

Land at LVS Hassocks, London Road, Sayers
Common, West Sussex

Ecological Appraisal

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Contact Details

Aspect Ecology Ltd
Hardwick Business Park | Noral Way | Banbury | Oxfordshire OX16 2AF
t 01295 279721 e info@aspect-ecology.com w www.aspect-ecology.com

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Executive Summary

- i) Introduction. Aspect Ecology was commissioned by Wates Developments Limited in March 2024 to undertake an Ecological Appraisal in respect of proposed redevelopment of Land at LVS Hassocks, London Road, Sayers Common, West Sussex.
- ii) Proposals. The proposals are for redevelopment of the application site (identified as a proposed allocation under Policy DPSC7 of the draft Mid Sussex District Plan), under a hybrid application for separate and severable elements comprising the demolition of all existing buildings bar the chapel, to be retained for use within Use Class F, and:
 - a) Full planning permission for the development of the northwestern part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and
 - b) Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works.
- iii) Survey. The site was surveyed in May and August 2024 with mapping of habitats based on the UK Habitat Classification system. In addition, a general appraisal of fauna was undertaken to record the potential presence of any protected, rare or notable species, with specific surveys conducted in respect of bats, Dormouse, ██████████ Great Crested Newt, reptiles and breeding birds. Desk study information has also been gathered from the local records centre and online resources.
- iv) Ecological Designations. The site itself is not subject to any statutory or non-statutory ecological designations. The nearest statutory nature conservation designation to the site is South Downs National Park, which is located approximately 2.47km southeast of the site. The nearest non-statutory nature conservation designation to the site is Mill Lane Designated Road Verge (DRV) which is located approximately 1.21km east of the site. The nearest European designation is Castle Hill Special Area of Conservation (SAC) and National Nature Reserve (NNR), approximately 15km southeast of the site. All of the ecological designations in the surrounding area are physically well separated from the site and are unlikely to be adversely affected by the proposals.
- v) Habitats. The site is dominated by modified grassland that does not form an important ecological feature. Features of ecological importance include native hedgerows and associated trees, trees (including one of veteran age), treelines, woodland, orchard and ponds. Aside from sections of woodland, lengths of hedgerow and several trees to be removed for access and/or facilitate the proposals, these important features are fully retained under the proposals and will be protected during construction. Hedgerow losses will be compensated for by new hedgerow planting.
- vi) Protected Species. Habitats within the site are suitable to support protected and notable fauna including roosting bats, reptiles, Hedgehog, Brown Hare and birds. A number of mitigation measures have been proposed to minimise the risk of harm to any protected species present within the site, with compensatory measures proposed, where appropriate, in order to maintain or enhance the conservation status of local populations.
- vii) Enhancements. Ecological enhancements proposed to secure a Biodiversity Net Gain (BNG) will be set out further in the BNG strategy as a separate submission. Faunal enhancements

are also proposed, to be detailed as part of a faunal enhancement plan which can be secured via a suitably-worded planning condition.

- viii) Summary. In summary, the proposals have sought to minimise impacts on biodiversity and subject to the implementation of appropriate avoidance, mitigation and compensation measures, it is considered unlikely that the proposals will result in significant harm.

1 Introduction

1.1 Background and Proposals

- 1.1.1 Aspect Ecology was commissioned by Wates Developments Limited in March 2024 to undertake an Ecological Appraisal in respect of proposed development of Land at LVS Hassocks, London Road, Sayers Common, centred at grid reference TQ 26469 18787 (see Plan 6836/ECO1), hereafter referred to as 'the site'.
- 1.1.2 The proposals are for redevelopment of the application site (identified as a proposed allocation under Policy DPSC7 of the draft Mid Sussex District Plan), under a hybrid application for separate and severable elements comprising the demolition of all existing buildings bar the chapel, to be retained for use within Use Class F, and:
- a) Full planning permission for the development of the northwestern part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and
 - b) Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works.

1.2 Site Overview

- 1.2.1 The site is located to the northwest of Sayers Common, near to Burgess Hill in West Sussex. The site comprises LVS Hassocks school and its associated grounds, bounded by the B2118, existing residential development and arable land to the east, with further arable land to the north and west. An area of woodland and new residential development is located to the south.
- 1.2.2 The site is largely dominated by grassland bounded by hedgerows and treelines, with existing school buildings, associated hardstanding and parking areas located in the central area of the site. A Public Right of Way (PRoW) is also present running along the northern and central part of the site running from east to west. Several ponds are located within the site and its immediate surrounds.

1.3 Purpose of the Report

- 1.3.1 This report documents the methods and findings of the baseline ecology surveys and desktop study undertaken to establish the existing ecological interest of the site, informing an appraisal of the likely ecological effects of the proposals. The importance of the habitats and species that are present is evaluated. Where necessary, avoidance, mitigation and compensation measures are proposed in order to safeguard any significant existing ecological interest within the site. Where appropriate, opportunities for ecological enhancement are identified with reference to national conservation priorities and local Biodiversity Action Plans (BAPs). Habitats are also assessed under Statutory Biodiversity Metric Guidance. This allows the pre-development biodiversity value of the site to be established in order to inform a Biodiversity Net Gain (BNG) Assessment.

2 Methodology

2.1 Desktop Study

- 2.1.1 In order to compile background information on the site and its immediate surroundings the Sussex Biodiversity Record Centre (SxBRC) was contacted in June 2024, with data requested on the basis of a search radius of 2km from the centre of the site.
- 2.1.2 Information on statutory designations was obtained from the online Multi-Agency Geographic Information for the Countryside (MAGIC) database¹, which uses data provided by Natural England, from within a search area extending to 25km from the site. The MAGIC database was also searched to identify the known presence of any Priority Habitats within or adjacent the site.
- 2.1.3 In addition, the Woodland Trust database² was searched for any records of ancient, veteran or notable trees within or adjacent to the site.
- 2.1.4 The information received from these organisations is discussed in the text and reproduced where appropriate at Appendix 6836/1 and on Plan 6836/ECO2.

2.2 Habitat Surveys

- 2.2.1 The site was surveyed in May and August 2024 in order to ascertain the general ecological value of the land contained within the boundaries of the site and to identify the main habitats and ecological features present (See Plan 6836/ECO3).
- 2.2.2 The survey was informed by Phase 1 Habitat Survey methodology³. Under this methodology, habitat types are identified and mapped in accordance with the UK Habitat Classification system (version 2.0)⁴, together with an assessment of each habitat's species composition. This technique provides an inventory of the site's habitats and allows for the identification of areas of greater botanical or faunal potential. Any such areas can then be examined in more detail through Phase 2 surveys. This method was extended, in line with the Guidelines for Preliminary Ecological Appraisal⁵, to record details on the actual or potential presence of notable or protected species.
- 2.2.3 In line with UK Habitat Classification guidance⁶, the fine-scale minimum mapping unit of 25sqm or 5m in length has been used where appropriate.
- 2.2.4 The nomenclature used for plant species is based on the Botanical Society for the British Isles (BSBI) taxon list⁷.

Habitat Condition Assessment

- 2.2.5 To determine the pre-development biodiversity value of the site for the BNG calculation, the condition of habitats has been assessed in accordance with the methodology set out in

¹ Multi-Agency Geographic Information for the Countryside (MAGIC) (at <https://magic.defra.gov.uk/>)

² Woodland Trust Ancient Tree Inventory (at <https://ati.woodlandtrust.org.uk/>)

³ Joint Nature Conservation Committee (2010, as amended) 'Handbook for Phase 1 habitat survey: A technique for environmental audit'

⁴ UKHab Ltd (2023) - UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

⁵ Chartered Institute for Ecology and Environmental Management (CIEEM) (2013) 'Guidelines for Preliminary Ecological Appraisal'

⁶ The UK Habitat Classification User Manual Version 1.1 (2020)

⁷ <https://bsbi.org/taxon-lists>

the Statutory Biodiversity Metric Technical Annex⁸ and using professional judgement. Condition assessment data was collected during the August 2024 survey.

- 2.2.6 Grassland habitats have been surveyed based on the approach set out within the Farm Environment Plan (FEP) Manual⁹, allowing an assessment of species per m² and frequency of indicator species. A transect was walked through each grassland area, with a number of stopping points (typically ten, chosen to be representative of the habitat type, albeit five quadrats were used within some smaller grassland parcels) to record species within a 1x1m quadrat. Where ten quadrats were completed an assessment of frequency can then be made based on occurrence at each 1x1m quadrat, with frequent species occurring in five or more quadrats out of ten, occasional species occurring in three or four quadrats, and rare species occurring in one or two quadrats. For smaller grassland areas where five quadrats were completed, an assessment of frequency can then be made based on occurrence at each 1x1m quadrat, with frequent species occurring in three or more quadrats out of five, occasional species occurring in two quadrats, and rare species occurring in one quadrat (modified from the FEP approach which is based on ten quadrats).

2.3 Faunal Surveys

- 2.3.1 General faunal activity, such as mammals or birds observed visually or by call during the course of the surveys was recorded. Particular attention was also paid to the potential presence of protected, rare or notable species, with specific survey work undertaken for bats, [REDACTED] Dormouse, reptiles, Great Crested Newt and breeding birds as described below.

Bats

Preliminary Appraisal

- 2.3.2 The desktop study data was reviewed to identify any known constraints in relation to bats, any bat species previously recorded and any habitats likely to be used by bats within the site and the surrounding area. This included a review of background records, known designations including Special Areas of Conservation (SACs) or Sites of Special Scientific Interest (SSSIs) relevant to bats and an appraisal of OS mapping and satellite imagery to identify habitats likely to be of value to bats.
- 2.3.3 During the initial habitat survey, the potential suitability of the site for bats was investigated. This survey (termed a 'daytime bat walkover') examined the potential for roosting habitats, flight-paths and foraging habitats. Features were assessed as being of negligible, low, moderate or high potential suitability for roosting, foraging and commuting, based on the framework set out under BCT guidance^{10,11}. This appraisal informed the scope of the survey work, which was undertaken as set out below.

Buildings and Built Structures

- 2.3.4 Visual Inspection Surveys. On-site buildings and built structures which were assessed as suitable for use by roosting bats were subject to internal and external inspection surveys

⁸ Statutory Biodiversity Metric - Technical Annex 1 - Condition Assessment Sheets and Methodology

⁹ Natural England (2010) 'Higher Level Stewardship - Farm Environment Plan (FEP) Manual', 3rd Edition

¹⁰ Reason, P.F. and Wray, S. (2023) 'UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats', CIEEM

¹¹ Bat Conservation Trust (2023) 'Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition'

using ladders, torches and binoculars (where deemed necessary) in May 2024 with Buildings B10 and B11 surveyed during September 2024 (see Plan 6836/ECO3 for locations).

