ghylls) which contain plants with an 'Atlantic' distribution. The woodland supports 47 species of breeding bird including hawfinch <i>Coccothraustes coccothraustes</i> , lesser spotted woodpecker <i>Dryobates minor</i> , wood warbler <i>Phylloscopus sibilatrix</i> , willow tit <i>Poecile montanus</i> and redstart <i>Phoenicurus phoenicurus</i> . The rides are important feeding grounds for woodland butterflies such as silver washed fritillary <i>Argynnis paphia</i> .
Buchan Hill Ponds SSSI	3.5 km, north	19.49	Three ponds in West Sussex of Wealden hammer ponds on acid Tunbridge Wells sands. A nationally uncommon woodland type occupies the wetlands around the ponds and the site supports a rich dragonfly fauna which includes two particularly notable species; hairy dragonfly <i>Brachytron pratense</i> and brilliant emerald <i>Somatochlora metallica</i> .
St. Leonard's Forest SSSI	3.8 km, west	85.37	This site includes the remnants of a formerly more extensive deciduous forest on the Tunbridge Wells Sands (Hastings Beds) 3 km east of Horsham. The woodland bird population is varied and includes breeding populations of including all three British woodpeckers, nightjar <i>Caprimulgus europaeus</i> , redstart and wood warbler. The woodlands also support a population of the purple emperor <i>Apatura iris</i> , a butterfly with a restricted British distribution
Worth Forest SSSI	4.4 km, west	43.85	This area of ancient Wealden ghyll woodland contains an example of a base-poor springline alder <i>Alnus glutinosa</i> wood, this being a nationally uncommon woodland type. The site also supports a rich community of lichens.
Broadfield Park LNR	3.5 km, north	9.82	Broadfield Park is set in the grounds of Broadfield House, a Grade II Listed Building dating back to 1830. There are lakes and ponds, wet woodland, mixed woodland, meadow and parkland. As the grounds of a former country house, the park also contains some formal features and specimen trees.
Target Hill Park LNR	3.85 km, north/north-west	8.98	A mosaic of habitats including wetlands, woodlands, meadow and scrub areas. A pond and several ephemeral scrape ponds have been excavated, creating a range of wetland habitats.

Site name	Distance and direction	Size (ha)	Reason for designation
Tilgate Forest LNR	4.9 km, north-east	6.9	Habitats include broadleaved woodland, coniferous woodland, lowland heathland, and tall herb and fern. There are a few small ponds which attract many dragonflies and damselflies.

Non-statutory Designated Sites

4.7 A total of four non-statutory designated sites were identified within 2 km of the Site; all Local Wildlife Sites (LWS) (Table 8). The closest was M51 - Darkalley Ghyll and Canadian Valley Ghyll (LWS) within c.0.5 km west of the Site and the next being H38/M31 - Hydehill Wood and Hyde Gill (LWS) at c.0.5 km north-west.

4.8 The LoWS are considered important at a **County** Level.

Table 8: Non-statutory designated sites within 2km of the site

Site Name	Distance	Direction	Size (ha)	Reason for Designation
M51 - Darkalley Ghyll and Canadian Valley Ghyll LoWS	0.25 km	South-west	9.8 ha	Comprises two streams located within two adjacent wooded ghyll valleys that both flow into a pond. Ghyll woodlands are an important habitat that is typical of the High Weald. The LWS boundary is generally limited to the wet woodlands immediately surrounding the ghyll streams, but the site forms part of the greater extent of woodlands around the Handcross area.
H38/M31 - Hydehill Wood and Hyde Gill LoWS	0.5 km	West	37.7 ha	Semi-natural broadleaved woodland. Lowland mixed deciduous woodland on the drier soils and the wet woodland is a NERC section 41 and Sussex BAP habitat. Other notable habitats included the spring fed acid flushes which are also NERC section 41 and Sussex BAP habitat. Notable plant species within the site included lemon scented fern <i>Oreopteris limbosperma</i> , a scarce species in Sussex.
M11 - Orange Gill and Homestead Wood LoWS	1 km	South	36.5 ha	Semi-natural woodland with At least forty bird species have been recorded breeding in this woodland, including all three woodpecker species, woodcock <i>Scolopax rusticola</i> and spotted flycatcher <i>Muscicapa striata</i> .

M29 - High Beeches LoWS	1.25 km	East	2.5 ha	Two meadows markedly different in character; the southern is on rather acid soil, while the northern is on neutral soil although there is a small area with acid soil in the north-west corner.
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Ancient Woodland and Priority Habitats

4.9 The desk study identified a number of Ancient Woodlands and Priority Habitats within 2 km of the site including:

- Ancient Woodland;
- Deciduous Woodland;
- Traditional Orchards; and
- Woodpasture and Parkland.

4.10 The desk study identified 253 parcels of Ancient Woodland Inventory (AWI)/ Priority Habitat Inventory Deciduous Woodland and Priority Habitat Inventory Wood-Pasture and Parkland within 2 km of the Site that is not already designated as SSSI.

4.11 Forty-seven parcels of Ancient and Semi-Natural Woodland and 40 parcels of Ancient Replanted Woodland within Ancient Woodland Inventory (AWI) were identified. Deciduous Woodland had 136 records within 2 km of the Site with one of the records within the Site along the western boundary (W2) matching the current UKHab assessment. The closest Ancient Woodland was c.145 m north-west.

4.12 The Priority Habitat Inventory Wood-Pasture and Parkland and Traditional Orchards both had six records for each habitat type identified within 2 km of the Site; all records were over 1 km from the Site. There were ten records of Priority Habitat Lowland Meadow over 1 km from the Site and eight Ghyll woodland with two records being within 250 m of the Site.

4.13 Ancient Woodland is considered important at the **National** level and Priority Habitats are considered important at the **County** level.

B-Lines

4.14 The Site sits within the B-Lines network, identified by Buglife and a wide range of conservation and landowner partners. B-Lines is a landscape scale initiative to enhance declining pollinator populations and aims to coordinate the delivery of wildflower-rich habitats to aid pollinator movement across the landscape.

Habitats

4.15 Habitats present within the Site comprised mostly of grassland field (managed for hay) split in half with a line of trees. The northern boundary is a native hedgerow with mature trees and the southern boundary is hazel. Along the eastern and western

boundaries there were two lowland mixed deciduous woodlands and a large metal barn with a small area currently used as a garden allotment.

4.16 A UKHab map of the Site is provided within Appendix 6. The plant species recorded per habitat type are tabled in Appendix 7.

4.17 The UKHab types within the Site are listed below followed by a description of each habitat type:

- g3c - Other neutral grassland;
- h2a6, 11 – Other native hedgerow with trees;
- w1f – Lowland mixed deciduous woodland;
- U1, 833 – Barn;
- 828 - Vegetated Garden;
- 32 – Scattered trees (rural);
- 33 - Line of trees;
- h3b, 32, 12 – Hazel Scrub with scattered trees and bracken.

Other Neutral Grassland

4.18 The neutral grassland that comprised the majority of the Site was managed for hay with a line of trees in the center of the field. The grassland was recently mown resulting in short sward height with no margin left around the field edges. The sward was not particularly diverse and dominated by abundant Yorkshire fog *Holcus lanatus* with occasional false oat-grass *Arrhenatherum elatius*, creeping bent *Agrostis stolonifera* and sweet vernal-grass *Anthoxanthum odoratum*. Flowers included occasional common knapweed *Centaurea nigra*, spear thistle *Cirsium vulgare*, Yarrow *Achillea millefolium*, common catsear *Hypochaeris radicata*, common ragwort *Senecio jacobaea*, ribwort plantain *Plantago lanceolata*, white clover *Trifolium repens*, with less frequent species including barren strawberry *Potentilla sterilis* and meadow buttercup *Ranunculus acris*.

Other Native Hedgerow with trees

4.19 There was one other native hedgerow on the northern boundary of the Site. The details are as follows:

- H1: Other native hedgerow with trees– with hawthorn *Crataegus monogyna*, hazel, Holly *Ilex aquifolium*, elder *Sambucus nigra*, blackthorn *Prunus spinosa* and introduced *Rhododendron* sp. with a range of common species at the base including frequent wood sage *Teucrium scorodonia*.

4.20 The other native hedgerow was species-poor with trees and comprised of >80% native species and was therefore considered Habitat of Principal Importance (HoPI) under the NERC Act 2006.

Scattered Trees

- 4.21** There were four medium pedunculate oak *Quercus robur* and one small sycamore *Acer pseudoplatanus* within the grassland located inside the Site boundary.

Line of trees

- 4.22** There were seven small trees with pedunculate oak being frequent and holm oak *Quercus ilex* and large-leaved lime *Tilia platyphyllos* rare. They were in the centre of the grassland inside the Site boundary.

Lowland Mixed Deciduous Woodland

- 4.23** There were two lowland mixed deciduous woodlands within the Site on the eastern and western boundaries. The details are as follows:

- W1: The woodland runs parallel to London Rd. The dominant species are ash *Fraxinus excelsior* and oak with occasional sycamore. The central area of woodland was largely devoid of ground flora due to the dense canopy. Occasional species present included bramble *Pteridium aquilinum*, bracken *Rubus fruticosus* agg. and ground ivy *Glechoma hederacea*. It was considered to be a moderate example of this habitat type.
- W2: The woodland runs parallel to the A23. The canopy comprised mainly of oak, sycamore and ash with species of rare frequency including cherry *Prunus* sp. and rowan *Sorbus aucuparia*. The central area of woodland was sparse due to the canopy density, but species found included gorse *Ulex* sp., dog rose *Rosa canina*, foxglove *Digitalis* sp. and bracken. It was considered to be a moderate example of this habitat type. This woodland was listed as deciduous woodland within the priority habitat inventory (PHI).

Vegetated Garden

- 4.24** The eastern border had a garden and vegetable patch connected to a residential building in the north-east, outside of the Site boundary.

Barn

- 4.25** There was one building within the Site, a barn. A large open metal barn with corrugated onduline on all sides including the roof used for storage and car parking.

Hazel scrub with scattered trees and bracken

- 4.26** Along the southern boundary was hazel dominant scrub with a few small clearings of bracken. Within the scrub were scattered trees including goat willow *Salix caprea* and sycamore. Other occasional species included hawthorn, blackthorn and dogwood *Cornus sanguinea*.

Priority Habitats

4.27 The northern native hedgerow within the Site (H1, Appendix 6) meet the definition for classification as UK NERC Act (2006) HoPI, (BRIG, 2008) and as Important Hedgerows under the Hedgerow Regulations 1997.

4.28 The east and west lowland mixed deciduous woodlands within the Site woodland meet the definition as UK NERC Act (2006) HoPI, (BRIG, 2008).

4.29 The lowland mixed deciduous woodland and native hedgerows are considered of **County** importance. Confidence in this assessment is **high**.

Non-Priority Habitats

4.30 The Site's non-priority habitats are considered to be of **Site** importance for biodiversity. Confidence in this assessment is **high**.

Protected and Notable Species

4.31 Protected species are animals and plants protected under the Wildlife and Countryside Act (WCA) (1981, as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), [REDACTED] or listed in Section 40 or 41 of the NERC Act 2006. Protected and notable species with existing records within 2km of the Site are detailed below.

Protected and Invasive Flora

4.32 Thirty-eight records of bluebell *Hyacinthoides non-scripta* listed on Schedule 8 of the WCA 1981 (as amended) were identified within 2 km of the Site, the closest record being c.0.9 km from the Site boundary. No records for species listed on Schedule 8 were found within the Site.

