



BAT EMERGENCE SURVEY REPORT

**57 The Broadway
Haywards Heath
RH16 3AS
East Sussex**

Document date: 28th May 2026

Document ref: 7092E/26/01

PJC Consultancy Ltd

The Watermill, The Mill
Business Park, Maidstone
Road, Ashford, Kent, TN26 1AE.

www.pjcconsultancy.com
contact@pjcconsultancy.com
01233 225365 - 01323 832120

This report has been prepared by
PJC Consultancy Ltd
on behalf of
Robblewood Projects Ltd

Document Author

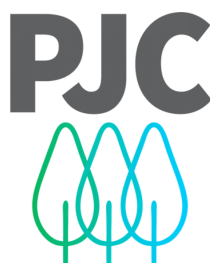
David Blagden BSc(Hons)

David is an Assistant Ecological Consultant with over three years' experience working in the ecological consultancy industry. He gained a BSc(Hons) in Wildlife Conservation at the University of Kent in 2025. David is also a Natural England CL51 licence holder for beavers.

Checked and Authorised By

Naomi Cornwell BSc(Hons) MSc ACIEEM

Naomi is an Ecologist with five years' experience working in the ecological consultancy industry. She gained a BSc(Hons) in Animal Conservation and Biodiversity at Greenwich University in 2018 and an MSc in Oceanography (Ecological and Biological pathway) at the University of Southampton in 2021. In addition, Naomi is a Natural England class one licence holder for bats and accredited agent under a BTO Schedule 1 Disturbance Permit for nest recording of barn owl (and other birds).



arboriculture . ecology . landscape



CONTENTS

1	INTRODUCTION	4
1.1	Instruction	4
1.2	Survey Objectives	4
1.3	Documents and Information Provided	4
1.4	Scope of Report	4
1.5	Proposals	4
1.6	Site Description	4
1.7	Legislation and Planning Policy	5
2	METHODOLOGY	6
2.1	Bat Emergence Survey	6
2.2	Limitations of Survey	6
3	RESULTS	7
3.1	Bat Emergence Survey	7
4	DISCUSSION AND RECOMMENDATIONS	8
4.1	Bat Roosts	8
4.2	Ecological Enhancements	8
5	REFERENCES	10
6	APPENDICES	11
	Appendix I: Site Location Plan	11
	Appendix II: Legislation and Planning Policy	12
	Appendix III: Surveyor Location Plan	18



1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy Ltd were commissioned by Robblewood Projects Ltd to undertake a bat emergence survey of existing buildings, B1, B2 and B3, previously identified as having low suitability to support roosting bats within a parcel of land at 57 The Broadway, Haywards Heath, West Sussex, RH16 3AS (hereafter referred to as the 'Site').
- 1.1.2 The requirement to undertake further bat emergence survey was detailed within the initial Preliminary Ecological Appraisal (PEA) report ref: 6671E/25/01 (PJC Consultancy, 2025) which should be read in conjunction with this bat emergence survey report.

1.2 Survey Objectives

- 1.2.1 The aim of the bat emergence survey is to identify potential ecological constraints and opportunities in respect of potential roosting bats associated with the proposed development. The objectives of the bat emergence survey are to:
- Ascertain presence or likely absence of bat roosts within buildings B1-B3;
 - If present, determine which species are present and the size and nature of the roost, and
 - Evaluate the value of the Site for bats and provide recommendations for further survey, mitigation, compensation and enhancement measures and licensing requirements to satisfy safely legal and planning policy requirements where appropriate.

1.3 Documents and Information Provided

- 1.3.1 PJC Consultancy Ltd used the following documents relating to the Site in the preparation of this report:
- PEA report ref: 6671E/25/01 (PJC Consultancy, 2025);
 - 57 Broadway Pre-application Document (ECE Architecture August 2025);
 - Tree Constraints Plan and Survey Schedule ref: PJC/6998/25/01 (PJC Consultancy, 2025);
 - Block Plan ref: PL02 (ECE Architects, 2026); and
 - Proposed Site Layout - Roof Plan ref: PL03 (ECE Architects, 2026).

1.4 Scope of Report

- 1.4.1 The bat emergence survey is only concerned with building B1.

1.5 Proposals

- 1.5.1 Development proposals are anticipated to include an extension to the rear of the building along with the removal of the existing roof to allow for an upward extension at the frontage.