- 2.3.5 During the external inspections, particular attention was given to potential roost features or access points, such as broken or lifted roof tiles, lifted lead flashing, soffit boxes, weatherboarding or hanging tiles, and for any indications of use by bats such as bat droppings or staining. Binoculars were used to inspect inaccessible areas more closely.
- 2.3.6 During the internal inspections, searches were made for evidence of bats, with particular attention paid to any loft voids and locations that may provide potential roost features, such as ridge boards, rafters, purlins, gable walls and mortise joints. Specific searches were made for bat droppings as these can indicate the current or past use of the structure by bats, alongside the extent of any use. Any droppings collected during the course of the surveys were visually assessed and attributed to a species where possible on the basis of size, shape and/or texture¹². Other signs which were searched for include the presence of stained areas, feeding remains and corpses.
- 2.3.7 Building inspection surveys were undertaken by a CL19/20 (bat survey level 3/4) licence holder (registration number: 2025-84472-CL19/20-BAT).
- 2.3.8 Emergence Surveys. Following the visual inspection surveys set out above, dusk emergence surveys were carried out during July, August, and September 2024. These surveys set out to find evidence of bats making use of the buildings which were identified as having potential to support roosting bats.
- 2.3.9 Based on the visual inspections, survey positions were identified so that all potential roosting features and entry/exit points (typically covering all building elevations) were able to be observed. Survey positions are shown on Plan 6836/ECO4. Infrared (IR) camera set-ups, comprising a 1080p IR sensitive camera and two Evolva T38 IR lights, were deployed at each survey position, along with an Anabat Scout bat detector to aid the identification of any bats observed.
- 2.3.10 The use of IR cameras allows for the identification of precise roosting locations and enables the number of emerging bats to be recorded. Surveyors were stationed at each survey position or covered a number of IR cameras (typically two or three) to monitor these during the survey and to respond to any bat activity observed.
- 2.3.11 Surveyors and IR cameras were in position 15-30 minutes prior to sunset and remained in place for approximately 2 hours. Emergence surveys were carried out during suitable weather conditions, as set out in Table 2.1 below.

¹² Stebbings, R.E., Yalden, D.W. and Herman, J.S. (2007) 'Which bat is it? A guide to bat identification in Great Britain and Ireland', The Mammal Society

Table 2.1. Dusk Emergence Survey Details

Date	Start & end times & time of sunset	Structure reference / location	Equipment used	Weather
04/07/2024	Start time: 21.01 End time: 23.16 Sunset: 21.16	B10, and B11	8x 1080p IR sensitive camera, 16x Evolva T38 IR lights, 11x Anabat Scout.	Dry, 100% cloud, BF4, 16°C
Comments: The survey was undertaken by 4 surveyors under direction of licence holder 2025-84472-CL19/20-BAT				
15/07/2024	Start time: 19.53 End time: 22.08 Sunset: 20.08	B1a and B1b,	15x 1080p IR sensitive camera, 30x Evolva T38 IR lights, 20x Anabat Scout.	Dry, 100% cloud, BF3-4, 15°C
Comments: The survey was undertaken by 5 surveyors under direction of licence holder 2025-84472-CL19/20-BAT				
05/08/2024	Start time: 20.24 End time: 22.39 Sunset: 20.39	B1c and B1d	7x 1080p IR sensitive camera, 14x Evolva T38 IR lights, 7x Anabat Scout.	Dry, 0% cloud, BF 0-2, 18-21°C
Comments: The survey was undertaken by 4 surveyors under direction of licence holder 2025-84472-CL19/20-BAT				
12/08/2024	Start time: 20.11 End time: 22.26 Sunset: 20.26	B9, B10, and B11	9x 1080p IR sensitive camera, 18x Evolva T38 IR lights, 11 Anabat Scout.	Dry, 80% cloud, BF2, 19-22°C
Comments: The survey was undertaken by 5 surveyors under direction of licence holder 2025-84472-CL19/20-BAT				
19/08/2024	Start time: 19:57 End time: 22:12 Sunset: 20:12	B2 and B3	9x 1080p IR sensitive camera, 18x Evolva T38 IR lights, 10x Anabat Scout.	Occasional light rain, 90% cloud, BF6, 18°C
Comments: The survey was undertaken by 4 surveyors under direction of licence holder 2025-84472-CL19/20-BAT				
21/08/2024	Start time: 19.40 End time: 22.10 Sunset: 20.10	B4a, B4b and B8	5x 1080p IR sensitive camera, 10x Evolva T38 IR lights, 7x Anabat Scout.	Dry, 10-60% cloud, BF1-2, 16-17°C
Comments: The survey was undertaken by 4 surveyors under direction of licence holder 2025-84472-CL19/20-BAT				
28/08/2024	Start time: 19:39 End time: 21:54 Sunset: 19:54	B5	2x 1080p IR sensitive camera, 4x Evolva T38 IR lights, 4x Anabat Scout.	Dry, 50-95% cloud, BF0-1, 18-20°C
Comments: The survey was undertaken by 2 surveyors under direction of licence holder 2025-84472-CL19/20-BAT				
02/09/2024	Start time: 19.43 End time: 21:43 Sunset: 19:43	B10, and B11	8x 1080p IR sensitive camera, 16x Evolva T38 IR lights, 8x Anabat Scout.	Occasional light rain, 100% cloud, BF2, 19°C
Comments: The survey was undertaken by 4 surveyors under direction of licence holder 2025-84472-CL19/20-BAT				
04/09/2024	Start time: 19:23 End time: 21:38 Sunset: 19:38	B1a, B1b and B9	17x 1080p IR sensitive camera, 34x Evolva T38 IR lights, 18 Anabat Scout.	Light drizzle, 100% cloud, BF1, 15-18°C
Comments: The survey was undertaken by 7 surveyors under direction of licence holder 2025-84472-CL19/20-BAT				
16/09/2024	Start time: 18:56 End time: 21:11 Sunset: 19:11	B5	2x 1080p IR sensitive camera, 4x Evolva T38 IR lights, 2x Anabat Scout.	Dry, 20-25% cloud, BF2, 14-16°C

Comments: The survey was undertaken by 2 surveyors under direction of licence holder 2025-84472-CL19/20-BAT				
17/09/2024	Start time: 18:54 End time: 21:09 Sunset: 19:09	B2 and B3	9x 1080p IR sensitive camera, 18x Evolva T38 IR lights, 9x Anabat Scout.	Dry, 10% cloud, BF6, 16-17°C
Comments: The survey was undertaken by 4 surveyors under direction of licence holder 2025-84472-CL19/20-BAT				
19/09/2024	Start time: 18:34 End time: 21:04 Sunset: 19:04	B4 and B8	5x 1080p IR sensitive camera, 10x Evolva T38 IR lights, 7x Anabat Scout.	Dry, 0% cloud, BF2-3, 19°C
Comments: The survey was undertaken by 4 surveyors under direction of licence holder 2025-84472-CL19/20-BAT				

BF0 = calm, BF12 = hurricane force

Trees

- 2.3.12 Trees were assessed for their suitability to support roosting bats based on the presence of features such as holes, cracks, splits or loose bark. Trees were categorised as supporting Potential Roost Features (PRFs), having Further Assessment Required (FAR) or supporting no suitable features.
- 2.3.13 Ground Level Tree Assessment. Where practical, trees that may be impacted by the development proposals were subject to a Ground Level Tree Assessment (GLTA) in August 2024 based on relevant guidance¹³ with PRFs categorised as PRF-I (only suitable for individual or small numbers of bats) or PRF-M (suitable for multiple bats). Any PRFs identified were inspected using binoculars from ground level for any signs indicating possible use by bats, such as staining, scratch marks or bat droppings. Where accessible from ground level, PRFs were subject to close inspection using a torch.
- 2.3.14 PRF Inspection. To provide further assessment of any use of these trees by roosting bats, a full PRF inspection of those trees affected by the development proposals was undertaken on 13/07/2025. This comprised close inspection of all identified PRFs using an endoscope and torch. Evidence of roosting bats was recorded and the relevant characteristics of the PRF, based on the Bat Tree Habitat Key (BTHK) database, were noted in accordance with the BTHK recording form. A climbing survey was undertaken to access PRFs, with some trees accessed by a Mobile Elevated Platform (MEWP). Trees subject to inspection are shown on Plan 6836/ECO5.
- 2.3.15 Repeat visits to those features identified as PRF-Ms were undertaken on 01/08/2025 and 22/08/2025, providing a total of three visits during the active bat season, in accordance with the guidance.

Activity Surveys

- 2.3.16 Night-time Bat Walkover Surveys. Night-time bat walkovers (NBWs), or walked transect surveys, were undertaken in May, July and September 2024 to investigate foraging or commuting bat activity at the site. This survey method comprises walking transect routes around the site, specifically covering habitats and features which have been identified as potentially suitable for use by commuting or foraging bats. Anabat Scout handheld bat detectors were employed to aid identification of any bats observed. Each survey began at sunset close to identified potential roosting features or features likely to be of interest as commuting routes, with surveyors remaining in place for 30-60 minutes before

¹³ Bat Conservation Trust (2023) 'Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition'

commencing the walked transect, continuing until at least 2 hours after sunset. The transect route that was followed is shown on Plan 6836/ECO6.

- 2.3.17 This survey work was carried out during suitable weather conditions, as set out in Table 2.2 below.

Table 2.2. Dusk Walked Transect Survey Details

Date	Start & end times & time of sunset	Equipment used	Weather
28/05/2024	Start time: 20.59 End time: 23.01 Sunset: 21.01	Anabat Scout	Occasional light rain, 100% cloud, BF3-4, 13-14°C
The survey was undertaken by 2 surveyors under direction of licence holder 2023-11669-CL19-BAT; 2023-11671-CL20-BAT).			
23/07/2024	Start time: 20:57 End time: 23.05 Sunset: 20:59	Anabat Scout	Dry, 80-90% cloud, BF1, 17-20°C
The survey was undertaken by 2 surveyors under direction of licence holder 2023-11669-CL19-BAT; 2023-11671-CL20-BAT).			
19/09/2024	Start time: 19:04 End time: 21.04 Sunset: 19:04	Anabat Scout	Dry, 0% cloud, BF5, 8-20°C
The survey was undertaken by 2 surveyors under direction of licence holder 2023-11669-CL19-BAT; 2023-11671-CL20-BAT).			

BF0 = calm, BF12 = hurricane force

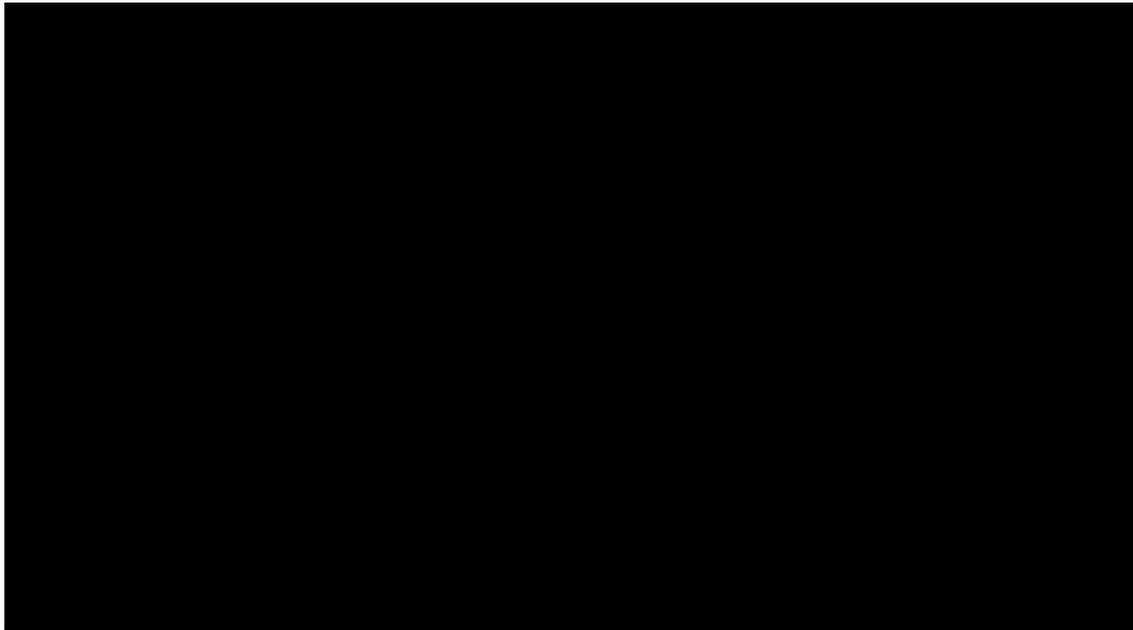
- 2.3.18 Automated Surveys. Automated static bat detector surveys were also carried out, during which Song Meter SM4BAT detectors were positioned at a number of locations within the site to record bat activity over weekly periods during each month between May and September 2024.
- 2.3.19 Detector 1 was deployed on the southern boundary of the site adjacent to the woodland W4, detector 2 was positioned on the western boundary near pond P1 and detector 3 was deployed on the northern boundary of the site adjacent to the woodland W2 (see Plan 6836/ECO7).
- 2.3.20 Static bat detectors were set to switch on approximately 30 minutes before sunset and switch off approximately 30 minutes after sunrise. The specific timings and weather conditions during the static detector surveys are set out at Appendix 6836/2.