4.33 One hundred and forty-three records of invasive species for seventeen species listed on Schedule 9 of the WCA 1981 (as amended) were identified within 2 km of the Site from the data search. Species included; Himalayan cotoneaster *Cotoneaster simonsii*, Japanese knotweed *Fallopia japonica* and giant hogweed *Heracleum mantegazzianum*.

4.34 Rhododendron, which is a listed invasive species on Schedule 9 of the WCA 1981 (as amended) was found on-site the hazel scrub along the southern boundary.

4.35 Given the common and widespread habitats present, it is considered unlikely that rare or protected flora would be present.

4.36 The Site is therefore considered to be of **Site** importance for flora. Confidence in this assessment is **high**.

Bat- Roosting

- 4.40** The one building on-site: a metal corrugated barn had no visible Potential Roost Features (PRFs) and was considered of negligible suitability for roosting bats..
- 4.41** The two lowland mixed deciduous woodlands on site (W1 and W2) have the potential to contain trees with BRS. As such a GLTA was carried out to determine whether there were any trees with bat roost suitability (BRS).

GLTA

- 4.42** A number of the trees within the Site boundary were assessed as offering potential for roosting bats during the GLTA (see Table 9). All trees with bat roost suitability will be assessed further during an Aerial Tree Inspection Survey with the required mitigation for each recommended and implemented by the Proposed Development.

Table 9: GLTA Survey Results

Tree ID	PRF Suitability	Description
T1	PRF-M	Oak – Multiple features
T2	PRF-I	Oak – Tear in limb
T3	PRF-I	Hanging dead limb with rot holes
T4	PRF-M	Oak - Multiple features. • Two broken limbs with cavities leading into main trunk, both south facing features. • Knot holes on northern aspect.
T5	PRF-I	Willow sp - Knot hole north facing.
T6	PRF-I	Knot hole that leads into a limb cavity. It is open and exposed at bottom but also leads up into limb where more sheltered.
T7	PRF-I	Ivy cover could be covering a PRF.
T8	PRF-I	Single knot hole west facing.
T9	PRF-M	Oak - Mature tree with multiple features (knot holes and broken limbs) with a cluttered drop zone.

T10	PRF-I	Oak - Ivy cover could be obscuring a PRF.
T11	PRF-M	Oak - Multiple features. - West facing knot hole leading into main trunk cavity. - Broken limb and wound on west side of tree.
T12	PRF-I	Wound in trunk 1.5m height with the cavity leading up into the main trunk.
T13	PRF-I	AN east facing cavity 1.5m in height leads up into the main trunk.
T14	PRF-I	0.5m height west facing wound in trunk which leads up into the main cavity.
T15	PRF-I	Heavy ivy cover may be obscuring a PRF.

4.43 The Site is therefore considered to be of **Site** importance for roosting bats. Confidence in this assessment is **moderate**. Further surveys are scheduled to assess the importance of the Site for bats, this will be provided in an addendum when all data is collected.

Bat- Foraging and Commuting

Activity Surveys

4.44 The hedgerow, woodland and neutral grassland field margins provided suitable habitat for foraging bats. The Site's habitats were considered to be of 'moderate' suitability for foraging/commuting bats (Collins, 2023). The Site had connectivity to adjacent foraging and/or roosting habitats including a grassland to the north, a woodland connectivity belt along the A23 and three ancient replanted woodland parcels within 150 m of the Site. The NBW transect and locations of the static detectors are shown in Appendix 5.

4.45 The current results from the NBW and automated bat detector surveys are provided in Table 10 to Table 12 and summarised below.

Table 10: NBW Transect Survey Summary

SPECIES	RECORDINGS	% of recordings
September 2025		
Common pipistrelle <i>Pipistrellus pipistrellus</i>	14	87.5%
Noctule <i>Nyctalus noctula</i>	2	12.5%
Total	16	100
April 2026		
Common pipistrelle <i>Pipistrellus pipistrellus</i>	4	80%
Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	1	20%
Total	5	100

Table 41: Automated Detector Recordings per Location (for September 2025, October 2025 and April 2026)

STATIC LOCATION	TOTAL NUMBER OF RECORDINGS
A (///Linked.slid.fingertip)	3786
B (///Vital.cemented.indirect)	1414
Total	5,200

Table 52: Automated Detector Total Registrations

Species	Total Recordings	% Recordings
Common pipistrelle	3041	58.48%
Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	1061	20.40%
Nathusius pipistrelle <i>Pipistrellus nathusii</i>	14	0.27%
Pipistrelle spp.	0	0.00%
Noctule	109	2.10%
Leislars <i>Nyctalus leisleri</i>	40	0.77%
Nyctalus spp.	89	1.71%
Serotine <i>Eptesicus serotinus</i>	10	0.19%
Big bat	5	0.10%
Daubenton's <i>Myotis daubentonii</i>	23	0.44%
Natterers <i>Myotis nattereri</i>	0	0.00%
Myotis spp.	608	11.69%
Brown long-eared <i>Plecotus auritus</i>	196	3.77%
Barbastelle <i>Barbastella barbastellus</i>	4	0.08%
Total	5200	100.00%

4.46 Surveys have recorded an assemblage of up to nine bat species on site, including: common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle, noctule, Leisler's bat, Serotine, Daubenton's bat, Barbastelle and Brown long-eared bat.

4.47 Most of the recorded activity from the static detectors pertained to common pipistrelle (3041 registrations of a total of 5200, or 59.48%), 20.40% of recordings were soprano pipistrelle (1061 registrations), 11.69% were myotis sp. (608 registrations), and all other species made up the rest. The September 2025 static picked up the majority of the recording compared to April 2026 and October 2025.

- 4.48** Recorded activity levels by the automated detector (Static A) were highest in the south-east corner of the site near woodland 1 (W1), with a total of 3786 registrations compared to the Static B north-west corner near woodland 2 (W2), which had a total of 1414 registrations.
- 4.49** Activity appeared to be driven by use of the boundaries of site for foraging; common pipistrelle were recording foraging along the boundary hedgerows in particular.
- 4.50** The Site boundary habitat will largely be retained and protected from the Proposed Development.
- 4.51** Based on the current results, the Site is considered to be of up to **Site** importance for foraging/commuting bats overall, with the vast majority of recordings belonging to the commonest species common and soprano pipistrelles. Confidence in this assessment is **moderate**. Further surveys are scheduled to assess the importance of the Site for bats, this will be provided in an addendum when all data is collected.

Birds

- 4.52** Over 889 records of birds were located within 2 km of the Site. Five species listed on Annex 1 of EC Directive 79/409/EEC on the Conservation of Wild Birds were recorded within 2 km of the Site including turtle dove *Streptopelia turtur* and nightjar *Caprimulgus europaeus*. Woodlark *Lullula arborea* had two records, a species which is listed on Schedule 1 of the WCA 1981 (as amended) and Section 41 (S41) of the NERC Act 2006.
- 4.53** Those of relevance to the Site and its habitats included a number of species listed under S41 of the NERC Act 2006 such as skylark *Alauda arvensis*, yellowhammer *Emberiza citrinella*, hawfinch *Coccothraustes coccothraustes*, bullfinch *Pyrrhula pyrrhula*, lesser spotted woodpecker *Dendrocopos minor*, starling *Sturnus vulgaris*, marsh tit *Poecile palustris* and tree pipit *Anthus trivialis*.
- 4.54** The Site was dominated by a single neutral grassland field which provided no suitability for nesting birds. However, the trees, woodland and hedgerows within the Site provided nesting, shelter and foraging habitat. Habitat was considered unsuitable for ground-nesting species such as skylark due to the relatively small field size and enclosed nature boundaries features restricting sight lines. The hedgerow was suitable to support a range of other passerine species.
- 4.55** Overall, the Site is likely to support a common assemblage of breeding and non-breeding species. As such, the Site was considered to be of up to **Site** importance. Confidence in this assessment is **high**.

Invertebrates

- 4.56** Numerous records for invertebrates were returned from the data search including one species under Schedule 5 of the WCA 1981 (as amended); stag beetle *Lucanus cervus* over 1 km from the Site. Records included moths and butterflies, several of which were NERC Act 2006 SoPI such as white admiral *Limenitis camilla*. The

hedgerows and grassland are considered to provide suitable invertebrate habitat for a range of mainly common and widespread invertebrate species only.

4.57 The majority of the habitats present within the Site boundary provide habitat suitability for notable invertebrates. The boundary woodland, mature tree and hedgerow habitats provide greater value habitats for invertebrate species and assemblages in general. The habitats present within the Site comprise common and widespread habitats with no particularly notable floral assemblages or complex structural diversity, and hence it is considered that invertebrate species and assemblages would comprise common and widespread species. The Site sits within the B-Lines network.

4.58 The Site is considered to be of **Site** importance for invertebrates. Confidence in this assessment is **high**.

Great Crested Newt

4.59 There were two records for GCN within 2 km of the Site. These were all located more than 1.5 km from the Site.

4.60 There was one pond identified on Ordnance mapping within 250 m of the Site. This pond (P1) was located on-site in the north-west corner of the grassland (Crossland Ecology Ltd, 2025) and considered unsuitable to support GCN. This is because it was dry when surveying in the early summer therefore not suitable for GCN breeding ponds with steep sides, no aquatic vegetation and less than half a meter in size.

4.61 As such, the Site was considered to be of **Negligible** importance. Confidence in this assessment is **high**. This species will not be considered further within this report.

Hazel Dormouse

4.62 There were 13 records from SBRC within 2 km of the Site. All the records were from 2015 except for one in 2023 which was at c.0.2 km within the connecting woodland south of the Site. The NBN Atlas has 283 records of hazel dormouse within 10 km of the Site. The closest NBN record being from c.0.36 km from the Site.

4.63 The Site has suitable habitat consisting of the hazel scrub, other lowland mixed deciduous woodland and native hedgerows. It is considered likely that the Site has the potential to support transient individuals or a very low population. A single recent record of a potential nest was recorded at c.0.2 km south of the Site within a connecting corridor of woodland to the south of the Site.

Presence/Absence Survey

4.64 During the footprint tunnel survey dormouse footprints were identified in three different locations in week 2 and week 3. Results are below in Table 13 and locations found in Appendix 4. Dormice were confirmed present in the north-west hedgerow (H1) and along the south boundary within habitat linked to the west and east lowland

mixed deciduous woodland. Photos of the dormouse prints confirmed by an experienced ecologist can be found in the Appendix 8.

Table 13: Hazel Dormouse Survey Results

Tunnel Number	Location	Date	Hazel Dormouse Prints Present
25	TQ 26185 30638	25/09/2025	Yes
30	TQ 26143 30625	25/09/2025	Yes
49	TQ 26058 30773	25/09/2025	Yes
49	TQ 26058 30773	09/10/2025	Yes

4.65 Other species recorded by the footprint tunnels included unknown bird species and wood mouse *Apodemus sylvaticus*.

4.66 Given the confirmed presence of dormice, relatively small habitat size and moderate habitat suitability within the Site, which are linked to known populations within the wider surrounding area with more suitable habitat, the habitats on site were considered to be of **Local** importance for dormice, confidence in this assessment is **high**.

Reptiles

4.67 There were 17 records for four common reptile species within 2 km of the Site; grass snake *Natrix helvetica*, adder *Vipera berus*, common lizard *Zootoca vivipara* and slow worm *Anguis fragilis*.