1.6 Site Description

- 1.6.1 The Site, approximately 0.04ha in size, lies within the town of Haywards Heath, west of The Broadway (centred on OS Grid Reference TQ32994 24091). The Site is bordered by retail and residential premises on the northern and southern extents. The western extent of the Site is bordered by a densely vegetated railway embankment. The wider landscape is predominantly comprised of residential and commercial properties. The location of the Site within its environs is presented in Appendix I.



1.7 Legislation and Planning Policy

- 1.7.1 This bat emergence survey report has been compiled with reference to relevant wildlife and countryside legislation, planning policy and the UK Biodiversity Framework. Their context and applicability is explained as appropriate in the relevant sections of the report and additional details are presented in Appendix II.
- 1.7.2 Bats and their roosts are protected under European (Conservation of Habitats and Species (Amendment)) Regulations 2017 and national (Wildlife and Countryside Act 1981 (as amended)) legislation. This means that it is an offence to:
- Deliberately capture, injure or kill a wild bat;
 - Deliberately disturb wild bats; *'disturbance of animals includes in particular any disturbance which is likely:*
 - *(a) to impair their ability —*
 - *(i) to survive, to breed or reproduce, or to rear or nurture their young; or*
 - *(ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or*
 - *(b) to affect significantly the local distribution or abundance of the species to which they belong.'* and
 - Damage or destroy a breeding site or resting place used by this species.
- 1.7.3 Certain species of bats including the brown long-eared *Plecotus auritus* bat and soprano pipistrelle *Pipistrellus pygmaeus* are also listed as a Species of Principal Importance (SPI) under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. This means public bodies, including local planning authorities have a duty to have regard for SPI when carrying out their functions, including determining planning applications.
- 1.7.4 Due to the high level of protection afforded to bats and their habitat, a European Protected Species (EPSM) licence must be sought from Natural England before any works directly or indirectly affecting a confirmed bat roost can proceed. Licencing is subject to three tests, as defined under the Habitats Regulations 2017; the planning authority must also apply these before granting permission for activities affecting bats. For permission to be granted the following criteria must be satisfied:
- The proposal is necessary *'to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'*;
 - *'There is no satisfactory alternative'*; and
 - The proposals *'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range'*.



2 METHODOLOGY

2.1 Bat Emergence Survey

- 2.1.1 The bat emergence survey was undertaken in accordance with good practice guidance (Collins, 2016). During the survey, surveyors Naomi Cornwell BSc(Hons) MSc (six years' survey experience), David Blagden BSc(Hons) (four years' survey experience, and Jeremy Coleman FdSc (over eight years survey experience), watched and listened for bats emerging from, or returning to roost. Surveyor locations were utilised to fully cover the potential roosting features on all suitable buildings. Surveyor locations can be found within Appendix III.
- 2.1.2 Building B1 was previously identified as having low potential to support roosting bats (during the PEA undertaken by PJC Consultancy in 2025), therefore a single dusk emergence survey was undertaken.
- 2.1.3 Following best practice guidelines, the dusk emergence survey began at least 15 minutes before sunset and continued for up to 90 minutes after sunset. The details of the survey visit are presented in Table 1 below.
- 2.1.4 The surveyors used Echo Meter Touch (EMT) Pro bat detectors connected to electronic tablets to listen to and record echolocation calls of bats observed, along with two NightFox Whisker night vision aids (NVAs) with infrared floodlights, one NightFox NOVA with infrared torches, a FLIR E76 thermal imaging camera, and Cannon XA80 with infrared torches to aid with bat emergence observation and species identification. During the survey, surveyors mapped the flight-lines used by any bats observed and noted any features used by the bats to access/egress the buildings.

Table 1: Bat emergence survey visit details.

Date	Building Surveyed	Sunset Time	Start Time	End Time	Temp. (°C) start-finish	Cloud Cover (Oktas Scale)	Wind Speed (B'fort scale) start-finish	Precip. start-finish
12/05/26	B1	20:39	20:24	22:09	12-10	2-1	B2-B2	0-0

2.2 Limitations of Survey

- 2.2.1 Due to the transient nature of bats and the fact that the habitats present on site and their management are likely to change over time, the findings of the bat emergence survey are only considered valid for a period of up to two years for the purposes of planning permission. Where a mitigation licence is required, the bat emergence surveys are only considered valid for a period of up to 12 months.
- 2.2.2 This document has been prepared for the stated proposal (2.5.1) and should not be relied upon or used for any other project without an additional check being carried out by the author as to its suitability in relation to any updated proposals. PJC Consultancy accepts no responsibility or liability for the consequence of this document being used for a purpose other than the purposes for which it was commissioned. PJC Consultancy accepts no responsibility or liability for this document to any party other than the person by whom it was commissioned.