Analysis of Bat Survey Recordings

- 2.3.21 All bat call audio recordings were analysed using Anabat Insight acoustic analysis software version 2.0 to identify the species recorded during the survey work. This involved running the data through an automated species classifier, the outputs of which were then subject to manual verification by analysts. All data analysed in this manner was conducted by analysts certified in Bat Acoustic Analysis to a BCT Level 4/5 Accomplished/Authoritative, or was subject to review and audit by analysts at this level of competency. Wherever possible, bat calls were identified to individual species. However, in instances where bat calls could not reliably be attributed to species level (such as for *Myotis* species and Long-eared species) or where overlaps between otherwise distinguishable species occur (such as in Pipistrelle species calls around 40khz or 50khz frequency of maximum energy), such calls were attributed to the genus level. Where bat calls could not be distinguished between *Nyctalus* species and Serotine *Eptesicus serotinus*, these have been labelled as 'unidentified big bat' species.

2.3.22 All infrared camera footage collected during bat emergence surveys was analysed using MotionMeerkat motion detection software version 2.0 to highlight motion events within the footage. The outputs of this process were then subject to manual examination, with any bat roosting behaviour identified. Analysis of audio recordings from bat detectors that were used alongside the infrared cameras was conducted by analysts certified in Bat Acoustic Analysis to a BCT Level 4/5 Accomplished/Authoritative, or were subject to review and audit by analysts at this level of competency. These recordings were used to assist in the identification of bats captured in the infrared footage where possible, in addition to informing any other bat activity occurring nearby during the emergence surveys.

2.3.23



2.3.24



Dormouse (*Muscardinus avellanarius*)

2.3.25 Surveys were undertaken between May and November 2024 to assess the presence/absence of Dormouse within the site. Survey work followed the methodology set out within best practice guidance^{15,16,17}, whereby nesting tubes are attached to branches of trees and shrubs and checked on a regular basis for signs of use by Dormouse.

2.3.26 The guidance employs an indexation system to calculate survey effort, which is based on the number of tubes deployed and the months during which these are left in place and checked for signs of use. Months in which dormice are more likely to use the nest tubes are afforded a higher number of survey effort points than months with a lower likelihood of use. The guidance recommends that determination of absence of Dormouse from a site should be based on a survey effort score of at least 20 points.

2.3.27 Accordingly, a total of 100 Dormouse nest tubes were deployed within the site, positioned within hedgerows, scrub, treelines and deciduous woodland edge habitat (see Plan

¹⁴

¹⁵ English Nature (2003) 'Surveying dormice using nest tubes: Results and experiences from the South West Dormouse Project'

¹⁶ English Nature (2006) 'The Dormouse Conservation Handbook, 2nd Edition'

¹⁷ Natural England (2011) 'Interim Natural England Advice Note - Dormouse surveys for mitigation licensing - best practice and common misconceptions'

6836/ECO8). Nest tubes were checked monthly between July and November 2024, giving a total survey effort score of 36 points.

Reptiles

- 2.3.28 Given the presence of potentially suitable reptile habitat within the site, a survey was undertaken between August and October 2024 to assess the presence/absence of common reptile species¹⁸.
- 2.3.29 A total of 145 50x50cm sheets of thick roofing felt were placed within suitable areas across the site to act as artificial refugia (see Plan 6836/ECO9). This represents a density of 11.76 refugia per hectare. The refugia, which provide shelter for reptiles, heat up more quickly than their surroundings in the morning and can remain warmer than their surroundings in the late afternoon. Being ectothermic (cold blooded), reptiles will readily use these refugia to bask upon or beneath so as to raise their body temperature, which allows them to forage earlier and later in the day. Checking the refugia at appropriate times of the day (morning and evening) for the presence of reptiles provides an effective measure of assessing the presence/absence of common reptile species at a site.
- 2.3.30 The refugia were left in place undisturbed for approximately 1-2 weeks to allow reptiles to find and start using them. Following this initial bedding-in period, refugia were checked at appropriate times of the day on seven occasions during suitable weather conditions, as set out below in Table 2.3.

Table 2.3. Reptile Survey Dates and Weather Conditions

Survey Date	Weather Conditions			
	Wind (BF)	Temp(°C)	Cloud Cover (%)	Precipitation
20/08/2024	2	17-18	80	Dry
27/08/2024	2-3	17-18	15	Dry
03/09/2024	1	17-19	50	Dry
12/09/2024	1	9-10	0	Dry
17/09/2024	2-3	13-15	3	Dry
20/09/2024	1	16-17	60	Dry
17/10/2024	3	16	85	Dry

BF0 = calm, BF12 = hurricane force

- 2.3.31 Any reptiles that were observed basking in the open or within partial cover were also recorded. Additionally, searches were made of existing natural objects (such as logs and rocks) and other artificial refugia (such as debris or discarded tyres) where present, for reptiles or evidence of reptiles (such as sloughed skin).

Great Crested Newt (*Triturus cristatus*)

- 2.3.32 As a first step in assessing the possible presence of Great Crested Newt at the site, Ordnance Survey mapping and satellite imagery were examined to identify water bodies within 500m of the site boundary.
- 2.3.33 Guidance set out within Natural England's Method Statement template, to be used when applying for a Great Crested Newt development licence, states that surveys of ponds within 500m of the site boundary are only required "when all of the following conditions are met: (a) maps, aerial photos, walk-over surveys or other data indicate that the pond(s) has

¹⁸ Surveys based on: Froglife Advice Sheet 10 (1999) 'Reptile Survey - an introduction to planning, conducting and interpreting surveys for snake and lizard conservation'

potential to support a large great crested newt population, (b) the footprint contains particularly favourable habitat, especially if it constitutes the majority available locally, (c) the development would have a substantial negative effect on that habitat, and (d) there is an absence of dispersal barriers."

- 2.3.34 Given that in this instance none of the four points listed above are applicable to the site, it is considered that surveys of ponds within 500m of the site boundary are not required, and that the survey of ponds within 250m represents an adequate survey effort¹⁹.

Environmental DNA (eDNA)

- 2.3.35 Water samples were taken for eDNA analysis to investigate the presence/absence of Great Crested Newt within three on-site ponds, identified as P1, P2 and P5 (see Plan 6836/ECO10). A further pond P3 was recorded to be dry at the time of survey and pond P4 was inaccessible. Water samples were collected on 30th May 2024 following the procedure outlined in the methods manual prepared for DEFRA by Biggs *et al.* (2014)²⁰. The survey fell within the acceptable seasonal window set out by Natural England (mid-April to end of June inclusive)²¹. Samples were collected by suitably trained Aspect Ecology staff. The water samples were sent for laboratory analysis conducted by Cellmark, also in accordance with the procedure set out by Biggs *et al.* (2014).

Breeding Birds

- 2.3.36 The use of the site by breeding birds was assessed over three survey visits, each undertaken on a separate day in April, May and June 2025²². Birds observed or heard within the site were recorded in accordance with a method modified from the British Trust for Ornithology's (BTO's) Common Bird Census technique²³.
- 2.3.37 On each survey occasion a route through the site was walked by an experienced ornithologist. Note was made of all birds either seen or heard. These 'registrations' were annotated on a site plan using standard BTO codes for each bird species and appropriate abbreviations.
- 2.3.38 This survey methodology has the advantage over other survey methods of mapping each registration to a specific point within the site. Therefore, it allows for the identification of areas that contain the highest density and diversity of bird species.
- 2.3.39 Three visits were considered to provide a robust level of information with regard to species present due to the nature of the site, comprising relatively uniform habitat, the location of the site in an urban-edge setting and intensive farmland setting, and presence of low value habitats such as fields, arable habitat, hedgerows, buildings, and ponds (see Plan 6836/ECO11).
- 2.3.40 The dates of each survey, together with a summary of the weather conditions, are shown in Table 2.4 below.

¹⁹ 250m is the typical maximum migratory range of this species, see English Nature (2004) 'An assessment of the efficiency of capture techniques and the value of different habitats for the great crested newt *Triturus cristatus*'

²⁰ Biggs, J. *et al.* (2014) 'Analytical and methodological development for improved surveillance of the Great Crested Newt Appendix 5 – Technical advice note for field and laboratory sampling of great crested newt (*Triturus cristatus*) environmental DNA', Freshwater Habitats Trust

²¹ Natural England (2014) 'Protected species and development: advice for local planning authorities', updated October 2023

²² Surveys based on methodology within Baille, S.R. *et al.* (2010) 'Breeding Birds in the Wider Countryside: their conservation status', BTO

²³ Marchant (1983) 'Common Birds Census Instructions' (Available at: <https://www.bto.org/our-science/publications/birdtrends/2020/methods/common-birds-census>)

Table 2.4. Breeding Bird Survey Dates and Weather Conditions

Survey Date	Weather Conditions			
	Wind (BF)	Temp(°C)	Cloud Cover (Octants)	Precipitation (0-5)
15/04/2025	SE 1	12	8/8	0
13/05/2025	N 1	11	7/8	1
11/06/2025	SE 2	15	8/8	0

BF0 = calm, BF12 = hurricane force

2.4 Survey Constraints and Limitations

2.4.1 Not all of the species that occur in each habitat will necessarily be present or detectable during survey work carried out at any given time of the year, since different species are apparent during different seasons.

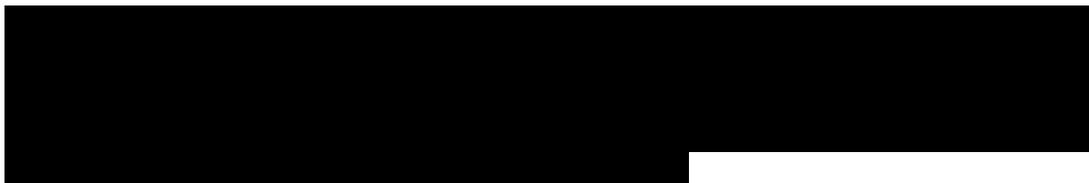
2.4.2 The habitat survey was undertaken within the optimal season, therefore allowing a robust assessment of habitats and botanical interest within the site to be made. Additional information on the habitats present within the site was collected during 29/08/2024 allowing a robust assessment of habitats and botanical interest within the site to be made.

2.4.3 Note was made of any invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) that were observed during surveys. However, because the detectability of such species varies according to factors such as the time of year or site management regimes, the absence of invasive species should not be assumed even if no such species were recorded during the surveys undertaken.

2.4.4 Two bat emergence surveys were aborted due to poor weather on the 8th of August 2024 and 25th September 2024. Due to the date of commission from the client an April deployment was not able to be completed. However, due to the habitats present on site and the six deployments completed, it is believed that a robust assessment has been completed. Static detector failures occurred during May 2024 at Location S2 causing only one night of data to be recorded and during August 2024 at Location S3, causing data to not be recorded. Nevertheless, it is considered that, due to the amount of data collected over the recording period, a robust assessment of the bat assemblage present at the site could still be made.