4.68 The majority of the Site, including the grassland and woodland habitat and built areas, was considered to be sub-optimal for reptiles due to heavy management and lack of understory within the woodlands, although the vegetated garden with a compost heap to the north-east of the field provided better suitability. The boundary hedgerows provided suitability for foraging, basking, commuting and sheltering for common lizard. The woodland provided suitable edge habitat for two of the species, common lizard and slow worm.

Presence/Absence Surveys

4.69 The reptile presence/absence surveys recorded two common lizards along the north boundary of the Site (Table 14 Appendix 3).

Table 14: Reptile Presence/Likely Absence Survey Results Summary

Date	Species Found	Location
22/09/25	Male Common Lizard	TQ 26139 30778
23/09/25	Male Common Lizard	TQ 26139 30778

4.70 The survey carried out in autumn 2025 confirmed a low population of common lizard *Zootoca vivipara* within the Site. As presence was detected, a categorical population assessment was carried out with the largest count within the first seven visits

indicating the category of the recorded reptile species (Froglife, 1999; Gent and Gibson, 2003). Table 15 below details the assessment categories.

Table 15: Froglife Reptile Population Assessment

Species	Low Population	Good Population	Exceptional Population
Common Lizard	<5	5 - 20	>20
Slow-worms	<5	5 - 20	>20
Grass snake	<5	5 - 10	>10
Adder	<5	5 - 10	>10

4.71 Based on the above population assessment, the site supports a low population of common lizard (peak adult count of 1) and were restricted to the boundary habitat.

4.72 The Site's boundary habitats were considered sub-optimal for reptiles. The Site was considered to be of **Local** importance for reptiles. Confidence in this assessment is **high**.

Other Notable Species

4.73 There were five records of west European hedgehog, but all were located further than 0.5 km from the Site. A juvenile common toad *bufo bufo* was found along the southern boundary of the Site under a reptile mat during a site visit.

4.74 The Site's grassland and boundary habitats were considered to be suitable for the species. The Site was considered to have potential to be of **Site** importance for hedgehog and common toad. Confidence in this assessment is **high**.

Summary

4.75 A summary evaluation of the Site in relation to ecology features is provided in Table 16.

Table 66: Evaluation of existing ecological features

Feature	Summary Description	Importance	Confidence
European Designated Sites	No sites of international importance were located within 10 km of the Site.	International	High
Statutory Designated Sites	Cow Wood and Harry's Wood SSSI Buchan Hill Ponds SSSI St. Leonard's Forest SSSI Worth Forest SSSI Broadfield Park LNR Target Hill Park LNR Tilgate Forest LNR	National	High

Feature	Summary Description	Importance	Confidence
Non-Statutory Designated Sites (LoWS)	Darkalley Ghyll and Canadian Valley Ghyll LoWS Hydehill Wood and Hyde Gill LoWS Orange Gill and Homestead Wood LoWS High Beeches LoWS	County	High
Ancient Woodland and Priority Habitats	Off-site: Ancient Woodland	National	High
	On-site: Deciduous Woodland Native Hedgerows	County	High
Non-Priority Habitats	The range non-priority habitats including other neutral grassland, hazel scrub and bracken scrub are considered of site importance.	Site	High
Flora	Common and widespread species.	Site	High
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Bats	The barn building was considered to have negligible suitability for roosting bats. Fifteen trees had PRFs with further aerial climbing surveys planned to confirm suitability for roosting bats.	Site	Moderate
	The Site itself was considered to be of 'moderate' suitability for foraging/commuting bats with current results showing a low use of the Site by common species of bat. Further bat activity surveys are scheduled for 2026 with data provided in an addendum.	Site	Moderate
Birds	The Site was considered likely to support a common assemblage of breeding and non-breeding species.	Site	High
Great Crested Newt	No waterbodies on-site or within 250 m of the Site. There was therefore no potential for migrating or overwintering GCN to be utilising habitats within the Site.	Negligible	High

Feature	Summary Description	Importance	Confidence
Hazel Dormouse	Suitable habitat was limited in size and included a small area of hazel scrub, woodland and native hedgerows; considered moderate habitat suitability with the closest record being c.0.2 km from Site in a connecting woodland corridor. Hazel dormice were confirmed present on the Site through footprint tunnel surveys.	Local	High
Invertebrates	Overall, the Site is likely to support common and widespread species and assemblages.	Site	High
Reptiles	Sub-optimal boundary habitat for reptiles present within the Site; presence/absence surveys confirmed a low population of common lizards present on Site.	Local	High
Other Notable Species	Suitability for hedgehog and common toad, with a juvenile common toad found during site surveys.	Site	High

5.0 Impacts, Mitigation/Enhancement Measures and Residual Effects

Description of Proposals

- 5.1** The proposals for the site are for the development of up to 55 residential dwellings with a children's play area, land retained for Biodiversity Net Gain (BNG), landscaping and all other associated infrastructure (the 'Proposed Development'). The majority of the lowland mixed deciduous woodland, native hedgerow with trees and boundary habitat will be retained within the development.

Statutory Designated Sites

European Designated Sites

- 5.2** Within 10 km of the Site there were no European designated sites. Ashdown Forest SPA/SAC was 13 km from the Site which is outside of the 7 km requirement zone for residential developments to provide financial contribution to mitigate potential impacts due to recreational pressures.

Nationally Designated Sites

- 5.3** Apart from the Cow Wood and Harry's Wood SSSI designated for its ancient woodland (at c.0.6 km), no other Nationally designated sites are considered likely to be impacted by the proposals due to the distances involved (c.1.7 km). Industry standard pollution prevention methods should be utilised as a precaution, as per section 5.9.
- 5.4** The Site is located within a SSSI IRZ where various types of development are considered likely to impact nearby designated sites. Of the IRZ criteria listed, the following is of potential relevance to the Proposed Development:
- Rural Residential: Any residential development of 50 or more units outside existing settlements/urban areas.
- 5.5** The proposed scheme meets this criterion therefore consultation with Natural England is required on the nature of the potential impacts and how these might be avoided or mitigated.
- 5.6** Impacts resulting from the construction phase of the Proposed Development are not anticipated, due to the distance from the Site and presence of existing built development and infrastructure in between. Potential operational phase impacts are considered limited to potential air pollution due to the increase in traffic and potential increases in visitors to the SSSI, resulting in increased recreational pressure.
- 5.7** The development site is over c.1km from the SSSI with no direct PRoW linking the two and that the size of the development. No significant effects from recreational pressure is predicted given the relatively small size of the proposals and existing access. Provision of high quality, informal semi-natural greenspace and a children's Play Space will further reduce any potential increase in footfall through the SSSI.

5.8 In addition, increased traffic associated with the operational stage of the Proposed Development is unlikely to result in adverse effects via increased air pollutants. A review of the Air Pollution Information System (APIS) shows that the existing and previous baseline levels of Nitrogen Deposition (N Dep) already exceed the critical levels and have done so for >20 years (APIS, n.d.). Therefore, the physiological changes within the ancient woodland vegetation within the ZOI of the Site will have already occurred. In association with the Proposed Development an Air Quality Assessment has been produced by Stuart Michael Associates Limited (2026).

5.9 Although no direct impact is expected from the Proposed Development it is predicted standard measures be implemented during the construction phase and operation as a precaution. Such measures include standard industry best practice measures for light, dust and sound pollution control (discussed below). It is advised the standard industry pollution prevention measures are reviewed with the Site layout and details are secured in detail within an approved Construction Environment Management Plan (CEMP): Biodiversity.

5.10 Industry standard pollution prevention and environmental protection measures should be adhered to during construction works and throughout operation to protect against disturbance and potential run-off into adjacent habitats. Standard pollution measures are outlined below; it is advised these are reviewed with the Site layout and details are secured in detail within an approved CEMP: Biodiversity:

- Fuel, oil and chemicals will be stored in secure bunded facilities at least 10m away from drains and ditches. Spill kits must be available;
- Water containing silt will not be pumped directly into any watercourse or surface water drain;
- Implementation of a construction-phase drainage strategy to intercept, capture and attenuate surface water runoff;
- A designated area for washing out of concrete wagons, shoots and mortar bins will be provided, and;
- Under dry conditions dust suppression will be carried out.
- Lighting used for construction will be localised and should be kept to a minimum; and
- Lighting should be positioned so as to avoid spillage onto adjacent land or retained vegetation within the works area and should aim to follow a sensitive lighting strategy (see in bat recommendations section below).

5.11 As discussed above it is predicted that indirect (recreational pressure) impacts on statutory sites, will have a **neutral** residual effect on designated sites.

Non-statutory Designated Sites

5.12 There were five non-statutory designated sites within 2 km of the Site. The closest was Darkalley Ghyll and Canadian Valley Ghyll (LoWS) at c.0.25 km from the Site. Given the distance of the Ghyll no significant direct impacts are expected during the construction and operational phases. As previously mentioned for Cows Wood and Harry's Wood (SSSI) due to the proximity of the Site to the closest LWS (which is

unclear if open to the public) no significant impacts are predicted from indirect recreation pressure as mentioned above.

5.13 Standard pollution prevention methods should be detailed within the CEMP: Biodiversity as above.

5.14 As discussed above it is predicted that the proposals will have a **neutral** residual effect on non-statutory designated sites.

Ancient Woodland

5.15 There are 24 parcels of Ancient and Semi-natural Woodland and Ancient Replanted Woodland within 1 km of the Site. Three parcels are located within c.0.1 km on both sides of the Site, however the Site and Ancient Woodland parcels are separated by the London Rd to the east and A23 to the west.

5.16 Additionally, by following the guidelines given in the bat section below for lighting regarding bats, any adverse effects on habitats from lighting during the construction (and operation) phase can be mitigated against.

5.17 Subject to the delivery of construction activity control measures and suitable mitigation to address increased recreational pressure impacts on the ancient woodland, it is predicted that the development will have a **neutral** residual effect on ancient woodland.

Priority Habitats

5.18 The Site includes priority habitat along Site boundaries in the form of a northern native hedgerow with trees (H1) and two lowland mixed deciduous woodlands (W1 and W2). The existing priority hedgerow has been retained and the majority of the woodland was retained where possible. As a small section of woodland habitat will be removed to facilitate the Proposed Development access, mitigation and enhancements will be required as discussed below in the habitats section.

5.19 It is predicted that, subject to the effective implementation of mitigation and enhancement measures, the Proposed Development will have a **neutral** residual effect on priority habitats.

Habitats

5.20 Habitats of significant ecological value within the Site are confined to the boundary habitats: hedgerows, trees, hazel scrub and lowland mixed deciduous woodland, all of which are due to be retained within the Proposed Development. Habitat losses will be restricted to the grassland field, few scattered trees and a small area of the woodland to provide pedestrian and vehicle access to the Site.

5.21 Potential impacts during the construction phase include direct loss of habitat through Site clearance and damage to retained habitats e.g. due to pollution events, direct damage or compaction of roots. It is therefore recommended that retained hedgerow

and woodland are protected during the proposed works through the provision of suitable fencing (such as Heras fencing) to avoid any encroachment. Heras fencing should follow BS standard BS 5837: 2012 Trees in relation to design, demolition and construction with Root Protection Zones (RPZ). Furthermore, light spill onto the boundary habitats to be minimised via a sensitive lighting scheme is set out in the Arboricultural Impact Assessment Method Statement (Lizard, April 2026)(see Bat sub-section below). During the proposed works, Industry standard pollution prevention and environmental protection measures should be adhered to during both construction and operation (see section 5.9).