3 RESULTS

3.1 Bat Emergence Survey

Roosting Bats

- 3.1.1 No bats were observed emerging or re-entering the building during the survey.

Foraging and Commuting Bats

- 3.1.2 Overall, activity during the survey was considered to be low, which was considered to be consistent with the amount of suitable foraging habitat present within the Site and wider surroundings, primarily the treeline trees to the west of the Site, and the connectivity provided to more linear features and woodland parcels within the wider environment.
- 3.1.3 In total, a single bat species, common pipistrelle *Pipistrellus pipistrellus*, was recorded foraging and/or commuting within the Site during the surveys. The survey was dominated by activity from an individual common pipistrelle bat. The majority of bat activity was within the western extents of the Site, along the treelines lining the railway line adjacent to the Site.



4 DISCUSSION AND RECOMMENDATIONS

4.1 Bat Roosts

Roosting Bats

4.1.1 No bats were seen emerging building B1 and therefore it is considered highly unlikely that bats are currently using the building to roost. As such, no avoidance, mitigation or compensation measures or licensing requirements regarding roosting bats are considered necessary.

4.1.2 Therefore, the development works can commence without contravening any known legal or planning policies pertaining to bats.

4.1.3 In the unlikely event that a bat is discovered within any building during works, all work must stop immediately and advice sought from a suitably licensed ecologist.

Foraging and Commuting Bats

4.1.4 During the emergence survey, the Site was considered to provide some suitable commuting and foraging habitat for bats, primarily the treeline adjacent to the western extent of the Site

4.1.5 Low numbers of common pipistrelle were observed foraging within western extents of the Site.

4.1.6 All bats were observed foraging along the boundaries of the Site and were observed to be flying through the Site having emerged elsewhere.

4.1.7 The treeline in the west belongs to a neighbouring plot of land and will not be effected by demolition or construction works and on this basis, the proposed development is considered unlikely to result in the loss or degradation of bat foraging and commuting habitat or sever important commuting routes, or obstruct access between potential bat roosts and important foraging habitats, providing the mitigation measures in relation to lighting described below are implemented during the construction and operational phase of the proposed development.

4.1.8 To ensure the proposed development does not result in the loss or degradation of bat foraging and commuting habitat or sever important commuting routes, or obstruct access between potential bat roosts and important foraging habitats; the sensitive lighting mitigation strategy as detailed below, must be adhered to during the construction and operational phase of the proposed development.

4.1.9 Any new artificial lighting associated with the proposed development shall:

- Create and maintain a dark corridor along the Site boundaries, in particular the northern and western boundaries;
- Use minimum light levels necessary. For example, there shall be times throughout the evening (when bats are most active) when all outdoor security lights are unlit to avoid affecting bat activity. Lighting can also be installed using a timer or movement sensor to avoid long periods of an area being lit at night;
- Lighting shall be a warm white spectrum and feature peak wavelengths higher than 550nm to lower the range of species affected by lighting. Using LED luminaires where possible and avoid luminaires with UV elements, specifically avoiding metal halide and fluorescent sources (Institute of Lighting Professionals, 2023); and
- Internal luminaires can be recessed where installed in proximity to windows to reduce glare (Institute of Lighting Professionals, 2023) and light spill and use hoods, louvres or other similar design features to avoid light spill and direct light away from areas of mature vegetation.

4.2 Ecological Enhancements

4.2.1 Under Section 40 of the NERC Act 2006 there is a duty to have regard to biodiversity conservation. In addition, the National Planning Policy Framework (2023) and the Mid Sussex District Plan 2014 – 2031



(Mid Sussex District Council, 2018) encourage ecological enhancement to be integrated into development projects in order to achieve an overall net-gain in biodiversity. Given the above, the following enhancement recommendations should be considered and incorporated into the final design proposals:

- Installation and maintenance of artificial bat bricks or bat tubes (i.e. Schwegler 1FR and 2FR bat tubes and Schwegler 1GS bat brick or similar) into building B1 and installation of bat boxes (i.e. Schwegler 2FN or similar) on to suitable trees to increase the roosting opportunities for bats within the Site. Any artificial roosting features should be placed between 3m and 6m above ground in a variety of locations at slightly different heights and preferably positioned facing a variety of directions.