2.4.5 A recognised limitation of bat activity surveys is that bat detectors can only provide an index of activity rather than determine absolute numbers of bats. The results of bat activity surveys should therefore only be considered indicative of the amount of use bats make of an area rather than a measure of the abundance of bats. In addition, some bat species that are more difficult to detect because of their quiet echolocation calls, such as Brown Long-eared Bat *Plecotus auritus*, may be under-recorded.

2.4.6



2.5 Ecological Evaluation Methodology

2.5.1 The evaluation of ecological features and resources is based on professional judgement whilst also drawing on the latest available industry guidance and research. The approach taken in this report is based on that described by the Chartered Institute of Ecology and

Environmental Management (CIEEM, 2018)²⁴, which involves identifying 'important ecological features' within a defined geographical context (i.e. international, national, regional, county, district, local or site-level importance). Further details are provided at Appendix 6836/3.

2.6 Relevant Planning Policy

National Policy Approach to Biodiversity in the Planning System

2.6.1 The National Planning Policy Framework (NPPF)²⁵ describes the Government's national policies on 'conserving and enhancing the natural environment' (Chapter 15). The NPPF is accompanied by Planning Practice Guidance on 'Biodiversity, ecosystems and green infrastructure' and ODPM Circular 06/2005²⁶.

2.6.2 NPPF takes forward the Government's strategic objective to halt overall biodiversity loss²⁷, as set out at Paragraph 187, which states that planning policies and decisions should contribute to and enhance the natural and local environment by:

'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'

2.6.3 The approach to dealing with biodiversity in the context of planning applications is set out at 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 improve biodiversity in and around*

²⁴ CIEEM (2018) 'Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine', Version 1.3, updated September 2024

²⁵ Ministry of Housing, Communities & Local Government (2024) 'National Planning Policy Framework'

²⁶ ODPM (2006) 'Planning for Biodiversity and Geological Conservation – A Guide to Good Practice', Circular 06/2005

²⁷ DEFRA (2011) 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services'

developments should be 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.'

2.6.4 The above approach encapsulates the 'mitigation hierarchy' described in British Standards BS 42020:2013²⁸, which sets out the following stepwise process in order of priority:

- Avoidance: avoiding adverse effects through good design should be the primary objective of any proposal
- Mitigation: where adverse effects are unavoidable, mitigation measures should be employed to minimise them
- Compensation: where residual impacts remain that cannot be avoided or mitigated, compensatory measures should offset any harm
- Enhancement: planning proposals almost always present the opportunity to deliver benefits for biodiversity, which should be explored alongside the above measures to resolve potential adverse effects

2.6.5 The measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the type and scale of the proposed development (BS 42020:2013, section 5.5).

Local Policy

2.6.6 Mid Sussex District Council adopted the Mid Sussex District Plan 2014-2031 as a Development Plan Document in 2018, replacing the Mid Sussex Local Plan 2004. A new district plan is currently at examination (Submission Draft (Regulation 19)) and sets out a strategy up to 2039. When operational, this will replace the 2014 –2031 District Plan.

Adopted District Plan (2014 – 2031)

2.6.7 The current Local Plan (2014 – 2031) contains the following policies which are relevant to biodiversity and ecology:

- DP16: High Weald Area of Outstanding Natural Beauty
- DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)
- DP29: Noise, Air and Light Pollution
- DP37: Trees, Woodland and Hedgerows
- DP38: Biodiversity

District Plan Submission Draft (Regulation 19) (2021 – 2039)

2.6.8 The submission draft version of the Local Plan (2014 – 2031) contains the following policies which are relevant to biodiversity and ecology:

²⁸ British Standards Institution (2013) 'Biodiversity – Code of practice for planning and development', BS 42020:2013

- DPS1: Climate Change
- DPS4: Flood Risk and Drainage
- DPN1: Biodiversity, Geodiversity and Nature Recovery
- DPN2: Biodiversity Net Gain
- DPN3: Green Infrastructure
- DPN4: Trees, Woodland and Hedgerows
- DPN6: Pollution
- DPN8: Light Impacts and Dark Skies
- DPN9: Air Quality
- DPC4: High Weald Area of Outstanding Natural Beauty
- DPC6: Ashdown Forest SPA and SAC

3 Ecological Designations

3.1 Statutory Designations

Description

- 3.1.1 The statutory designations of ecological importance that occur within the local area around the site are shown on Plan 6836/ECO2.
- 3.1.2 The nearest statutory nature conservation designation to the site is South Downs National Park, which is located approximately 2.47km southeast of the site. The National Park is designated on the basis of its chalkland downland and grassland which is rich in flowering plants and has some uncommon species.
- 3.1.3 The next nearest statutory nature conservation designation to the site is Wolstonbury Hill SSSI, which is located approximately 4.5km southeast of the site. The SSSI is designated on the basis of its chalkland downland and grassland which is rich in flowering plants and has some uncommon species.
- 3.1.4 The nearest European designation is Castle Hill Special Area of Conservation (SAC) and National Nature Reserve (NNR), approximately 15km southeast of the site. Castle Hill (SAC/NNR) is designated for containing the priority habitat "Orchid Rich Sites" in the form of semi-natural dry grasslands and scrubland facies on calcareous substrates. The site is one of the largest colonies of the Early Spider-Orchid.
- 3.1.5 Natural England has developed Impact Risk Zones (IRZs) as an initial tool to help assess the risk of developments adversely affecting SSSIs, taking into account the type and scale of developments. The site sits within an IRZ in relation to is Wolstonbury Hill SSSI and Beeding Hill to Newtimber Hill SSSI, however, this IRZ does not relate to residential development.

Assessment of Proposals

- 3.1.6 The site itself is not subject to any statutory nature conservation designations. All statutory ecological designations in the surrounding area are well separated from the site by existing development and given the type and scale of the proposals, these designations are unlikely to be affected.

3.2 Non-statutory Designations

Description

- 3.2.1 The non-statutory designations of nature conservation interest that occur within the local area are shown on Plan 6836/ECO2.
- 3.2.2 The nearest non-statutory nature conservation designation to the site is Mill Lane Designated Road Verge (DRV) which is located approximately 1.21km east of the site. The DRV is designated on the basis of its special wildlife interest (see Appendix 6836/4 for citation).

Assessment of Proposals

- 3.2.3 The site itself is not subject to any non-statutory nature conservation designations. All non-statutory designations in the surrounding area are well separated from the site by existing

development and given the type and scale of the proposals, these designations are unlikely to be affected.

3.3 Priority Habitats, Ancient Woodland and Notable Trees

3.3.1 The site contains a small area of orchard that is identified in MAGIC as the Priority Habitat 'Traditional Orchard'.

3.3.2 Several areas of Ancient Woodland are located within the surrounds of the site, the closest located approximately 0.26km to the south of the site.

3.3.3 The Woodland Trust Ancient Tree Inventory returned five records of veteran trees and seven records of notable trees within the site. The inventory is a well-established resource however, due to the nature of the inventory where members of the public can upload entries (irrespective of experience and qualifications), it is unlikely that these assessments are based on the most relevant definitions of veteran trees in a planning context. These definitions typically reference the Glossary at Annex 2 of the NPPF²⁹ or The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, Statutory Instrument No. 48³⁰ definitions of veteran trees. Therefore, the data is prone to inaccuracy.

3.3.4 Four of the Veteran Trees identified by the inventory (T318, T319, T255, T256) were surveyed by SJA Trees and were found to not share physical or other characteristics consistent with ancient trees, so they are not considered to qualify as veteran trees. The final veteran record was an un-surveyed tree within the northern offsite woodland, therefore it will not be affected by the proposals. A single tree (T357) was found to display veteran features within the site however this was not included in the Woodland Trust Ancient Tree Inventory. In addition, thirteen notable trees were identified during tree survey work completed at the site (see report entitled SJA tss 23527-01 LVS Hassocks, Sayers Common for further discussion of these), which include three of the five notable trees within the site boundary included on the Ancient Tree Inventory.

Assessment of Proposals

3.3.5 Discussion of the traditional orchard and veteran tree within the site is set out below at Chapter 4. Based on the desktop study, Ancient Woodland habitat is separated from the site and are therefore unlikely to be significantly affected by the proposals.

3.4 Summary

3.4.1 The site itself is not subject to any statutory or non-statutory ecological designations and, subject to the implementation of appropriate mitigation measures (as described in Section 6), it is unlikely that any such designations in the surrounding area will be significantly affected by the proposals.

²⁹ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

³⁰ <https://www.legislation.gov.uk/uksi/2024/48/schedule/made>

4 Habitats and Ecological Features

4.1 Background Records

- 4.1.1 No specific records of any protected, rare or notable plant species from within or immediately adjacent to the site are included within the information returned from the Records Centre. Four records of Priority Species were returned from Sussex Biological Records Centre (SxBRC) including English Bluebell *Hyacinthoides non-scripta* which was present within the woodland inside the school boundary during survey work along with Tubular Water-dropwort *Oenanthe fistulosa*, Caraway *Carum carvi*, and Corn Buttercup *Ranunculus arvensis* dating between 2006 and 2014, none of which were recorded within or adjacent to the site.
- 4.1.2 A number of plants rare to Sussex were returned from the 2km search area, including Hay-scented Buckler-fern *Dryopteris aemula*, Soft Hornwort *Ceratophyllum submersum*, Broad-leaved Spurge *Euphorbia platyphyllos*, Peppermint *Mentha aquatica x spicata = M. x piperita*, Corn Parsley *Petroselinum segetum*, Black-poplar *Populus nigra subsp. Betulifolia*, Common Haircap *Polytrichum commune* and Welsh Poppy *Meconopsis cambrica* which is also nationally scarce. No evidence for the presence of any of these species within or adjacent to the site was recorded during the survey work undertaken.

4.2 Overview

- 4.2.1 The locations of habitat types and features within the site are indicated on Plan 6836/ECO3.
- 4.2.2 The site comprises a school compound at its centre which contains several buildings, two ponds, orchards, a communal food growing area, an area of woodland and several areas of grassland. A single off-site woodland is present to the south of the site boundary. A PRoW is present running through the site from east to west. Three grassland fields are present to the north and northeast of the school compound. The northern fields are bounded by hedgerows, trees and a treeline, and was sheep grazed at the time of the habitat survey in 30/05/2024. The field contained areas of Bramble scrub and some long sward grassland to the south. The northeastern field contained hedgerows, grassland and an area of hardstanding used for parking.
- 4.2.3 Two residential buildings (B10 and B11) associated with the school are present in the southeast of the site within Field F6, bound to the east by the B2118 London Road. The buildings have associated gardens, hardstanding access and hedgerows. Three grassland fields (F3, F4 and F5) are present to the south and southeast of the school compound. The southeastern field (F3) has a short sward and is bound by a treeline (TL3) in the south. Beyond this treeline is a small section of woodland (W3) which is adjacent to an offsite dry pond (P3), grassland habitat (G2), and tall forbs. Beyond the tall forbs is an offsite pond (P4) and hedgerow bordering further residential development. The central southern field F4 is bound by woodland (W4) featuring a pond (P5) within to the south and hedgerows to the west. The southern field bordering the southwest boundary of the site (F5) is bordered by hedgerows, Bramble and mixed scrub, with the communal food growing area to the north.