5.22 The CEMP: Biodiversity will also include the following measures in respect of habitat protection and mitigation:

- Zoning of the Site using a traffic light system, to identify 'Biodiversity Protection Zones' (BPZs), with works required in these areas subject to a range of measures including advance mitigation measures, approval from the Project Ecologist / an Ecological Clerk of Works (ECoW), and to be conducted only in accordance with measures further specified within the CEMP: Biodiversity and supporting Ecological Method Statements (EMSs);
- Visits to Site by the ECoW at key stages throughout construction, inclusive of pre-construction surveys [REDACTED] briefings at inception to the Biodiversity Champion and other Site team leads, and pre-works checks/direct supervision of construction activities in sensitive areas, as and when required;
- Standard avoidance measures (where necessary using physical barriers such as Heras fencing) of all retained habitats of value, especially hedgerows. Protection measures will be installed in line with Root Protection Areas (RPAs) in accordance with the tree protection measures detailed within the Arboricultural Impact Assessment (submitted to accompany the planning application); and
- Standard root protection measures for retained vegetation including hedgerows and lines of trees.

5.23 Retained habitats can be enhanced through scrub buffer planting, woodland enhancement and the creation of a transitional habitat along the retained boundary habitats. Removal of invasive non-native species (INNS) from habitat on-site could help improve the condition of the habitat being retained. The northern hedgerow (H1) contains *Rhododendron* sp., that could be removed and replaced with native species to improve the hedgerows condition.

5.24 Where habitat loss cannot be avoided, compensatory habitats should be provided in accordance with the mitigation hierarchy and mandatory Biodiversity Net Gain (BNG). A net gain of at least 10% must be demonstrated for new developments with the calculation to be carried out using the DEFRA Statutory Metric (DEFRA, 2024). A BNG assessment has been undertaken which demonstrates that a net gain will be achieved on-site and off-site (Crossland Ecology, 2026).

- 5.25** Compensation for habitat loss can be achieved through planting or habitat creation on-site with the use of native species or species offering value to wildlife. The provision of appropriate landscaping within the site will be targeted to address BNG as well as protected species requirements. In particular, the provision of native buffer planting along the site boundaries and interplanting of shrub along the southern boundary would serve as compensation habitat as well as providing enhanced ecological connectivity with the wider surrounding area. Appropriate planting along these boundaries would additionally provide a buffer between the site and these surrounding habitat areas. In addition the majority of the west and east lowland mixed deciduous woodland and grassland is to be retained and enhanced to provide contributions towards BNG, to comprise of a wet wildflower grassland with areas of scrub and enhancement of the woodland.
- 5.26** An appropriate management plan, such as a Habitat Management and Monitoring Plan (HMMP), should be prepared in order to ensure that all retained created and enhanced habitats are managed to deliver enhancements for biodiversity.
- 5.27** All planting should comprise of native species; a suitable and appropriate species planting list is provided in Appendix 10, although examples include Rowan *Sorbus* sp., cherry *Prunus* sp., field maple *Acer campestre*, beech *Fagus sylvatica*, silver birch *Betula pendula* and hornbeam *Carpinus betulus*.
- 5.28** Further enhancements proposed to benefit specific fauna (including bird boxes, bat boxes and hedgehog highways) are detailed within this report.
- 5.29** The inclusion of native planting and habitat creation, together with retaining and enhancing existing higher value habitats where possible, and buffering works from retained habitats has potential to result in a residual **neutral** residual effect on habitats. In association with BNG, any planting and habitat creation in addition to any required off-site measures could result in a **positive** residual effect.

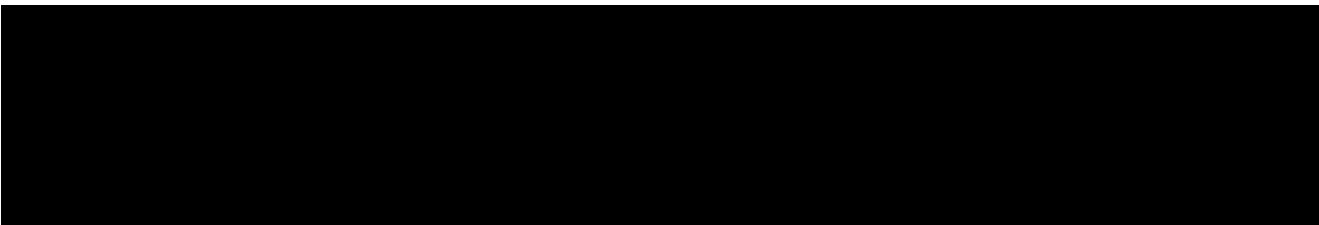
Protected and Notable Species

Protected and Invasive Flora

- 5.30** Protected flora are those listed within Schedule 8 of the WCA (1981, as amended), which are protected from intentional picking, uprooting or destruction under Section 13. Section 14 of the Act prohibits the release of any species listed on Schedule 9 into the wild.
- 5.31** No protected species were observed on site during the surveys. Taking into account the limited extent of vegetated habitats within the site, along with the proposals to retain and protect the higher value habitats, no further assessment of mitigation in respect of protected or notable flora is considered necessary.
- 5.32** The rhododendron sp. an INNS species on Site will be removed by a suitability qualified professional and native species planted in their place.

5.33 The proposals are predicted to result in a **Positive** residual effect.

5.3



Bats - Roosting

- 5.40** All bat species are legally protected under the WCA (1981, as amended) and Conservation of Habitats and Species Regulations (2017, as amended). Taken together, it is an offence to destroy/damage or obstruct access to a bat roost, to kill/injure or disturb individual bats, or to deliberately disturb bats in such a way to be likely to significantly affect their ability to survive, breed, rear or nurture their young or their local distribution.
- 5.41** Fifteen trees within the site were assessed as offering roosting opportunities for bats, however, these trees are due to be retained and protected within the Proposed Development, with buffer planting to be provided. It is recommended however, that appropriate exclusion zones of 20m are provided around these trees during all site clearance and construction activities, with consultation with an ecologist required should any works within these zones be required. Further surveys are scheduled for May to July 2026 due to the risk of lighting and disturbance in the operational and construction phase for the Proposed Development.
- 5.42** After further aerial tree inspections planned in 2026 if any trees with PRFs are to be removed (currently none are being impacted) the following procedure will be followed. A pre-works aerial inspection will be undertaken and any works will be undertaken under a Precautionary Working Method Statement (PWMS). Should any bat roosts be identified, a Natural England European Protected Species Mitigation (EPSM) licence will be obtained prior to any works. Furthermore, the loss of this potential roosting resource should be compensated by the provision of an appropriate bat box to be installed on a suitable retained tree within proximity to this part of the Site.
- 5.43** If any new external lighting is necessary, this should avoid directly lighting these trees and adjacent habitats. A sensitive lighting strategy should be employed throughout both the construction and occupation phases of the development to reduce indirect impacts on local bat populations.
- 5.44** In general, it is recommended that site lighting around key features likely to be used by foraging or commuting bats is avoided. If lighting is necessary, this should avoid directly lighting vegetation likely to be utilised by bats, seeking to maintain lux levels along such features (tree canopies and adjacent brook habitats) that are in the region of natural nocturnal light levels (generally 0.25 lux or below, up to a maximum of 1 lux). The following mitigation strategies have been taken from the Institution of Lighting Professionals and Bat Conservation Trust's Guidance Note 08/23 Bats and

Artificial Lighting at Night (2023) (and other referenced sources) should be considered when choosing luminaires and their potential impacts:

- In general, light sources should not emit ultraviolet light to avoid attracting insects and thus potentially reducing numbers in adjacent areas, which bats may use for foraging. Metal halide and fluorescent sources should not be used.
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light components. Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- Internal luminaires can be recessed (as opposed to using a pendant fitting) where installed in proximity to windows to reduce glare and light spill.
- Waymarking inground markers (low output with cowls of similar to minimise upward light spill) to delineate path edges.
- Column heights should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance.
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- Where appropriate, external security lighting should be set on motion-sensors and set to as short as possible a timer as the risk assessment will allow. For most general residential purposes, a 1 or 2 minute timer is likely to be appropriate.
- Use of a Central Management System (CMS) with additional web-enabled devices to light on demand.
- The use of bollard or low-level downward-directional luminaires is strongly discouraged; they should only be considered in specific cases.
- Only if all other options have been explored, then accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only where it is needed.

5.45 Plans should seek to avoid any significant increase in lux levels along the retained boundary habitats, aiming to maintain levels along sensitive habitat features in the region of 0.1-0.25 lux (equivalent to a typical cloudy or moonlit natural nocturnal light levels), and not exceeding a maximum of 1 lux (equivalent to a fully moonlit night) at 2m above ground level, only where this is strictly necessary. Buffering of retained habitats will aid to meet this aim, ensuring that functional connectivity is maintained. At detailed design stage, an assessment of proposed lighting designs undertaken by a suitably qualified ecologist may be necessary. This will require the provision of lighting contour plans, illustrating levels of light spill onto sensitive habitats.

5.46 The Site could be enhancement for roosting bats through the inclusion of bat boxes integrated into the new buildings or onto retained mature trees. An example is shown in Figure 1 below.

Figure 1: Habibat (general purpose) bat box for integration into buildings



5.47 It is considered that mitigation is fully achievable within the surveyed area with regards to roosting bats through further surveys and if required mitigation of roosts, sensitive design at masterplan stage, retaining and buffering boundary habitats.

Bats – Foraging

5.48 The Site's boundary habitats were considered to be of moderate suitability for foraging and commuting bats. The results showed a low to moderate level usage of boundary habitats for foraging by common species such as common pipistrelle and soprano pipistrelle. There was no nearby roosting indicated by the timings of the calls on the NBW and Statics.

5.49 Further bat activity surveys are scheduled from May to August 2026 and therefore the following recommendations may be subject to change following the results of these update surveys (any amendments will be provided as an addendum to this EcIA). The retention, protection and enhancement of the sites boundary habitats will be critical to avoiding and minimising adverse impacts on the local bat population.

5.50 Retaining, buffering and protecting these boundary habitats in addition to the implementation of a sensitive lighting strategy (5.47), will mitigate any potential significant impacts on foraging and commuting bats.

5.51 Provision of enhancement/compensation measures will be detailed within the accompanying BNG Report (Crossland Ecology Ltd, 2026) but will include enhancement of woodland and hedgerow and creation of grassland and hedgerow/scrub planting. New planting should be of native fruit-producing and nectar-rich hedgerow and/or tree species as this is more favourable for invertebrates (bats prey). This approach would serve to enhance the Site for bats by improving connectivity and offering an additional foraging resource. Further enhancement could be delivered through the planting of flora known to be preferred by their invertebrate

prey within the open space landscaping, such as night-flowering and nectar producing species attractive to moths (Appendix 10).

- 5.52** The above mitigation and enhancement measures are considered likely to result in a **neutral** residual effect.