5 REFERENCES

Bat Conservation Trust (2023). Bat Surveys for Professional Ecologists. Good Practice Guidelines [PDF] Bat Conservation Trust, London

British Standards Institution (2013). Biodiversity. Code of practice for planning and development: 42020. BSI, London.

Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd edition. The Bat Conservation Trust, London.

Institute of Lighting Professionals (2023). Guidance Note. Bats and Artificial Lighting in the UK: Bats and the Built Environment Series [online] Available from: <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

The Mid Sussex District Plan 2014 – 2031 (Mid Sussex District Council, 2018). Available from: <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/>

Ministry of Housing, Communities and Local Government (2023) National Planning Policy Framework (NPPF) [online] Available from: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1182995/NPPF_Sept_23.pdf

Mitchell-Jones, English Nature (2004). Bat Mitigation Guidelines

Multi-Agency Geographic Information for the Countryside (MAGIC) (2026). MAGIC . Natural England, Leeds. [on-line]. Available from: <http://magic.defra.gov.uk/home.html>

Wray, S., Wells, D., Long, E. & Mitchell-Jones, A. (2010). Valuing Bats in Ecological Impact Assessment. pp. 23-25.



6 APPENDICES

Appendix I: Site Location Plan



LEGEND:

Site Boundary

STATUS: FOR INFORMATION ONLY



Kent Office: The Watmill, The Mill Business Park, Maidstone Road, Ashford, TN26 1AE
T: 01233 225365

E: contact@pjcconsultancy.com
W: <https://www.pjcconsultancy.com>

CLIENT: Robblewood Projects Ltd

PROJECT: 57 The Broadway,
Haywards Heath,
West Sussex, RH16 3AS

TITLE: Appendix I: Site Location Plan

SCALE AT A4: 1:1,900	DRAWN: DB	APPROVED: NC
PROJECTION: EPSG:27700	DATE: 28/05/26	DATE: 28/05/26

DRAWING No: PJC/7092E/26/A1/V1



Appendix II: Legislation and Planning Policy

Legislation

The Conservation of Habitats and Species (Amendment) Regulations 2017

The Conservation of Habitats and Species (Amendment) Regulations 2017 is the UK transposition of the European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, or the 'Habitats Directive'. The directive provides protection of key habitats and species of European importance. Those key habitats and species are listed in Annexes II and IV of the directive.

Those species protected under the regulations and most likely encountered during development include:

- All bat species
- Hazel dormouse
- Great crested newt
- Common otter

The Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981 (as amended) is the primary legislation for the protection of wildlife in Great Britain. This legislation is the means by which the Convention on the Conservation of European Wildlife and Natural Habitats (the 'Bern Convention') and the European Union Directives on the Conservation of Wild Birds (79/409/EEC) and Natural Habitats and Wild Fauna and Flora (92/43/EEC) are implemented in Great Britain. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants respectively. The Countryside and Rights of Way (CROW) Act 2000 makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site

Those species protected under the act and most likely encountered during development include:

- All bat species
- All nesting birds
- Hazel dormouse
- Great crested newt
- Common otter
- Water vole
- All native reptile species
- White-clawed crayfish

The Natural Environment and Rural Communities Act (NERC) 2006

Section 40 of the Act requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'. Section 41 of the Act provides a list of habitats and species, which are of 'principal importance for the conservation of biodiversity.' This list aids decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications.



Species and Habitat Specific Legislation

Bats

All native UK bat species are fully protected by UK law under Schedule 5 (in respect of section 9(4)(b) and (c) and (5) only) and Schedule 6 of the Wildlife and Countryside Act (1981, as amended), and under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. It is illegal to deliberately capture, injure or kill a bat or to intentionally or recklessly disturb bats. It is also illegal to damage, destroy or intentionally or recklessly obstruct access to a breeding or resting place used by a bat.

Any activity that would result in a contravention of the above legislation would likely require an EPS licence from the relevant statutory body (NE, CCW or SNH). Works or mitigation activities involving interference with bats or bat shelters must be carried out by a licensed bat worker.