4.3 Priority Habitats

- 4.3.1 Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places duties on public bodies to have regard to the conservation and enhancement of biodiversity in the exercise of their normal functions. Further, Section 41 of the NERC Act requires the Secretary of State to publish a list of habitats which are of principal importance for

conservation and enhancement in England. This list is largely derived from the 'Priority Habitats' listed under the former UK BAP, which continue to be regarded as priority habitats under the subsequent country-level biodiversity strategies.

- 4.3.2 Of the habitats within the site, the hedgerows, pond P2, orchards, and woodland are considered to qualify as Priority Habitats and therefore constitute important ecological features. The veteran tree is also considered to be an irreplaceable habitat and therefore also constitutes an important ecological feature. This is discussed further in the relevant habitat sections below.

4.4 Irreplaceable Habitats

- 4.4.1 Irreplaceable habitats are now defined under The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 and include blanket bog, lowland fens, limestone pavements, coastal sand dunes, ancient woodland, ancient trees and veteran trees, spartina saltmarsh swards and mediterranean saltmarsh scrub.

- 4.4.2 The site includes a veteran tree which is defined as irreplaceable habitat. These are discussed further in the relevant habitat sections below.

4.5 Habitat Descriptions and Evaluation

- 4.5.1 The habitats and ecological features present within the site are described in Table 4.1 below. This table sets out their UK Habitat Classification Primary Habitats and Secondary Codes, and the corresponding habitat type and condition according to the Statutory Biodiversity Metric. The table also indicates whether these habitats constitute important ecological features and sets out their level of importance, taking into account the status of habitat types and the presence of rare plant communities or individual plant species of elevated interest. Further information relevant to grassland, hedgerows, ponds and woodland habitats is set out below the table. The value of habitats for the fauna they may support is considered separately in Chapter 5 below.

- 4.5.2 More detailed survey results of grassland habitats and hedgerows are provided at Appendix 6836/5, and details of habitat condition assessments are provided at Appendix 6836/6.

Table 4.1a. Habitat Descriptions and Evaluation – Area Habitats

Ref	UK Hab Primary Habitat/ Secondary Codes*	Statutory Biodiversity Metric Habitat Type and Condition	Description	Evaluation
G1	g4 modified grassland 106	Grassland: modified grassland (moderate condition)	<p>G1 is located in the centre of the site to the south of the existing school buildings and comprises amenity grassland which surrounds/borders other habitats including hardstanding, ponds, orchard and woodland. Sward height is varied with areas showing evidence of recent mowing creating short and longer sward areas ranging from 5cm to 40cm.</p> <p>The grassland supports an average of 6.2 species per m² with frequent grasses including Perennial Rye-grass <i>Lolium perenne</i>, Cock's-foot <i>Dactylis glomerata</i>, Rough Meadow-grass <i>Poa trivialis</i>, Yorkshire-fog <i>Holcus lanatus</i>, Red Fescue <i>Festuca rubra</i>, False Oat-grass <i>Arrhenatherum elatius</i>, Crested Dog's-tail <i>Cynosurus cristatus</i>, Annual Meadow-grass <i>Poa annua</i>. Herb species include Oxeye Daisy <i>Leucanthemum vulgare</i>, Primrose <i>Primula vulgaris</i>, Germander Speedwell <i>Veronica chamaedrys</i>, Wild Strawberry <i>Fragaria vesca</i>, Broad-leaved Dock <i>Rumex obtusifolius</i>, Cut-Leaved Crane's-bill <i>Geranium dissectum</i>, Dandelion <i>Taraxacum officinale</i> agg., Selfheal <i>Prunella vulgaris</i> and White Clover <i>Trifolium repens</i>. Areas of moss are present within the amenity grassland sward, where trees provide shade. Various amenity tree planting including Variegated Holly <i>Ilex aquifolium</i>, Conifer species, Bay Laurel <i>Laurus nobilis</i>, Ash <i>Fraxinus excelsior</i>, Sycamore <i>Acer pseudoplatanus</i> and Apple <i>Malus</i> sp. are scattered across the school compound. Some ornamental species are present within the grassland including Copper Beech <i>Fagus sylvatica</i> f. <i>purpurea</i>, Cedar <i>Cedrus</i> sp., Sweet Chestnut <i>Castanea sativa</i>, Common Lime <i>Tilia x europea</i>, planted Rose <i>Rosa</i> sp., and planted Maple <i>Acer</i> sp. See further detail at Appendix 6836/5.</p>	Does not form important ecological feature
G2	g4 modified grassland	Grassland: modified grassland (moderate condition)	<p>G2 is located in the south of the site adjacent to the southern boundary. The grassland supports a long sward approximately 40-50cm in height supporting an average of 5.8 species per m². Dominated with Yorkshire-fog with other species including False Oat-Grass, Meadow Foxtail <i>Alopecurus pratensis</i>, Perennial Rye-grass, Common Couch <i>Elytrigia repens</i>, Gypsywort <i>Lycopus europaeus</i>, Mint <i>Mentha</i> sp., Silverweed <i>Potentilla anserina</i>, Star Sedge <i>Carex echinata</i> and Willowherb <i>Epilobium</i> sp. See further detail at Appendix 6836/5.</p>	Does not form important ecological feature

Ref	UK Hab Primary Habitat/ Secondary Codes*	Statutory Biodiversity Metric Habitat Type and Condition	Description	Evaluation
F0/F1	g4 modified grassland 102	Grassland: modified grassland (poor condition)	Field F0/F1 is a sheep grazed field at north of site supporting a short sward height of 5-10cm. The field is sparse and poached in areas with bare ground accounting for 10% of the field. A Goat Willow <i>Salix caprea</i> shrub is present at the centre of the field with remaining woody vegetation mostly restricted to boundary features. Grass species are similar to previous amenity areas supporting an average of 3.4 species per m ² with frequent grasses including Soft Brome <i>Bromus Hordeaceus</i> , Rough Meadow-grass, Yorkshire-fog, Meadow Foxtail, Creeping Bent <i>Agrostis stolonifera</i> , Creeping Buttercup <i>Ranunculus repens</i> and Perennial Rye-grass. Occasional Bracken <i>Pteridium aquilinum</i> and Thistle <i>Cirsium</i> sp., are present in the corners. See further detail at Appendix 6836/5.	Does not form important ecological feature
F2	g4 modified grassland 106	Grassland: modified grassland (moderate condition)	Field F2 is south of Field F0/F1 and is a mown amenity grassland field. A hardstanding carpark leading on to grassland is present to the west. The same species as previously found in other amenity grassland areas are present with the addition of Yarrow <i>Achillea millefolium</i> , supporting an average of 7 species per m ² . The grassland is herb rich area containing White Clover, Common Daisy <i>Bellis perennis</i> , Bristly Oxtongue <i>Picris echioides</i> , Cut-leaved Crane's-bill, Common Sorrel <i>Rumex acetosa subsp. acetosa</i> , and Common Bird's-foot-trefoil <i>Lotus corniculatus</i> . See further detail at Appendix 6836/5.	Does not form important ecological feature
F3	g4 modified grassland	Grassland: modified grassland (poor condition)	An ungrazed field in the southeast of the site, with a short sward between 5-20cm with some small tussocks present. Species are similar to other grassland areas, supporting an average of 4.4 species per m ² including Rough Meadow-grass, Perennial Rye-grass, Dandelion, Broad-leaved Dock, Creeping Cinquefoil <i>Potentilla reptans</i> , Hogweed <i>Heracleum sphondylium</i> , Creeping Buttercup, Yorkshire-fog, White Clover, Meadow Foxtail, Common Daisy, and Umbellifer species. See further detail at Appendix 6836/5.	Does not form important ecological feature
F4	g4 modified grassland 106	Grassland: modified grassland (poor condition)	An ungrazed field in the south of the site with a short sward of 5-10 cm that had evidence of mowing at the time of survey. Grassland species are identical to Field F3 with the addition of Common Ragwort <i>Senecio jacobaea</i> and Germander Speedwell. Supports an average 4.4 species per m ² . See further detail at Appendix 6836/5.	Does not form important ecological feature

Ref	UK Hab Primary Habitat/ Secondary Codes*	Statutory Biodiversity Metric Habitat Type and Condition	Description	Evaluation
F5	g4 modified grassland	Grassland: modified grassland (poor condition)	Located at the southwestern boundary of the site with grassland species that are the same as F3 and F4, supporting an average 4.4 species per m ² . Allotments are present to the northern edge of the field, with a track that leads to an area adjacent to the allotments. The eastern field boundary continues on from TL1 within school boundary, behind which is a double hedgerow (H15 and H16) with a track between. Towards the south is a large area of Blackthorn <i>Prunus spinosa</i> and Bramble <i>Rubus fruticosus agg</i> scrub. See further detail at Appendix 6836/5.	Does not form important ecological feature
F6	g4 modified grassland	Grassland: modified grassland (poor condition)	An ungrazed field in the southeast of the site, with a short sward between 5-20cm with some small tussocks present. Species are similar to other grassland areas, supporting an average of 4.4 species per m ² including Rough Meadow-grass, Perennial Rye-grass, Dandelion, Broad-leaved Dock, Creeping Cinquefoil <i>Potentilla reptans</i> , Hogweed <i>Heracleum sphondylium</i> , Creeping Buttercup, Yorkshire-fog, White Clover, Meadow Foxtail, Common Daisy, and Umbellifer species. See further detail at Appendix 6836/5.	Does not form important ecological feature
P1	r1g Other standing water (41)	Lakes: Ponds (non- priority habitat) (moderate condition)	P1 is a linear pond within the school complex that is 20m in length and 5-7m in width. The pond appears to be fairly deep but is turbid and had no aquatic species. Marginal vegetation and some trees surround the edge of the pond which is fenced off from the surrounding G1 amenity grassland. Similar Species to G1 are present with the addition of Cow Parsley <i>Anthriscus sylvestris</i> , Hogweed, Cleavers <i>Galium aparine</i> , Ground-ivy <i>Glechoma hederacea</i> , Sweet Vernal-grass <i>Anthoxanthum odoratum</i> , Common Sorrel, Selfheal, Bugle <i>Ajuga reptans</i> , Daffodil <i>Narcissus pseudonarcissus subsp. pseudonarcissus</i> , Lady's Bedstraw <i>Galium verum</i> , Primrose, Wood False Brome <i>Brachypodium sylvaticum</i> and Vetch <i>Vicia</i> sp. Trees include Weeping Willow <i>Salix babylonica x alba = S. x sepulcralis.</i> , Ash, Hazel <i>Corylus avellana</i> , Pedunculate Oak and Field Maple <i>Acer campestre</i> . Some planted Bamboo species is also present.	Does not form important ecological feature
P2	r1g Other standing water (40)	Lakes: Ponds (priority habitat) (moderate condition)	P2 is a circular pond that is fairly deep with a fountain, in the central courtyard of the school complex. Species within the pond include Pondweed <i>Potamogeton</i> sp., Water Plantain <i>Alisma plantago-aquatica</i> and White-Water Lily <i>Nymphaea alba</i> . Marginal species include Bullrush <i>Typha latifolia</i> , Yellow Iris <i>Iris pseudacorus</i> , Ornamental Iris species, Pond Sedge <i>Carex riparia</i> and Branched Burr Reed <i>Sparganium erectum</i> . Grassland species around the pond are as per G1 with some	Priority habitat, forms important ecological feature (local value)