Birds

- 5.53** All breeding birds are protected from deliberate destruction under the WCA (1981, as amended). Under this legislation all birds, their nests and eggs are protected by law and it is an offence, with certain exceptions, to intentionally kill, injure, or take any wild bird or their eggs or nests (exceptions to this are listed in Schedule 2). In addition, a select group of species are further listed under Schedule 1 of the Act and these have additional protection that makes it an offence to disturb these birds at the nest, or to disturb their dependent young. In addition to this statutory protection British birds are also classified according to their conservation status, including their position on the Red and Amber lists of Birds of Conservation Concern (BoCC) (Stanbury et al, 2021) and whether they have been identified as Priority Species.
- 5.54** The habitats present on-site support largely common and widespread species, with the boundary habitats providing low value to breeding birds. These habitats are to be retained; potential impacts on nesting birds utilising the remaining areas of the Site include death, damage to and disturbance of nests, and loss of nesting habitat, during vegetation clearance and building removal prior to construction.
- 5.55** If any nesting bird habitat is to be lost or disturbed through construction (i.e. trees and/or hedgerows), then these areas should be cleared outside of the nesting bird season (March to August inclusive) where possible. If works on these habitats are required during the nesting bird season, then a nesting bird check / habitat inspection should be undertaken to ensure that there is no nest disturbance within the site by an ecologist within 48 hours prior to clearance to confirm the absence of active nests. Any active nests located during inspections will be protected with a suitable buffer of retained vegetation around the nest (of appropriate size to the species) and monitored until the nest is no longer active/all chicks have fledged, when the ecologist will provide sign off for clearance to be undertaken.
- 5.56** To enhance the site for nesting birds artificial nesting opportunities are recommended to be integrated into the new buildings similar to Figure 2 below or on the retained trees within the site such as below in Figure 3.

Figure 2: Manthorpe Swift Brick



Figure 3: Schwegler 1B bird box for installation on trees



5.57 The above mitigation and enhancement measures are considered likely to result in a **neutral - positive** residual effect.

Invertebrates

5.58 The boundary trees, hedgerows, woodland and associated vegetation are likely to be of greatest value to invertebrates and will be retained within the Development. Whilst grassland and a few individual trees will be lost.

5.59 Potential effects resulting from the Development could include light disturbance. If any new external lighting is necessary, this should avoid directly lighting boundary vegetation. A sensitive lighting strategy (as described in the bats section) should be employed throughout both the construction and occupation phases of the Development to reduce indirect impacts on local invertebrate assemblages.

5.60 Enhancements should include additional planting of nectar rich species to provide additional resources for pollinators in particular (Appendix 10).

5.61 These measures could result in a **positive** residual effect for invertebrates.

Hazel Dormouse

5.62 Hazel dormice are legally protected under the WCA (1981, as amended) and the Conservation of Habitats and Species Regulations (2017, as amended). As such, it is

an offence to destroy/damage a resting place, to kill/injure individual animals, to disturb them within their resting places, or to impact them in such a way to be likely to significantly affect their ability to survive, breed, rear or nurture their young or their local distribution.

- 5.63** Death/injury to hazel dormice and loss/degradation of habitat could result from any clearance of suitable habitats (hedgerows, dense scrub and woodland) to facilitate the development, with dormice confirmed present on Site. The Site offers moderate habitat for dormice, with habitats of suitability located along the boundaries (hedgerow, scrub and woodland), within which minimal vegetation clearance is required for pedestrian/vehical access.
- 5.64** In the absence of a mitigation strategy, however, there is the possibility for adverse impacts on both individual dormice and the local population due to disturbance and killing/injuring during the construction phase of the development. Adverse impacts resulting from the operational phase of the development would comprise lighting and disturbance impacts. These impacts are predicted to be significant at the **Local** level.
- 5.65** It is recommended that a Natural England European Protected Species Mitigation (EPSM) Licence for dormice be obtained prior to any site clearance or construction activities. Application for a licence can only be made once full/detailed planning permission has been granted, and a licence will only be issued once all relevant wildlife related conditions have been discharged. An appropriate method statement and mitigation strategy will inform the licence application which would likely involve a single stage vegetation clearance where suitable dormice habitat is to be cleared. This would be undertaken either early or late in the season (April/May or September/October) when dormice are less likely to be breeding and will be disturbed during clearance under the supervision of an Ecological Clerk of Works (ECow). This approach is suitable for small areas of clearance and would likely apply to the small section of woodland to be removed along the southern site boundary. The licence will also address impacts resulting from arboricultural works and post-development impacts. Replacement habitat should be provided through the inclusion of native hedgerows, scrub, tree planting and enhancement of the retained woodland, ensuring that habitat connectivity is maintained throughout the site.
- 5.66** It is recommended that all retained habitats are protected during works by the installation of Heras fencing. Any new lighting (if required) should also follow recommendations as set out in the bat section in order to mitigate any disturbance related impacts.
- 5.67** The proposed landscape planting along the boundary habitat includes the planting of thorny species such as hawthorn, blackthorn and hazel which are known to be of value to dormice. The additional planting of honeysuckle *Lonicera periclymenum* would also provide food resources and nest building materials for dormice.
- 5.68** Additional enhancement of the Site for dormice could be achieved by installing dormice nest boxes within suitable habitats around the peripheries of the site; these should be placed at approximately 10m intervals with the provision of up to ten

individual boxes being considered appropriate for this site. An example of such boxes is shown in Figure 4.

Figure 4: Dormouse Nest Box Example



Image extracted from: <https://www.nhbs.com/standard-dormouse-nest-box>

5.69 Subject to implementation of the recommended mitigation and enhancement measures, it is considered that the development could achieve a **neutral** residual effect.

Reptiles

5.70 The four more widespread reptile species, slow-worm, common lizard, grass snake and adder, are legally protected from killing/injury in the UK under the WCA (1981, as amended). Potential impacts on any individual reptiles that may be present within the Site boundaries include death/injury during construction/site clearance and loss of habitat.

5.71 The reptile presence/absence surveys indicate a small population of common lizards are utilising the field boundary margins within the Site. The central field itself is of little value given its management as a hay meadow cut multiple times per year. Therefore, to ensure legislative compliance, it is recommended that a precautionary approach to vegetation clearance is undertaken. This should follow an Ecological Method Statement (EMS) to be incorporated into a CEMP: Biodiversity. This will likely include measures such as a two-stage and directional cut of suitable habitat/vegetation down to ground level working from the centre of the grassland parcels towards the adjacent boundary habitats. This should be guided on the ground by an ecologist:

- Areas comprising dense/long vegetation will be carefully strimmed or cut down to no less than 150 mm above ground level during the first phase of

clearance. The direction of clearance should move towards more suitable habitats off-site;

- The vegetation can then be further trimmed to ground level after a period of 24 hours has elapsed, allowing time for any remaining reptiles to disperse from the area. Alternatively, the area can be searched in between cuts;
- Installation of reptile fencing to separate the population from the construction zone temporarily if required; and
- In the very unlikely event that a reptile is encountered, it should be left to disperse on its own accord.

5.72 Whilst the Proposed Development will result in a loss of grassland habitat, this is not predicted to result in a significant effect given the current management regime. Enhancements from the proposals will provide increased structural diversity and result in improved habitat for the small population.

5.73 The above mitigation and enhancement recommendations would result in a **neutral** residual effect.

Other Notable Species

5.74 Section 40 of The Natural Environment and Rural Communities Act (NERC) 2006 places a legal duty on Local Authorities to conserve biodiversity. Section 41 (S41) sets out a list of 943 species and habitats of principal importance. These species are known as England Biodiversity Priority (EBP) species and are those identified as requiring action under the former UK Biodiversity Action Plan (BAP) and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework. Amongst these species is west European hedgehog for which some suitable habitat exists within the site.

5.75 Habitats present within the Site with suitability for hedgehog and common toad were limited to the boundary habitats which are to be largely retained. Significant impacts to for hedgehog and common toad are not anticipated. Hedgehogs are a mobile species and thus would not be expected to remain within the Site habitats at the time of clearance and proposed works. As a precaution for both species, the measures set out above for [REDACTED] and reptiles will also serve to address any potential risks to individual animals during the construction phase, which will be detailed within a CEMP: Biodiversity.

5.76 The habitat retention and enhancement proposals for the proposed new native planting, wet meadow grassland and habitat creation will serve to provide compensation for the losses of suitable hedgehog and common toad habitat.

5.77 To retain access into the site for hedgehogs post-development, it is recommended that hedgehog highways are added to garden fences. This can be achieved by creating 13cm x 13cm holes in fencing/walls. This size gap is too small for most pets and can be attained by raising a fence panel per garden; installing hedgehog friendly fencing (an example is shown in Figure 4); removing a brick at the bottom of a wall or cutting a hole in fencing. In addition, measures to [REDACTED], including low speed limits,

and the provision of dropped curbs will further protect hedgehogs from road collisions during the operational stage of the development. The use of native, species-rich seed mixes within the landscaping scheme will provide suitable foraging habitat for this species.

Figure 4: Hedgehog friendly fencing



5.78 As such a **neutral** residual effect for other notable species (hedgehog) is predicted.

6.0 Conclusions

- 6.1** The Site comprised is 2.8 ha in extent and principally comprised of a single neutral grassland field with a boundary native hedgerow with trees, two lowland mixed deciduous woodlands and a barn with a private garden.
- 6.2** A summary of ecological features likely impacts and outline mitigation/enhancement measures is provided in Table 17.
- 6.3** Through incorporation of relevant recommendations, it is considered that the proposals can deliver positive residual impacts in line with current wildlife legislation,

chapter 15 of the NPPF as amended (MHCLG, 2024); and local planning policies relevant to nature conservation.

Table 17: Summary of likely impacts, mitigation and enhancement measures and residual effects

Feature	Potential Impacts	Further Surveys and Assessment	Likely Mitigation and Enhancement Measures	Residual Effect
Cow Wood and Harry's Wood SSSI Buchan Hill Ponds SSSI St. Leonard's Forest SSSI Worth Forest SSSI Broadfield Park LNR Target Hill Park LNR Tilgate Forest LNR	Dust deposition, air pollution, noise and lighting disturbance	N/A	<u>All Sites:</u> Standard industry pollution prevention via a CEMP: Biodiversity. Sensitive lighting scheme. Provision of high quality informal green space.	Neutral
Darkalley Ghyll and Canadian Valley Ghyll LoWS Hydehill Wood and Hyde Gill LoWS Orange Gill and Homestead Wood LoWS High Beeches LoWS	None considered likely to occur	N/A	<u>All Sites:</u> Standard industry pollution prevention via a CEMP: Biodiversity. Sensitive lighting scheme. Provision of high quality informal green space.	Neutral
Ancient Woodland (Off-site)	Dust deposition, air pollution, noise and lighting disturbance. Indirect recreational pressure.	N/A	Standard industry pollution prevention via a CEMP: Biodiversity. Sensitive lighting scheme. Provision of high quality informal green space.	Neutral

Feature	Potential Impacts	Further Surveys and Assessment	Likely Mitigation and Enhancement Measures	Residual Effect
Priority Habitats: (On-site) Lowland Mixed Deciduous Woodland & Native hedgerow	None considered likely to occur. HoPI Hedgerows and Deciduous Woodland to be retained.	N/A	Installation of protective (Heras) fencing. Standard industry pollution prevention via a CEMP: Biodiversity. Sensitive lighting scheme. Retention and enhancement of the majority of priority habitats on-site (native hedgerows and woodland).	Neutral
Habitats	Direct loss - other neutral grassland, individual trees, very small area of deciduous woodland and hedgerow). HoPI Hedgerows and Deciduous Woodland to be retained. Impacts to retained habitats of value during construction, including via direct damage, pollution events, light and noise. Lighting of retained and created habitats during the operational phase.	Biodiversity Net Gain Assessment	Retention, protection and enhancement of habitats of ecological value i.e. boundary habitats. Standard industry pollution prevention via a CEMP: Biodiversity. New habitat creation (grassland, individual trees and scrub) and enhancement (woodland, native hedgerows and scrub) with native species planting. Sensitive lighting scheme. On- and off-site BNG provision	Positive
Protected and invasive flora	None considered likely to occur.	N/A	Removal of INNS (Rhododendron).	Positive