Biodiversity Policies

National Planning Policy Framework (NPPF) 202

Published in 2023 the NPPF sets out the Government's planning policies for England and how these are expected to be applied by local authorities. It replaces all the Planning Policy Statements and Guidance (PPSs and PPGs). The NPPF emphasises the need for sustainable development, whilst specifying the need for protection of designated sites and priority habitats and priority species (as listed in section 41 of the Natural Environment and Rural Communities (NERC) Act 2006). Paragraph 174 of The National Planning Policy Framework (NPPF) states:

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

- 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);
- 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;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

Paragraph 179 states that “to protect and enhance biodiversity and geodiversity, plans should:

- 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

- 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.”

Furthermore, paragraph 185 states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

Paragraph 181 states:

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

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

Paragraph 182 states:

“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.”

The UK Biodiversity Framework (2011-2020).

The UK Biodiversity Framework is an important framework that is owned, governed and implemented by the four UK countries, assisted by Defra and JNCC in their UK co-ordination capacities. Although differing in details and approach, the four UK countries have published strategies which promote the same principles and address the same global targets: joining-up our approach to biodiversity across sectors; and identifying, valuing and protecting our ‘Natural Capital’ to protect national well-being now and in the future. This new framework has been developed to enhance the recovery of priority habitats and species in England (published under section 41 of the NERC Act 2006), thereby contributing to the delivery of the England Biodiversity Strategy. The framework has been developed



and endorsed by the England Biodiversity Group and wider partnership. It is the starting point for a more integrated approach to biodiversity conservation in England, building on the strengths of the former UK Biodiversity Action Plan (BAP) process and improving those areas where insufficient progress was being made.

Mid Sussex District Plan

The Mid Sussex District Plan 2014 – 2031 (Mid Sussex District Council, 2018) sets out the relevant policies for the control of development with regards to the natural environment and biodiversity.

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.

Evidence Base: Green Infrastructure mapping; Mid Sussex Ancient Woodland Survey, Tree and Woodland Management Guidelines, Tree Preservation Order records.

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; and
 - prevents damage to root systems and takes account of expected future growth; and
 - where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and
 - has appropriate protection measures throughout the development process; and
 - 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.

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1



basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.

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.

Evidence Base: Biodiversity 2020; Biodiversity Action Plan; Biodiversity Opportunity Areas; Green Infrastructure mapping; Habitats and Species Records; Mid Sussex Ancient Woodland Survey; Mid Sussex Infrastructure Delivery Plan; The Natural Choice: Securing the Value of Nature; West Sussex SNCI Register.

Biodiversity will be protected and enhanced by ensuring development:

- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and
- Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and
- Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and
- Promotes the restoration, management and expansion of priority habitats in the District; and
- Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.

DP39: Sustainable Design and Construction Strategic Objectives:

- 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change.



Evidence Base: Gatwick Sub Region Water Cycle Study; West Sussex Sustainable Energy Study, Mid Sussex Sustainable Energy Study.

All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;
- Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;
- Use renewable sources of energy;
- Maximise efficient use of resources, including minimising waste and maximising recycling/re-use of materials through both construction and occupation;
- Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;
- Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer-term resilience.



Appendix III: Surveyor Location Plan



LEGEND:

Site Boundary

Surveyor Location

Building

STATUS:

FOR INFORMATION ONLY

PJC

Kent Office: The Watermill, The Mill Business Park, Maidstone Road, Ashford, TN26 1AE
T: 01233 225365

E: contact@pjcconsultancy.com
W: <https://www.pjcconsultancy.com>

CLIENT:

Robblewood Projects Ltd

PROJECT:

57 The Broadway,
Haywards Heath,
West Sussex, RH16 3AS

TITLE:

Appendix III: Surveyor Location Plan

SCALE AT A4:
1:200

DRAWN:
DB

APPROVED:
NC

PROJECTION:
EPSG:27700

DATE:
28 / 05 / 26

DATE:
28/05/26

DRAWING No:

PJC/7092E/26/A3/V1



CONTACT DETAILS

Kent Office:

The Watermill
The Mill Business Park
Maidstone Road
Ashford
Kent
TN26 1AE

Tel: 01233 225365

Author: David Blagden BSc(Hons)

Date: 28th May 2026

E-mail: naomi@pjconsultancy.com