Ref	UK Hab Primary Habitat/ Secondary Codes*	Statutory Biodiversity Metric Habitat Type and Condition	Description	Evaluation
			Oxeye Daisy and is partially trimmed. Moorhen <i>Gallinula Chloropus</i> were present on the pond during the survey and the Priority Species Common Toad <i>Bufo bufo</i> has been recorded during other survey work.	
P5	r1g Other standing water (41)	Lakes: Ponds (non- priority habitat) (moderate condition)	Pond P5 is a small pond at the south of the site situated within the woodland. The pond is overshadowed with no aquatic vegetation (only leaf litter) with a collapsed willow inside. The pond was holding a couple inches of water during the survey work. Marginal vegetation includes Yellow Iris, Pendulous Sedge <i>Carex pendula</i> , Hemlock Water-dropwort <i>Oenanthe crocata</i> , and Remote Sedge <i>Carex remota</i> . Several trees surround the pond including Hybrid Black Poplar <i>Populus x canadensis</i> , Horse-chestnut <i>Aesculus hippocastanum</i> and Willow <i>Salix sp.</i>	Does not form important ecological feature
W1	w1g Other broadleaved woodland	Woodland and forest: Lowland mixed deciduous woodland (poor condition)	<p>W1 is located within the school compound adjacent to the main access road but is separated by fencing. Mature trees 20-25m in height are present including Horse-chestnut, Pedunculate Oak and Common Lime. The understory is sparse and open to the canopy. A hedge of Cherry Laurel <i>Prunus laurocerasus</i> is present along the access road (ornamental hedgerow) and Ivy <i>Hedera helix</i> is present in shaded areas. Other species include Ash, Rhododendron <i>Rhododendron ponticum</i>, Mahonia <i>aquifolium</i>, dead and mostly removed Beech trees and amenity species near edges. An old boundary ditch/ bank is present on the southern side with some bare areas here and additional Cherry Laurel.</p> <p>Ground flora is dominated by Ancient Woodland Indicators (AWI) including Ramsons <i>Allium ursinum</i> and Dog's Mercury <i>Mercurialis perennis</i>, English Bluebell, Wood Anemone <i>Anemone nemorosa</i> and Primrose. Further species include Garlic Mustard <i>Alliaria petiolata</i>, Lords-and-Ladies <i>Arum maculatum</i>, Cow Parsley, Dock <i>Rumex sp.</i>, Winter Heliotrope <i>Petasites fragrans</i> at edges along with amenity species previously seen, Stinking Iris <i>Iris foetidissima</i>, Wood Sedge <i>Carex sylvatica</i>, Bramble, Cock's-Foot <i>Dactylis glomerata</i>, Rough Meadow-grass, Wood Avens <i>Geum urbanum</i>, Wild Strawberry, Meadow Buttercup <i>Ranunculus acris</i> and Goldilocks <i>Ranunculus auricomus</i>.</p>	Priority habitat, forms important ecological feature (local value)
W3	w1g Other broadleaved woodland	Woodland and forest: Lowland mixed	Woodland present on southern edge of Field F3 and adjacent to offsite pond P3, which extends into TL3. The canopy is 10-15m in height, however some areas are open and without canopy. Species including Ash, Hornbeam <i>Carpinus betulus</i> ,	Priority habitat, forms important

Ref	UK Hab Primary Habitat/ Secondary Codes*	Statutory Biodiversity Metric Habitat Type and Condition	Description	Evaluation
		deciduous woodland (poor condition)	Cherry <i>Prunus avium</i> , Pedunculate Oak, Willow <i>Salix</i> sp., and dead Ash and Elm <i>Ulmus procera</i> around the pond. A Hornbeam with a large central cavity is also present. Ground flora includes tall ruderal habitat, Nettle <i>Urtica dioica</i> , Water Mint <i>Mentha aquatica</i> , Bittersweet <i>Solanum dulcamara</i> , Wood False Brome, Remote Sedge, and Woodruff <i>Galium odoratum</i> .	ecological feature (local value)
W4	w1g Other broadleaved woodland	Woodland and forest: Lowland mixed deciduous woodland (poor condition)	Woodland present at southern boundary of the site that abuts the adjacent housing development. The woodland belt is approximately 10m in height and 15m in width. A singular pond is present (P5) and the ground is wet in parts with Hemlock Water-dropwort, Willowherb Sp., and Rough Meadow Grass present. Grey Willow <i>Salix cinerea subsp. cinerea</i> and Goat Willow are the dominate tree species with some young growth present that is sparse and leggy, with more mature species present at the western end, including semi mature and mature Hybrid Black Poplar, Willow <i>Salix</i> sp., and Horse-chestnut. Some conifers are present close to the residential development. Ground flora includes Rough Meadow-grass, Dock, Nettle, Creeping Buttercup, Mouse-ear-hawkweed <i>Pilosella officinarum</i> , English Bluebell, Wood False Brome, Enchanters'-nightshade <i>Circaea lutetiana</i> , and Bramble.	Priority habitat, forms important ecological feature (local value)
B1-B11	Buildings	Urban: developed land; sealed surface (N/A – other)	Several buildings are present within the site, the majority of which form the LVS Hassocks school complex (B1-B9). Two buildings in the southeast of the site are residential (B10 + B11). The buildings vary in structure and materials with buildings B1-B9 featuring wooden cladding, metal cladding, hanging tiles, brick render, terracotta tiles and stone walls. Buildings B10 and B11 feature brick construction.	Does not form important ecological feature
-	(Allotments) 616	Urban: Allotments	A communal food growing area near the western boundary of the site. Despite this being an informal growing area, this has been categorised as 'allotment' within the Metric as the closest habitat type available.	Does not form important ecological feature
-	(Traditional Orchard) 27	Grassland: Traditional Orchards (moderate condition)	Mature Apple <i>Malus</i> sp., Pear <i>Pyrus</i> spp. and Myrobalan Plum <i>Prunus cerasifera</i> trees with some cavities, hollow trunks and pruning wounds. Ground flora is as per the previous mown amenity grassland however it is herb rich in places with species including White Clover and Creeping Buttercup, Common Daisy and Ribwort Plantain <i>Plantago lanceolata</i> .	Priority habitat, forms important ecological feature (local value)
-	Blackthorn Scrub	Heathland and shrub: Blackthorn Scrub (poor condition)	Several areas of Blackthorn scrub are present around the site, found at the margins of grassland fields.	Does not form important ecological feature

Ref	UK Hab Primary Habitat/ Secondary Codes*	Statutory Biodiversity Metric Habitat Type and Condition	Description	Evaluation
-	h3d Bramble scrub	Heathland and shrub: Bramble scrub (condition assessment N/A)	Narrow bands of scrub are present around the margins of the grassland fields in places, dominated by Bramble.	Does not form important ecological feature
-	(tall forbs) 16	Sparsely vegetated land: tall forbs (moderate condition)	An area of tall forbs is present in the southern part of the site surrounding P4 with the dominant species being Hemlock Water-dropwort. Species including Common Nettle, Curled Dock <i>Rumex crispus</i> , Spear Thistle <i>Cirsium vulgare</i> , Willowherb sp., Common Ragwort, Yorkshire-fog, False Oat-grass and Bramble.	Does not form important ecological feature
	(hardstanding) u1b developed land – sealed surface	Urban: developed land; sealed surface (N/A – other)	Several areas of hardstanding are present around the school complex, along with an access road, parking and a track between the school and Field F0/F1.	Does not form important ecological feature
-	(trees) 200, 203	Rural tree (poor to good condition)	Several trees are present throughout the site as individual trees and associated with hedgerows and treelines, with species including Pedunculate Oak, Ash, Sycamore, Field Maple, Red Oak <i>Quercus rubra</i> , Hornbeam, Apple, Beech, Goat Willow, Common Lime, and Leyland Cypress <i>Cupressus x leylandii</i> , Horse-chestnut, Western Red Cedar <i>Thuja plicata</i> , Blue Cedar <i>Cedrus atlantica Glauca</i> , Corsican Pine <i>Pinus nigra</i> , Copper Beech, Dawn Redwood Metasequoia, Sweet Chestnut <i>Castanea sativa</i> , Flowering Cherry <i>Cerasus serrulata</i> , Norway Maple <i>Acer platanoides</i> , Raywood Ash <i>Fraxinus angustifolia</i> , White Poplar <i>Populus alba</i> , Silver Birch <i>Betula pendula</i> , Mountain Ash <i>Sorbus aucuparia</i> , Myrobalan Plum, Scarlet Oak <i>Quercus coccinea</i> , Holly, Spindle <i>Euonymus europaeus</i> , Judas Tree <i>Cercis siliquastrum</i> , Weeping Willow <i>Salix babylonica</i> , Common Pear <i>Pyrus communis</i> , Yew <i>Taxus baccata</i> , Small-leaved Lime <i>Tilia cordata</i> , Crack Willow <i>Salix x fragilis</i> , Aspen <i>Populus tremula</i> , Hybrid Black Poplar <i>Populus x canadensis</i> , Wych Elm <i>Ulmus glabra</i> , and Norway Spruce <i>Picea abies</i> .	Forms important ecological feature (local value)
T357	(veteran tree) 204	Rural tree (good condition)	A single veteran Pedunculate Oak tree is located within Treeline TL3, in the southern part of the site supporting numerous deadwood features including a tear out, cavities and rot holes. The tree is to be retained and suitably buffered under the proposals.	Irreplaceable habitat, forms important ecological feature (district value)

* Habitat types not listed as a primary habitat are indicated in brackets

UK Hab Secondary Codes:

16 – tall forbs

27 – Traditional Orchard

40 – Ponds (priority habitat)

41 – Ponds (non-priority habitat)

102 – Sheep grazed

106 – mown

200 – tree

203 – mature tree

204 – veteran tree

616 – Allotments

Table 4.1b. Habitat Descriptions and Evaluation – Hedgerows/Line of Trees

Ref	UK Hab Primary Habitat/ Secondary Codes*	Statutory Biodiversity Metric Habitat Type and Condition	Description	Evaluation
H1	h2a5 species-rich native hedgerow 118	Species-rich native hedgerow – (good condition)	<p>A network of hedgerows is present across the site, forming the majority of field boundaries. These vary in terms of species richness, structure and management, although the majority appear to be well-established. H11 forms the residential curtilages for building B10. Typical species include Hawthorn <i>Crataegus monogyna</i>, Blackthorn, Field Maple, Pedunculate Oak, Sycamore, Goat Willow, Apple, Beech, Damson <i>Prunus domestica subsp. insititia</i>, Willow sp., Common Lime, Horsechestnut, Privet <i>Ligustrum vulgare</i>, Holly, Hornbeam, Ash, Elm, Bramble and Field-Rose <i>Rosa arvensis</i>.</p>	<p>Priority habitat, forms important ecological feature (local value)</p>
H2	h2a native hedgerow	Native hedgerow (good condition)		
H4	h2a5 species-rich native hedgerow 50, 118	Species-rich native hedgerow with trees – associated with bank or ditch (good condition)		
H5	h2a5 species-rich native hedgerow 118	Species-rich native hedgerow with trees – (good condition)		
H5a	h2a5 native hedgerow 118	Native hedgerow with trees – (moderate condition)		
H6	h2a5 native hedgerow 50	Native hedgerow – associated with bank or ditch (moderate condition)		
H6a	h2a5 native hedgerow 50	Native hedgerow with trees – associated with bank or ditch (good condition)		
H7	h2a native hedgerow	Native hedgerow (good condition)		
H9	h2a native hedgerow	Native hedgerow (good condition)		