Feature	Potential Impacts	Further Surveys and Assessment	Likely Mitigation and Enhancement Measures	Residual Effect
Bats	Potential removal of roost sites. Damage or disturbance of potential roost sites. Lighting impacts during/post construction.	Ongoing roosting and activity surveys.	Retention and protection of boundary habitats which contain the trees with bat roost potential. Implementation of exclusion zones around suitable trees via the CEMP: Biodiversity. Pre-works inspections and PWMS for any PRF trees impacted/removed by the Proposed Development via CEMP: Biodiversity. Sensitive lighting and wildlife-friendly landscaping scheme. Provision of enhanced and new native habitat creation and bat boxes.	Neutral - Positive
Birds	Injury/death of birds and eggs. Destruction/damage of nests. Loss of suitable foraging and nesting habitat.	N/A	Retention and protection of the trees and boundary habitats. Vegetation clearance outside of Mar-Aug or nesting bird checks pre-construction. Provision of enhanced and new native habitat creation (scrub) and artificial nesting opportunities (bird boxes).	Neutral - Positive

Feature	Potential Impacts	Further Surveys and Assessment	Likely Mitigation and Enhancement Measures	Residual Effect
Invertebrates	Habitat loss. Light disturbance during and post construction.	N/A	Retention and protection of trees and boundary habitats. Wildlife friendly planting scheme, incorporating resources for a range of pollinator species. Sensitive lighting scheme.	Positive
Hazel dormice	Death, injury and/or disturbance of individual dormice. Death/injury, disturbance and damage/destruction of a nesting site or place of shelter	N/A	EPSM Licence for dormice be obtained prior to any site clearance or construction activities. An appropriate method statement and mitigation strategy for the licence application will inform the precautionary working methods for any localised works to boundary habitats within a CEMP: Biodiversity under supervision of a suitably licenced ECoW. Retention and protection of boundary hedgerows, trees, and scrub. Limit any such vegetation clearance to small openings for pedestrian/road access only. New habitat compensation as mitigation - native hedgerow, tree and scrub planting. Enhancement of retained habitats (woodland and scrub). Sensitive lighting scheme. Provision of nest boxes within retained habitats.	Neutral

Feature	Potential Impacts	Further Surveys and Assessment	Likely Mitigation and Enhancement Measures	Residual Effect
Reptiles	Death/injury of individual animals. Loss of suitable habitat.	N/A	Retention and protection of trees and boundary habitats. Precautionary working methods under an EMS via the CEMP: Biodiversity – two-stage and directional vegetation clearance and potential for fencing off boundary habitat during the construction phase. Compensatory and enhanced habitat provision. Provision of log piles/hibernacula.	Neutral
Other notable species – hedgehog and common toad.	Killing or injuring of individual animals (hedgehog and common toad). Loss of suitable habitat.	N/A	Retention and protection of trees and boundary habitats. Precautionary working methods as for [REDACTED] reptiles via the CEMP: Biodiversity. Wildlife friendly landscape scheme. Provision of hedgehog highways.	Neutral

7.0 **References**

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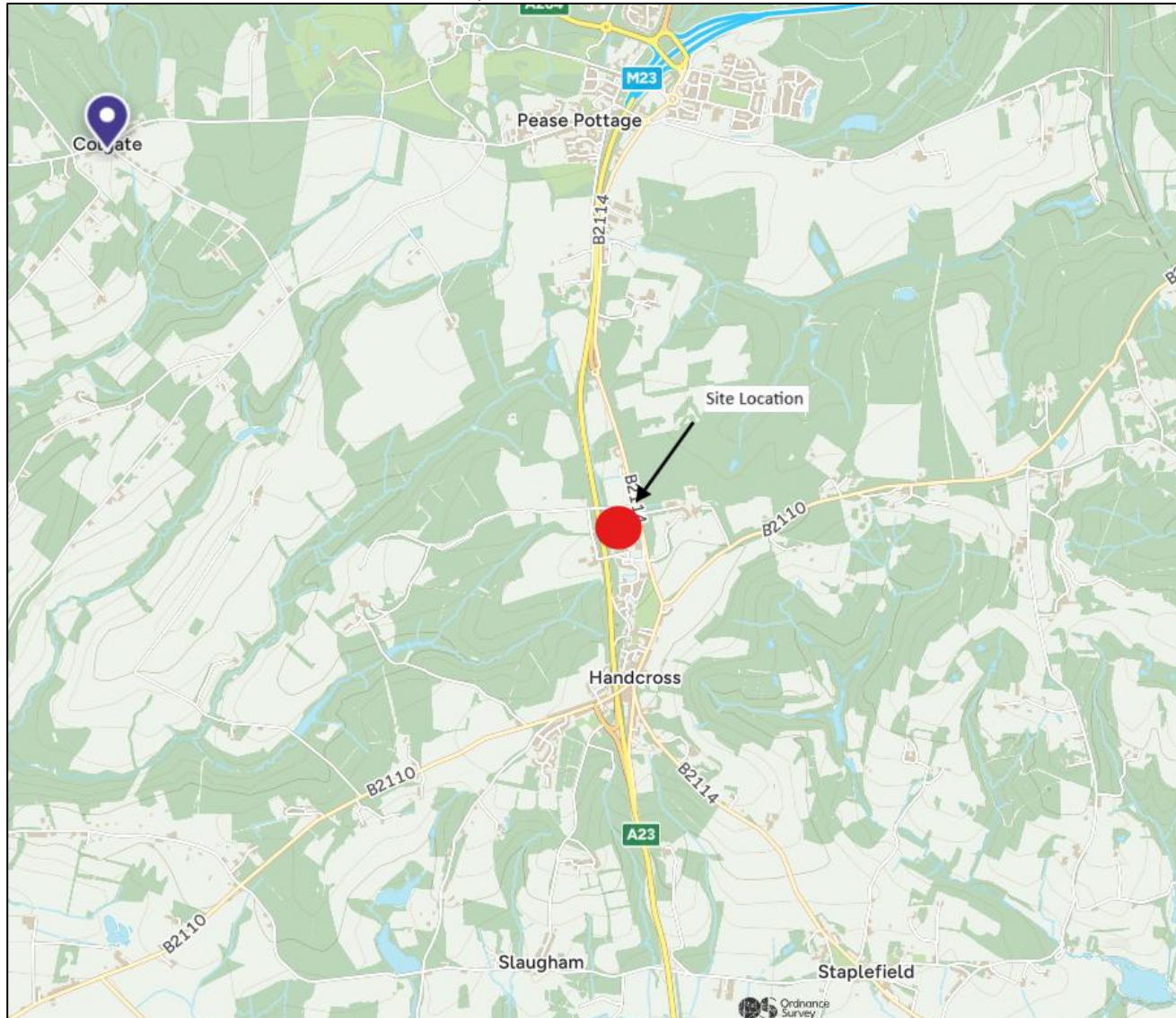
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Appendix 1: Site Location, Red Line Boundary and Proposed Layout Plans

Indicative Site Location (from OS Maps Online)



Red Line Boundary Plan and Site Layout



CDM 2015 Health & Safety Information
This information is to be read in conjunction with the Health & Safety Plan and the Construction Phase Plan.



Residential Accommodation Schedule		
Affordable (18 dwellings)		
One: 18P	1-Bed Flat	61sqm
Two: 28P	2-Bed Flats	81sqm
Three: HT21	2-Bed House	78sqm
Four: HT31	3-Bed House	93sqm
Market (34 dwellings)		
One: HT2	2-Bed House	70sqm
Two: HT23	2-Bed House	81sqm
Three: HT31	3-Bed House	86sqm
Four: HT32	3-Bed House	86sqm
Five: HT41	4-Bed House	115sqm
Six: HT42	4-Bed House	115sqm
Total		52 Dwellings

A: 03/03/2020 Approved to start construction
B: 03/03/2020 Approved to start construction



For information only
Weilbeck Land

London Road, Handcross

Sketch Layout

Scale:
1:500 @ A1 / 1:1000 @ A3
Drawn by: KE
Checked by: AK
Date: 22.12.25
Drawing No: SK-01
Sheet: A

PRELIMINARY

Appendix 2: Legislative and Policy Framework

This document has not been prepared by a legal or planning professional and should be read as an interpretation of relevant statutes and planning policy guidance only. The information presented within this document has been reported in good faith and are the genuine opinion of Crossland Ecology on such matters. Crossland Ecology does not accept any liability resulting from outcomes relating to the use of this information or its interpretation within this document.

National Planning Policy Framework (NPPF)

The NPPF as amended (MHCLG, 2024) outlines what the planning system should do to contribute to and enhance the natural and local environment through the following policy statements:

Paragraph 8

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 20

Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

Paragraph 29

Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

Paragraph 77:

The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes). Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:

- a) consider the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains;

Paragraph 108

Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve:

- f) identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains.

Paragraph 124

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.

Paragraph 125

Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

Paragraph 151

Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

Paragraph 187

Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

Paragraph 188

Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other

policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Paragraph 192

To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Paragraph 193

When determining planning applications, local planning authorities should apply the following principles:

- a) 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;
- b) 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;
- c) 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
- d) 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 integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Paragraph 194

The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites;
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

Paragraph 195

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Paragraph 198

Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

Local Policy

The Mid-Sussex District Plan 2021 - 2039 (2024) policies relevant to this study include:

DP38: Biodiversity - Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes

DP37: Trees, Woodland and Hedgerows - Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- Incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme;
- Prevents damage to root systems and takes account of expected future growth;
- Where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management;
- Has appropriate protection measures throughout the development process;
- Takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
- Does not sever ecological corridors created by these assets.

Proposals for works to trees will be considered taking into account:

- the condition and health of the trees; and
- the contribution of the trees to the character and visual amenity of the local area; and
- the amenity and nature conservation value of the trees; and
- the extent and impact of the works; and
- any replanting proposals.

DP35: Conservation Areas - Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Wildlife Legislation

The two principal wildlife statutes are the Conservation of Habitats and Species Regulations (The Habitats Regulations 2019), which deals with internationally important sites and species, and the Wildlife and Countryside Act (WCA) 1981, which deals with nationally important sites and species.

Certain habitats and species within discrete sites are protected as SSSI under the WCA 1981. A proportion of these are more strictly protected as proposed or designated SPA, SAC and Ramsar sites under the Conservation of Habitats and Species Regulations (2019). These designations protect features and resources listed as being of international importance from both direct and indirect effects arising from a range of issues including proposed development. In addition, non-statutory designated sites (e.g. Local Wildlife Sites) are protected under the National Parks and Access to the Countryside Act, (1949) Section 21.

Certain species listed on Schedule 5 of the WCA 1981, including all bat species, great crested newt *Triturus cristatus*, hazel dormouse *Muscardinus avellanarius* and otter *Lutra lutra* are also protected under Schedule 2 of the Habitats Regulations 2010 making them European Protected Species (EPS). Taken together it is illegal to:

- Deliberately kill, injure or capture any wild animal of EPS;
- Deliberately disturb wild animals of any EPS in such a way to be likely to significantly affect:
 - The ability of that species to survive, breed, rear or nurture their young; or
 - The local distribution of that species.
- Recklessly disturb an EPS or obstruct access to their place of rest;
- Damage or destroy breeding sites or resting places of such animals;
- Deliberately take or destroy the eggs of such an animal;
- Possess or transport any part of an EPS, unless acquired legally; and/or
- Sell, barter or exchange any part of an EPS.