Ref	UK Hab Primary Habitat/ Secondary Codes*	Statutory Biodiversity Metric Habitat Type and Condition	Description	Evaluation
H20	h2a native hedgerow	Native hedgerow (moderate condition)		
H11	h2a native hedgerow	Native hedgerow (good condition)		
H14	h2a native hedgerow	Native hedgerow (moderate condition)		
H16	h2a native hedgerow	Native hedgerow (poor condition)		
H3, H8, H12, H15,	h2b non-native and ornamental hedgerow	Non-native and ornamental hedgerow (poor condition)	Several ornamental hedgerows are present onsite associated with the school and parking boundaries, residential curtilages and track boundaries. Species include Hawthorn (H3), Dogwood <i>Cornus sanguinea</i> (H8) and Barberry <i>Berberis vulgaris</i> (H12) hedgerows forming residential curtilage and Cherry Laurel (H15) forming the east boundary to Field F5.	Does not form important ecological feature
TL1	(line of trees) 33	Line of trees (moderate condition)	A Line of Pedunculate Oak within Field F1, including one mature specimen.	Forms important ecological feature (local value)
TL2	(line of trees) 33	Line of trees (poor condition)	Treelines with mature Pedunculate Oaks, Poplar spp. and younger Red Oak.	Forms important ecological feature (local value)
TL2a	(line of trees) 33	Line of trees (poor condition)		
TL2b	(line of trees) 33	Line of trees (poor condition)		
TL3	(line of trees) 33	Line of trees (moderate condition)	Line of trees featuring mature Pedunculate Oak, semi mature Ash and a number of dead Ash specimens.	Forms important ecological feature (local value)
TL4	(line of trees) 33	Line of trees (poor condition)	An ornamental treeline of mature Cypress surrounding an onsite cemetery.	Forms important ecological feature (local value)
TL5	(line of trees) 33	Line of trees (moderate condition)	A treeline of Sycamore and Beech, that oversails hedgerow H15.	Forms important ecological feature (local value)

* Habitat types not listed as a primary habitat are indicated in brackets

UK Hab Secondary Codes:

33 – line of trees

50 – ditch

118 – species-rich hedgerow ground flora

4.6 Summary

- 4.6.1 The following habitats within and adjacent to the site are considered to form important ecological features:

Table 4.2. Evaluation Summary of Habitats Forming an Important Ecological Feature

Habitat	Level of Importance
Hedgerows	Local
Ponds	Local
Traditional Orchard	Local
Woodland	Local
Trees	Local
Veteran trees	District
Treelines	Local

- 4.6.2 Other habitats present within the site include modified grassland, non-veteran trees, ornamental hedgerows, communal food growing area, tall forbs, Bramble scrub, Blackthorn scrub, mixed scrub, and ditches. These habitats do not form important ecological features.

4.7 Assessment of Proposals

- 4.7.1 The proposed development has followed the mitigation hierarchy approach as set out under the National Planning Policy Framework (NPPF), with consideration given first to avoidance, followed by mitigation and compensation.
- 4.7.2 In line with this hierarchy, habitats forming important ecological features are largely retained under the proposals, therefore avoiding significant losses to them. Instead, built development is focused within areas of lower-value habitat including modified grassland. Losses of these habitats, which do not form important ecological features, will be addressed as part of the overall balance of biodiversity net gain.
- 4.7.3 A discussion of likely effects on habitats of ecological importance, alongside any requirements for mitigation or compensation in relation to them, is set out below.

Hedgerows

- 4.7.4 Hedgerows H3, H6a and H7, H8, H11 and H12 and short lengths of hedgerows H1, H6 and H9 are to be lost under the proposals along with short sections of Treeline TL2a and TL2b. These sections of hedgerow only comprise approximately 16% of the total hedgerow network and are not considered to be of importance outside of a local context. Hedgerow losses will be compensated for through new planting, to be secured as part of the habitat measures to achieve biodiversity net gain.
- 4.7.5 Retained hedgerows will be protected during construction works in line with standard practice, as detailed further at Chapter 6.

Orchard

- 4.7.6 The northern area of Traditional Orchard is to be lost under the proposals, with further orchard planting proposed within the site to offset this loss. Retained trees will be protected during construction works in line with standard practice, as detailed further at Chapter 6.

Other Development Impacts

- 4.7.7 Standard measures will be implemented to minimise adverse construction effects such as dust deposition and surface run-off of contaminants or silt, whilst implementation of a drainage strategy as part of the completed development will safeguard water quality in the long-term. Ongoing management of retained habitats and open spaces will allow for management of recreational activity to minimise disturbance to sensitive habitats and wildlife. Further detail is set out in Chapter 6 below.

5 Faunal Use of the Site

5.1 Overview

- 5.1.1 During the survey work, general observations were made of any faunal use of the site with particular attention paid to the potential presence of protected or notable species. Specific survey work was undertaken in respect of bats, [REDACTED] Dormouse, reptiles, Great Crested Newt and breeding birds, the results of which are set out below.

5.2 Priority Species

- 5.2.1 Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places duties on public bodies to have regard to the conservation and enhancement of biodiversity in the exercise of their normal functions. Further, Section 41 of the NERC Act requires the Secretary of State to publish a list of species which are of principal importance for conservation and enhancement in England. This list is largely derived from the 'Priority Species' listed under the former UK BAP, which continue to be regarded as Priority Species under the subsequent country-level biodiversity strategies.
- 5.2.2 During the survey work undertaken, the Priority Species Soprano Pipistrelle *Pipistrellus pygmaeus*, Noctule *Nyctalus noctula*, Brown Long-eared Bat *Plecotus auritus*, Barbastelle *Barbastella barbastellus*, Great Crested Newt, Slow-worm *Anguis fragilis*, Common Lizard *Zootoca vivipara*, Starling *Sturnus vulgaris* and Song Thrush *Turdus philomelos* were recorded within the site. This is discussed further below.

5.3 Bats

- 5.3.1 Legislation. All British bats are classed as European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended) and are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). As such, both bats and their roosts (breeding sites and resting places) receive full protection under the legislation (see Appendix 6836/4). If proposed development work is likely to result in an offence a licence may need to be obtained from Natural England which would be subject to appropriate measures to safeguard bats. Given that all bats are protected species, they are considered to represent important ecological features. Several bat species are also Priority Species.
- 5.3.2 Background Records. Information received from the SxBRC returned a single record from within the site, from the desktop study for a Common Pipistrelle *Pipistrellus pipistrellus* in 2012. Additional species within 2km of the site include Bat sp. *Chiroptera sp.*, Common Pipistrelle, Soprano Pipistrelle, Pipistrelle bat species *Pipistrellus spp.*, Serotine *Cnephaeus serotinus*, Bechstein's Bat *Myotis bechsteinii*, Whiskered Bat *Myotis mystacinus*, Brandt's bat *Myotis brandtii*, Natterer's Bat *Myotis nattereri*, Leisler's Bat *Nyctalus leisleri*, Noctule Bat, Long-eared Bat species *Plecotus spp.*, and Brown Long-eared Bat within 2km of the site. The closest record to the site is for a single 'Bat' *Chiroptera spp.*, recorded in 1997, located within approximately 100m of the site boundary.

Survey Results and Evaluation

Preliminary Appraisal

- 5.3.3 As detailed above, records of bats have been returned from within the surroundings of the site. These species are largely typical given the region and the types of habitats present in

the wider area of the site, although Bechstein's Bat are of particular interest given their very rare status, whilst Leisler's Bat and Serotine are considered rare within Southern England. The desk study does not indicate any ecological designations within 10km of the site which are identified for their bat interest.

5.3.4 Habitats within the wider area of the site largely comprise open farmland, with features including woodlands and watercourse corridors likely to be of elevated interest for bats. Notably, the River Adur and Sayers Common Wood, supporting ancient woodland, are located within 3km of the site to the north and south respectively. Residential development is present to the east and southeast, although a reasonable network of hedgerows with frequent associated trees extends to the north, west and southwest of the site, providing moderate connectivity to Furze Wood approximately 50m to south of the site. Connectivity appears more limited to the east of the site, where strong hedgerow linkages are lacking due to the B2118 road that leads to the settlement of Sayers Common.

5.3.5 Within the site, several trees and buildings have been identified as potentially suitable to support roosting bats, detailed further below. A preliminary assessment of habitats in terms of their likely value for foraging and commuting bats is set out in Table 5.1 below.

Table 5.1. Assessment of Value of Habitats Within the Site for Foraging and Commuting Bats

Commuting (Potential Flight-paths)	Foraging Habitats
Woodland edge and associated hedgerow network forms continuous habitat that is well connected to the wider landscape – high potential suitability.	Grassland pasture has good connectivity to woodland – high potential suitability.
Hedgerows and treelines across the site are well connected – moderate potential suitability.	Other areas of semi-natural habitat including grassland and scrub – moderate potential suitability.
	Woodland parcels – moderate potential suitability.

Roosting – Buildings and Built Structures

Visual Inspection

5.3.6 All the buildings within the site were subject to detailed internal and external inspections, the findings of which are provided in Table 5.2 below and at Appendix 6836/7.

5.3.7 Buildings B1a, B1b, B1c, B1d, B2, B3, B4, B5, B6, B7, B8 and B9 are located within the school complex area forming the main built area of the site. These are large buildings used for educational purposes constructed of various materials including brick, areas of wooden cladding, metal cladding, hanging tiles, brick render, terracotta tiles and stone walls. Buildings B10 and B11 are residential bungalows of brick construction located adjacent to the eastern boundary of the site. Buildings B6 and B7 offer negligible roosting opportunities for bats and no evidence of roosting bats was recorded.

5.3.8 Buildings B1c and B1d exhibited a low number of potential roosting opportunities for bats and overall are assessed as providing low suitability for bats. Buildings B2 – B5, B8 and B9 exhibited a moderate number of potential roosting opportunities for bats and overall are assessed as providing moderate suitability for bats. Buildings B1a, B1b, B10 and B11 exhibited a high number of potential roosting opportunities for bats and overall are assessed as providing high suitability for bats. No evidence of bat occupation, such as droppings, staining or feeding remains, was recorded during the inspection surveys.

Emergence Surveys

5.3.9 Buildings B1 – B5 and B8 – B11 exhibit suitability for roosting bats and were therefore subject to further survey work in the form of dusk emergence surveys. The results of the dusk emergence surveys are summarised in Table 5.2 below and the darkest point data is provided at Appendix 6836/8.

Table 5.2. Building Emergence Survey Results

Building	Date	Sunset time	Roosting activity	Summary of other activity
B1a/ B1b	15/07/2024	Sunset: 20:08	1 Emergence and 1 example of perching behaviour from B1b. No directly associated bat call recorded. Nearest call to each was Common Pipistrelle.	Frequent passes from Common Pipistrelle passes throughout survey. Occasional passes from Soprano Pipistrelle and <i>Myotis</i> species, and infrequent passes from 'Big Bat' species during survey
	08/08/2024	Survey aborted due to weather		
	04/09/2024	Sunset: 19:38	1 likely Common Pipistrelle, 1 possible Soprano Pipistrelle and 1 <i>Myotis</i> sp. (likely Natterer's Bat), emergence from B1b.	Frequent Common Pipistrelle passes during survey. Regular Soprano Pipistrelle passes. Irregular 'Big Bat' species passes and Irregular/few <i>Myotis</i> sp. passes.
	25/09/2024	Survey aborted due to weather		
B1c/ B1d	05/08/2024	20:39	No roosting activity.	Frequent Common Pipistrelle passes. Regular Soprano Pipistrelle and passes and infrequent 'Big Bat' sp. passes.
B2	19/08/2024	Sunset: 20:12	No roosting activity.	Frequent Common Pipistrelle passes. Regular Soprano Pipistrelle passes and infrequent 'Big Bat' sp., Long-eared Bat sp., and <i>Myotis</i> sp. passes.
	17/09/2024	Sunset: 19:09	No roosting activity.	Frequent Common Pipistrelle passes. Regular Soprano Pipistrelle passes. Irregular 'Big Bat' species passes and irregular/few passes from Long-eared Bat sp., and <i>Myotis</i> sp.
B3	19/08/2024	Sunset: 20:12	No roosting activity.	Frequent Common Pipistrelle passes. Regular Soprano Pipistrelle passes and infrequent 'Big Bat' sp., Long-eared Bat sp., and <i>Myotis</i> sp. passes
	17/09/2024	Sunset: 19:09	No roosting activity.	Frequent Common Pipistrelle passes. Regular Soprano Pipistrelle passes. Irregular 'Big Bat' species passes and irregular/few passes from Long-eared Bat sp., and <i>Myotis</i> sp.