A range of species other than birds, including water vole *Arvicola amphibius*, is protected from disturbance and destruction under the WCA 1981 through inclusion on Schedule 5.

All breeding birds are protected from deliberate destruction under the WCA 1981. Certain species are further protected from disturbance at their nest sites being listed on Schedule 1 of the WCA 1981.

Common reptiles including common lizard *Zootoca vivipara*, slow-worm *Anguis fragilis*, grass snake *Natrix helvetica* and adder *Vipera berus* are protected under the WCA 1981, they are listed as schedule 5 species, therefore part of Section 9(1) and section 9(5) apply; the Countryside and Rights of Way Act 2000 (CRoW) also strengthens their protection.

Section 40 of The Natural Environment and Rural Communities Act (NERC) 2006 places a legal duty on Local Authorities to conserve biodiversity. Section 41 (S41) sets out a list of 943 species and Habitats of Principal Importance. These species are known as England Biodiversity Priority (EBP) species and are those identified as requiring action under the former UK Biodiversity Action Plan (BAP) and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework.

Native, species-rich hedgerows that fit certain criteria are protected as being 'important' under the Hedgerow Regulations (1997).

Japanese Knotweed *Fallopia japonica*, along with other introduced and invasive species are listed under Schedule 9 of the WCA 1981. Japanese knotweed is highly invasive, and its rhizomes cause damage to buildings and other infrastructure. Hence it is also classed as controlled waste under the Environment Protection Act 1990 and has therefore either to be removed or disposed of in a licensed landfill or the rhizomes buried to a depth of at least 5m.

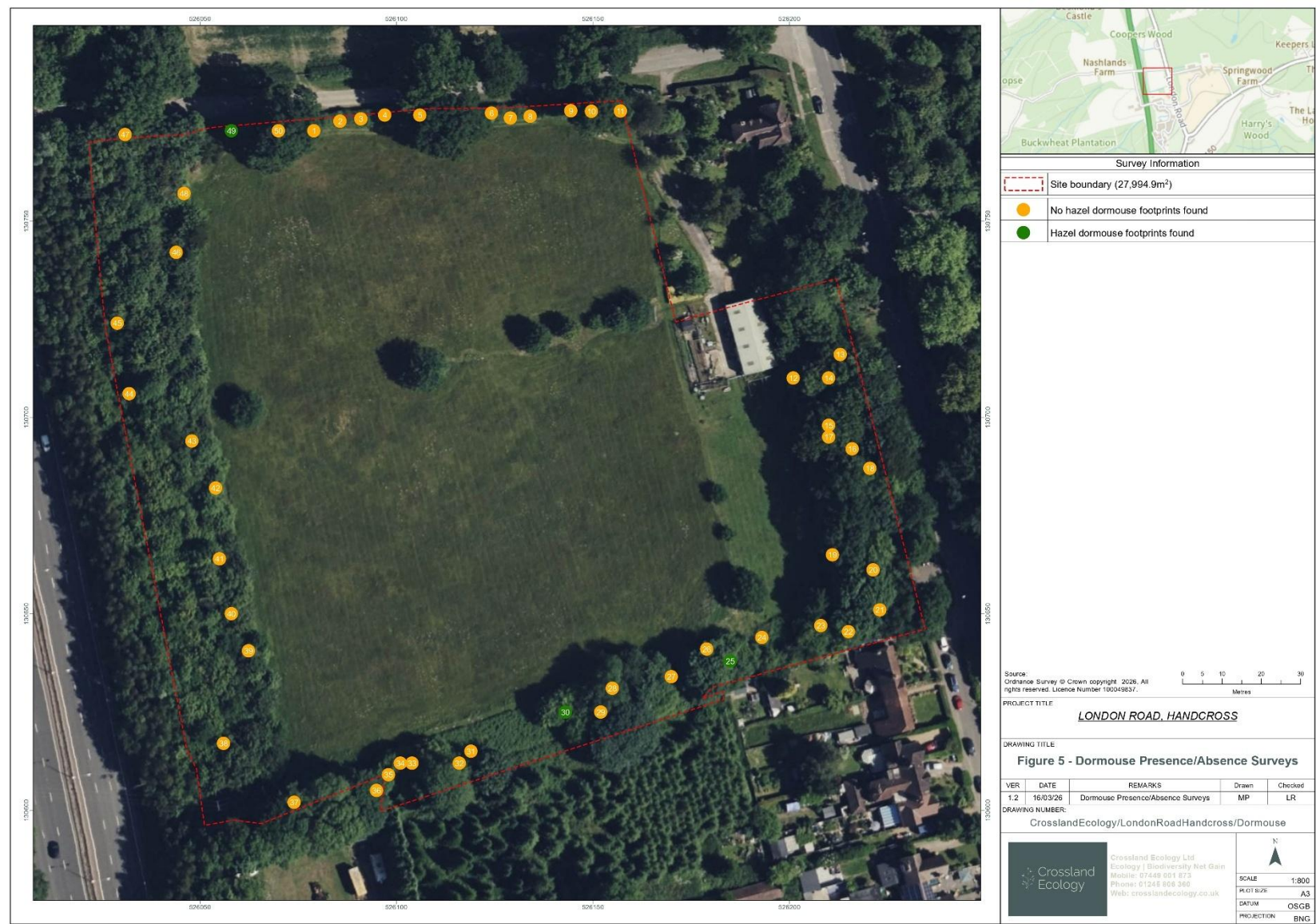
Appendix 2: Ground Level Tree Assessment



Appendix 3: Reptile Surveys



Appendix 4: Hazel Dormouse Surveys



Appendix 5: NBW and Static Locations



Appendix 6: Baseline Habitats



Appendix 7: UKHab Survey Plant Species

Common name	Latin name	Neutral grassland	Hedgerow (H1)	Other broadleaved woodland		Hazel Scrub	LoT1
				W1	W2		
Ash	<i>Fraxinus excelsior</i>			D	F		
Barren strawberry	<i>Potentilla sterilis</i>	R					
Blackthorn	<i>Prunus spinosa</i>		F		O	O	
Bracken	<i>Pteridium aquilinum</i>			O	O	LF	
Bramble	<i>Rubus fruticosus</i> agg.		O	O	O		
Cherry sp.	<i>Prunus</i> sp.				R		
Common beech	<i>Fagus sylvatica</i>			R			
Common catsear	<i>Hypochaeris radicata</i>	F					
Common dandelion	<i>Taraxacum officinale</i>	O					
Common Gorse	<i>Ulex europaeus</i>				R		
Common knapweed	<i>Centaurea nigra</i>	R					
Common nettle	<i>Urtica dioica</i>		O				
Common Ragwort	<i>Senecio jacobaea</i>	R			O		
Creeping bent	<i>Agrostis stolonifera</i>	O					
Creeping buttercup	<i>Ranunculus repens</i>	O					
Creeping thistle	<i>Cirsium arvense</i>	O					
Dandelion	<i>Taraxacum officinale</i> agg.	O					
Deadly nightshade	<i>Atropa belladonna</i>				R		
Dock sp.	<i>Rumex</i> sp.	R					
Dog rose	<i>Rosa canina</i>				R		
Dogwood	<i>Cornus sanguinea</i>				O	O	
Elder	<i>Sambucus nigra</i>		R				
False brome	<i>Brachypodium sylvaticum</i>	R		R			
False oat grass	<i>Arrhenatherum elatius</i>	O					
Fescue sp.	<i>Festuca</i> sp.	O					
Field bindweed	<i>Convolvulus arvensis</i>	R					
Field maple	<i>Acer campestre</i>				O		
Foxglove	<i>Digitalis purpurea</i>				O		
Goat willow	<i>Salix caprea</i>					O	
Ground ivy	<i>Glechoma hederacea</i>			O			
Hawkweed sp.	<i>Hieracium</i> sp.						
Hawthorn	<i>Crataegus monogyna</i>		R	O	O	O	
Hazel	<i>Corylus avellana</i>		O	O	O	A	
Herb-robert	<i>Geranium robertianum</i>			R			
Holly	<i>Ilex aquifolium</i>		O	O			
Holm oak	<i>Quercus ilex</i>						R
Hornbeam	<i>Carpinus betulus</i>			R			
Knapweed	<i>Centaurea nigra</i>						

Common name	Latin name	Neutral grassland	Hedgerow (H1)	Other broadleaved woodland		Hazel Scrub	LoT1
				W1	W2		
Large leaved lime	<i>Tilia platyphyllos</i>						R
Laurel	<i>Laurus nobilis</i>					R	
Meadow buttercup	<i>Ranunculus acris</i>	R					
Pedunculate oak	<i>Quercus robur</i>			D	F		F
Rhododendron			F				
Ribwort plantain	<i>Plantago lanceolata</i>	F					
Rowan	<i>Sorbus aucuparia</i>				R		
Selfheal	<i>Prunella vulgaris</i>	O					
Sorrel sp.	<i>Rumex sp.</i>	O					
Spear thistle	<i>Cirsium vulgare</i>	O			O		
Speedwell sp.	<i>Veronica sp.</i>	R					
Sweet vernal grass	<i>Anthoxanthum odoratum</i>	O	O				
Sycamore	<i>Acer pseudoplatanus</i>			F	F	O	
Vetch sp.	<i>Vicia sp.</i>	R					
White clover	<i>Trifolium repens</i>	O					
Wood sage	<i>Teucrium scorodonia</i>		F				
Yarrow	<i>Achillea millefolium</i>	R					
Yew	<i>Taxus baccata</i>			R			
Yorkshire fog	<i>Holcus lanatus</i>	F	O				

Appendix 8: Site Photographs

Photo 1 – Tunnel 30 Hazel Dormouse Prints
(Visit 2 - 25/09/2025)



Photo 2 – Tunnel 49 with Hazel Dormouse
Prints (Visit 2 - 25/09/2025)



Photo 3 – Tunnel 49 with Hazel Dormouse
Prints (Visit 3 - 09/10/2025)



Appendix 9: Nighttime Bat Walkover Forms

April 2026 Survey

Page 1



NIGHT TIME BAT WALKOVER

SITE NAME:	Handcross	DATE:	22/04/26
SURVEYORS:	LR, JS	SUNSET TIME:	20:07
DETECTOR:	EMT	LIGHTING:	Low

ENVIRONMENTAL CONDITIONS	START	FINISH
TIME (24 h):	20:07	22:07
TEMPERATURE (°C):	11*c	9*c
CLOUD COVER (%):	30%	80%
WIND (Beaufort):	2	2
PRECIPITATION:	0%	0%
LOCATION (W3W):	///blur.cuts.hurricane	///blur.cuts.hurricane

TIME (24h)	LAP (No.)	SPECIES	BATS (No.)	HEARD / SEEN (H/S)	DIRECTION (compass direction)	BEHAVIOUR (Foraging (F), Commuting (C), Emergence (E), Re-entry (E), Miscellaneous Pass (P))
20:24	1	C. Pip	1	H/S	n/a	F Along Western Boundary
20:27	1	C. Pip	1	S	n/a	F Along Western Boundary
21:07	2	C. Pip	1	S	n/a	F Along Southern Boundary
21:09	2	C. Pip	1	S	n/a	F Along West Boundary
21:56	2	S. Pip	1	S	n/a	F Along West Boundary

**NIGHT TIME BAT WALKOVER**

SITE NAME:	London Rd	DATE:	16/09/2025
SURVEYORS:	LR & CMC	SUNSET TIME:	19:12
DETECTOR:	EMT	LIGHTING:	Low

ENVIRONMENTAL CONDITIONS	START	FINISH
TIME (24 h):	19:12	21:12
TEMPERATURE (°C):	14c	13c
CLOUD COVER (%)	90%	90%
WIND (Beaufort):	3	1
PRECIPITATION:	0%	10%
LOCATION (W3W):	///	///

TIME (24h)	LAP (No.)	SPECIES	BATS (No.)	HEARD / SEEN (H/S)	DIRECTION (compass direction)	BEHAVIOUR (Foraging (F), Commuting (C), Emergence (E), Re-entry (E), Miscellaneous Pass (P))
19:14	1	Noc	1	H	Not Seen	C
19:16	1	Noc	1	H/S	Overhead	Commuting E to W
19:12	1	Common Pip	1	H/S	Along Southern boundary	F – 2 passes
19:35	1	C. Pip	1	H/S	W to E	F
19:37	1	C. Pip	1	H/S	SW Corner	F – 6 passes
19:46	1	C. Pip	1	H	Not Seen	F
19:47	1	C. Pip	1	H/S	Along Western boundary	F – 2 passes

TIME (24h)	LAP (No.)	SPECIES	BATS (No.)	HEARD / SEEN (H/S)	DIRECTION (compass direction)	BEHAVIOUR (Foraging (F), Commuting (C), Emergence (E), Re-entry (E), Miscellaneous Pass (P))
19:50 to 20:00	1	C. Pip	1	H/S	Along western boundary	Consistent Foraging
20:28	1	C. Pip	1	H	Not Seen	F
20:35	1	C. Pip	1	H	Not Seen	F
20:36	1	Pip sp.	1	H	Not Seen	F
20:40 to 20:45	1	C. Pip	1	H	Not Seen	Consistent Foraging
20:50	1	C. Pip	1	H	Not Seen	F
21:04	1	C. Pip	1	H	Noth Seen	F
21:12	1	C. Pip	1	H/S	Along northern boundary	F

Appendix 10: Species of Known Benefit to Wildlife (Bats and Invertebrates)

The following table is reproduced from Gunnell, K., Grant, G. and Williams, C. (2012). Landscape and Urban Design for Bats and Biodiversity, Bat Conservation Trust. This table contains a suggested species list of plants that can provide benefit for bats either by providing a food source for insects and/ or roost potential. The plants listed are predominately native to Britain. The small group of non-native plants included for their documented value for wildlife. The list has been checked by the author against Natural England's list of invasive non-native plants.

Plant species	Common name	Native (N)	Type	Benefit	Soil	Light	Extensive green roofs	Living walls	Rain gardens	Hedge/trees	Beds/borders
<i>Acer campestre</i>	Field maple	N	T/S	C	Any	Sun/shade				Y	
<i>Acer platanoides</i>	Norway maple		T	S	Well drained/alkaline	Sun/shade				Y	
<i>Acer saccharum</i>	Sugar maple		T	S	Any	Sun/ shade				Y	
<i>Achillea millefolium</i>	Yarrow	N	HP	C,F	Well drained	Sun				Y	
<i>Ajuga reptans</i>	Bugle	N	HP	C,F	Any	Sun/shade	Y		Y		
<i>Anthyllis vulneraria</i>	Kidney vetch	N	HP	F	Well drained	Sun	Y				
<i>Aubrieta deltoidea</i>	Aubrieta		H	F	Well drained	Sun/shade		Y			
<i>betula pendula</i>	Sliver birch	N	T	C	Sandy/acid	Sun				Y	
<i>Cardamine pratensis</i>	Cuckoo-flower	N	HP	F	Moist	Sun/shade			Y		Y
<i>Carpinus betulus</i>	Hornbeam	N	T	C	Clay	Sun				Y	
<i>Centaurea nigra</i>	Common knapweed	N	HP	C,F	Dry, not acid	Sun	Y				Y
<i>Centranthus ruber</i>	Red valerian		HP	F	Well drained	Sun	Y				Y
<i>Clematis vitalba</i>	Old man's Beard	N	C	F	well drained/alkaline	Sun				Y	
<i>Corylus avellana</i>	Hazel	N	S	C	Any dry	Sun/shade		Y		Y	
<i>Crataegus monogyna</i>	Hawthorn	N	S	S,C	Any	Sun/shade				Y	
<i>Daucus carota</i>	Wild carrot	N	Bi	S,C,F	Any	Sun	Y				Y
<i>Dianthus spp.</i>	Pinks	N	A-Bi	F	Well drained	Sun	Y	Y			Y
<i>Digitalis purpurea</i>	Foxglove	N	Bi	C	Well drained	Shade/ partial shade				Y	Y
<i>Erica cinera</i>	Bell heather	N	S	F	Sandy	Full sun					Y
<i>Ersimum cherira</i>	Wallflower		Bi-P	F	Well drained	Sun		Y			Y

Plant species	Common name	Native (N)	Type	Benefit	Soil	Light	Extensive green roofs	Living walls	Rain gardens	Hedge/trees	Beds/borders
<i>Eupatorium</i>	Hemp agrimony	N	H	F	Moist	Sun/shade			Y		Y
<i>Fagus sylvatica</i>	Beech	N	T	C, R	Well drained/alkaline	Sun/shade				Y	
<i>Foeniculum vulgare</i>	Fennel		H	F	Well drained	Sun					Y
<i>Fraxinus excelsior</i>	Common Ash	N	T	C, R	Any	Sun/shade				Y	
<i>Hebe spp.</i>	Hebe species		S	F	Well drained	Sun/shade				Y	Y
<i>Hedera Helix</i>	Ivy	N	C	F,C	Any	Sun/shade		Y	Y	Y	Y
<i>Hesperis matronalis</i>	Sweet Rocket		H	F	Well drained/dry	Sun/ shade					Y
<i>Hyacinthoides non-scripta</i>	Bluebell	N	B	F	Loam	Shade/ partial shade		Y		Y	Y
<i>Ilex aquifolium</i>	Holly	N	T	C	Any	Sun/shade				Y	
<i>Jasmine officinale</i>	Common jasmine		C	F	Well drained	Sun		Y			Y
<i>Lavandula spp.</i>	Lavender species		S	F	Well drained/sandy	Sun		Y			Y
<i>Linaria vulgaris</i>	Toadflax	N	HP	C	Well drained/alkaline	Sun	Y				Y
<i>Lonicera periclymenum</i>	Honeysuckle	N	C	F	Well drained	Sun		Y		Y	
<i>Lotus corniculatus</i>	Bird's foot trefoil	N	HP	F	Well drained/dry	Sun	Y				Y
<i>Lunaria annua</i>	Honesty		Bi	F	Any	Sun/ partial shade	Y				Y
<i>Malus spp.</i>	Apple		T	C	Any	Sun				Y	Y
<i>Matthiola longipetala</i>	Night - scented stock		A	F	Well drained/ moist				Y		Y
<i>Myosotis spp.</i>	Forget me not sp.	N	A	F	Any	Sun	Y	Y			Y
<i>Nicotiana glauca</i>	Ornamental tobacco		A	F	Well drained moist	Sun/partial shade			Y		Y
<i>Oneothesa spp.</i>	Evening primrose		Bi	F	Well drained	Sun	Y				Y

Plant species	Common name	Native (N)	Type	Benefit	Soil	Light	Extensive green roofs	Living walls	Rain gardens	Hedge/trees	Beds/borders
<i>Origanum vulgare</i>	Marjoram	N	HP	F	Well drained/dry	Sun				Y	
<i>Populus alba</i>	White poplar	N	T	C	Clay loam	Sun				Y	
<i>Primula veris</i>	Cowslip	N	HP	F	Well drained/moist	Sun/partial shade	Y				Y
<i>Primula vulgaris</i>	Primrose	N	HP	F	Moist	Partial shade	Y	Y		Y	Y
<i>Prunus avium</i>	Wild cherry	N	T	C	Any	Sun				Y	Y
<i>Prunus domestica</i>	Plum		T	C	Well drained/moist	Sun				Y	Y
<i>Prunus spinosa</i>	Blackthorn	N	S	C	Any	Sun/partial shade				Y	
<i>Quercus petraea</i>	Sessile oak	N	T	C,R	Sandy loam	Sun/shade				Y	
<i>Quercus robur</i>	Common oak	N	T	R	Clay Loam	Sun/shade				Y	
<i>Rosa canina</i>	Dog rose	N	S	C	Any	Sun			Y	Y	Y
<i>Salix spp.</i>	Willow species	N	S	S,C	Moist	Sun/shade			Y	Y	
<i>Sambucus nigra</i>	Elder	N	T	C	Clay loam	Sun				Y	
<i>Saponaria officinalis</i>	Soapwort	N	HP	F	Any	Sun					Y
<i>Saxifraga oppositifolia</i>	Saxifrage	N	HP	C	Well drained	Sun	Y	Y			Y
<i>Scabiosa columbaria</i>	small scabious	N	HP	F	Well drained/alkaline	Sun	Y				Y
<i>Sedum spectabile</i>	Ice plant		HP	F	Well drained/dry	Sun	Y				Y
<i>Silene dioecia</i>	Red campion	N	HP	F	Any	Shade/partial shade		Y	Y	Y	Y
<i>Sorbus aucuparia</i>	Rowan	N	T	C	Well drained	Sun				Y	
<i>Stachys lanata</i>	Lamb's ear		HP	F	Well drained/dry	Sun					Y
<i>Symphotrichum spp.</i>	Michaelmas daisies		HP	F	Any	Sun					Y
<i>Tages patula</i>	French marigold		A	F	Well drained	Sun					Y

Plant species	Common name	Native (N)	Type	Benefit	Soil	Light	Extensive green roofs	Living walls	Rain gardens	Hedge/ trees	Beds/ borders
<i>Thymus serpyllum</i>	Creeping thyme	N	HP/S	F	Well drained/ dry	Sun	Y	Y			Y
<i>Tilia x europaea</i>	Common lime		T	C	Any	Sun/ shade				Y	
<i>Trifolium spp.</i>	Clover species	N	H	F	Any	Sun	Y				Y
<i>Valerina spp.</i>	Valerian species	N	HP	F	Moist	Sun/ partial shade			Y		Y
<i>Verbascum spp.</i>	Mulleins	N	Bi, HP	C	Well drained	Sun					Y
<i>Verbena bonariensis</i>	Verbena		HP	F	Well drained/ moist	Sun					Y
<i>Viburnum lantana</i>	Wayfaring tree	N	S	C	Any	Sun/ shade				Y	Y
<i>Viburnum opulus</i>	Guelder rose	N	S	C	Moist	Sun/ shade			Y	Y	
<i>Viola tricolor</i>	Pansy	N	A	F	Well drained/ moist	Sun/ partial shade	Y	Y			Y

Legend

Type		Benefit	
HP	Herbaceous perennial	C	Moth caterpillar food plant
Bi	Biennial	S	Sap sucking insects (e.g., whiteflies)
BiP	Biennial perennial	F	Flowers attract adult moths
T	Tree	E	Good roost potential
S	Shrub		
H	Herb		
A	Annual		
B	Bulb		
C	Creeper/ climber		