Building	Date	Sunset time	Roosting activity	Summary of other activity
B4	21/08/2024	Sunset: 20.10	No roosting activity.	Frequent Common Pipistrelle passes throughout survey. Very occasional Soprano Pipistrelle passes during the survey. Occasional 'Big Bat' passes throughout survey. Some <i>Myotis</i> sp. passes.
	19/09/2024	Sunset: 19:04	No roosting activity.	Frequent Common Pipistrelle – passes. Regular Soprano Pipistrelle passes. Irregular 'Big Bat' species –passes and irregular/few passes Long-eared Bat sp., and <i>Myotis</i> sp.
B5	28/08/2024	Sunset: 19:54	Likely 1 bat (likely Brown Long-eared bat) repeating emergences, exploration and re-entries. 1 Brown Long-eared Bat visually observed in building at end of survey.	Frequent Common Pipistrelle passes throughout survey. Occasional Soprano Pipistrelle passes during the survey. Infrequent 'Big Bat', <i>Myotis</i> sp., and Long-eared Bat passes during survey.
	16/09/2024	Sunset: 19:11	Long-eared Bat sp., (likely Brown Long-eared bat) repeating emergences, exploration and re-entries	Common Pipistrelle passes throughout survey. One Long-eared Bat call registration and infrequent <i>Myotis</i> sp., passes
B8	21/08/2024	Sunset: 20.10	No roosting activity.	Frequent Common Pipistrelle passes throughout survey. Very occasional Soprano Pipistrelle passes during the survey. Occasional 'Big Bat' passes throughout survey. Some <i>Myotis</i> sp. passes.
	19/09/2024	Sunset: 19:04	No roosting activity.	Frequent Common Pipistrelle passes. Regular Soprano Pipistrelle passes. Infrequent 'Big Bat' sp., Long-eared Bat sp., and <i>Myotis</i> sp. passes.
B9	12/08/2024	Sunset: 20.26	No roosting activity.	Frequent Common Pipistrelle passes. Regular Soprano Pipistrelle passes. Infrequent 'Big Bat' sp., Long-eared Bat sp., and <i>Myotis</i> sp. passes.
	04/09/2024	Sunset: 19:38	No roosting activity.	Frequent Common Pipistrelle passes during survey. Regular Soprano Pipistrelle passes. Irregular 'Big Bat' species passes and Irregular/few <i>Myotis</i> sp. passes.
B10	04/07/2024	Sunset: 21.16	No roosting activity.	Frequent Common Pipistrelle passes during survey. Occasional Soprano Pipistrelle and <i>Myotis</i> sp., passes. Infrequent 'Big Bat' sp., passes.
	12/08/2024	Sunset: 20.26	No roosting activity.	Frequent Common Pipistrelle passes. Regular Soprano Pipistrelle passes. Infrequent 'Big Bat' sp., Long-eared Bat sp., and <i>Myotis</i> sp. passes.

Building	Date	Sunset time	Roosting activity	Summary of other activity
	02/09/2024	Sunset: 19:43	No roosting activity.	Frequent Common Pipistrelle passes during survey. Regular Soprano Pipistrelle passes. Irregular 'Big Bat' species passes. Irregular/few Long-eared sp. and <i>Myotis</i> sp. passes.
B11	04/07/2024	Sunset: 21.16	No roosting activity.	Frequent Common Pipistrelle passes during survey. Occasional Soprano Pipistrelle and <i>Myotis</i> sp. passes. Infrequent Big Bat' sp. passes.
	12/08/2024	Sunset: 20.26	No roosting activity.	Frequent Common Pipistrelle passes. Regular Soprano Pipistrelle –passes. Infrequent 'Big Bat' sp., Long-eared Bat sp., and <i>Myotis</i> sp. passes.
	02/09/2024	Sunset: 19:43	No roosting activity.	Frequent Common Pipistrelle passes during survey. Regular Soprano Pipistrelle passes. Irregular 'Big Bat' species passes. Irregular/few Long-eared Bat sp. and <i>Myotis</i> sp. passes.

Evaluation

- 5.3.10 At Building B1a/B1b, emergences of a peak count of three likely Common Pipistrelle, one possible Soprano Pipistrelle and one *Myotis* sp. (likely Natterer's Bat), were recorded. Accordingly, Building B1a/ B1b is considered to support non-breeding day roosts for these species. Common Pipistrelle, Soprano Pipistrelle and Natterer's Bat are widespread within the region, and the roost is therefore assessed as being of site importance³¹.
- 5.3.11 At Building B5, emergences/re-entries of a maximum of one Brown Long-eared Bat were recorded. Accordingly, Building B5 is considered to be a non-breeding night roost and feeding perch. Brown Long-eared Bats are widespread within the region, and the roost is therefore assessed as being of site importance³².

Roosting – Trees

Assessment of Roosting Potential

- 5.3.12 Trees within/immediately adjacent to the site were subject to an initial assessment of their suitability to support roosting bats, the results of which are summarised at Appendix 6836/9. Where trees may be impacted under the development proposals, these have been subject to a ground level tree assessment (GLTA). Trees scheduled for removal which are identified as supporting Potential Roost Features (PRFs) are indicated on Plan 6836/ECO5.
- 5.3.13 Overall, the site supports a large number of trees with bat roosting potential and is considered to be of local importance as a potential roosting resource.

Potential Roost Feature Inspections

³¹ Based on Table 3.2 'Assessing importance of roosts' within Reason, P.F. and Wray, S. (2023) UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. CIEEM.

³² As above

5.3.14 Full PRF inspections have been undertaken on trees that would be affected by the proposals, as set out in Table 5.3 below. Full results including recording of PRF characteristics in accordance with the BTHK are provided at Appendix 6836/10.

Table 5.3. PRF Inspection Results

Tree Ref.	Identified PRFs (based on GLTA)	Dates of Inspection	Results
T10	1 x PRF-M	03/07/2025	Downgraded to PRF-I after first inspection with no evidence of bats recorded. No further inspection required.
T11	1x PRF-M	03/07/2025 01/08/2025 22/08/2025	Full inspection of all PRFs undertaken. No evidence of bats recorded.
T263	2 x PRF-I	03/07/2025	A single PRF-I feature present with no evidence of bats recorded. No further inspection required.
T335	1 x PRF-M	03/07/2025 01/08/2025 22/08/2025	A single PRF-M feature and a confirmed roost present with no bats present during initial inspection. A peak count of two Noctule bats recorded within the feature on survey 2 with a single individual present during survey 3.
T348	2 x PRF-M	03/07/2025	Features observed during GLTA downgraded, with three PRF-I features identified in total with no evidence of bats recorded. No further inspection required.
T350	1x PRF-I	03/07/2025	Two PRF-I features present in total with no evidence of bats recorded. No further inspection required.
T351	2 x PRF-M	03/07/2025	A single PRF-I feature present, with numerous access points present, with no evidence of bats recorded. No further inspection required.
T352	3x PRF-I 1 x PRF-M	03/07/2025	A single PRF-I feature present, with numerous access points present, with no evidence of bats recorded. No further inspection required.
T353	3x PRF-I 1 x PRF-M	03/07/2025	A single PRF-I feature present, with numerous access points present, with no evidence of bats recorded. No further inspection required.
T354	1 x PRF-M	03/07/2025 01/08/2025 22/08/2025	A single PRF-I and two PRF-M features present with no evidence of bats recorded. No further inspection required.
T367	4 x PRF-I	03/07/2025 01/08/2025 22/08/2025	Three PRF-I features and a single PRF-M feature present with no evidence of bats recorded. No further inspection required.
T406	1 x PRF-I	03/07/2025 01/08/2025 22/08/2025	Two PRF-I features and a single PRF-M feature present with no evidence of bats recorded. No further inspection required.
T408	3 x PRF-M	03/07/2025 01/08/2025 22/08/2025	A single PRF-I feature and a single PRF-M feature present with no evidence of bats recorded. No further inspection required.
T410	1 x PRF-I 1 x PRF-M	03/07/2025 01/08/2025 22/08/2025	Two PRF-I and a single PRF-M feature present with no evidence of bats recorded. No further inspection required.
T412	1 x PRF-I	03/07/2025	Full inspection of all PRFs undertaken. No evidence of bats recorded. A
T414	1 x PRF-I	03/07/2025	Two PRF-I features present with no evidence of bats recorded. No further inspection required.

5.3.15 A confirmed roost was discovered during the inspection of tree T335. Some additional features were found during the inspections, whilst some previous features were downgraded to PRF-Is following detailed inspection. No other evidence of bats was found during the inspections of the other trees.

Evaluation

- 5.3.16 Tree T335 was recorded to support multiple bats roosting within its features. A peak count of two Noctule bats were recorded roosting during the survey work, with two individuals present on the second survey and a single bat on the third survey. On this basis, the tree is considered to support a non-breeding day roost for this species. Noctule bat is widespread within the region, and therefore the roost is assessed as being of site-level importance³³.
- 5.3.17 Overall, the site supports a large number of trees with bat roosting potential and is considered to be of local-level importance as a potential roosting resource.

Foraging and Commuting

Night-time Bat Walkover Surveys

- 5.3.18 The results of the NBW surveys are shown on Plan 6836/ECO6, and a summary of the species recorded and numbers of registrations is set out in Tables 5.4 to 5.6 below.

Table 5.4. Results of the dusk walked transect on 28th May 2024

Species	Number of Passes Recorded	Approximate % of Total Passes Recorded	Overview of Recorded Activity
Common Pipistrelle	224	71.57	Main areas of activity associated with the woodland edge of the starting location and transect C, along with treelines and hedgerows in Transects A, B, D, E and F.
Soprano Pipistrelle	86	27.48	
<i>Myotis</i> sp.	3	0.96	
Total	313	100	

Table 5.5. Results of the dusk walked transect on 23rd July 2024

Species	Number of Passes Recorded	Approximate % of Total Passes Recorded	Overview of Recorded Activity
Common Pipistrelle	102	41.98	Main areas of activity associated with the hedgerows in Transects A, D, E and H.
Soprano Pipistrelle	19	7.82	
'Big Bat' sp.	122	50.21	
Total	243	100	

Table 5.6. Results of the dusk walked transect on 19th September 2024

Species	Number of Passes Recorded	Approximate % of Total Passes Recorded	Overview of Recorded Activity
Common Pipistrelle	136	82.93	Main areas of activity associated with the woodland edge of the starting location and transect C, along with treelines and hedgerows in Transects D, G, and H, along with grassland in B, C and H
Soprano Pipistrelle	24	14.63	
'Big Bat' sp.	3	1.83	
<i>Myotis</i> sp.	1	0.61	
Total	164	100	

- 5.3.19 Main areas of activity were associated with the starting location and adjacent Woodland W4 along with treelines and hedgerows. As shown above, the May survey had the highest number of bat passes, with the September survey having the lowest passes. Frequent

³³ Assessment based on Reason, P.F. and Wray, S. (2023) 'UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats', CIEEM

passes from Common Pipistrelle, Soprano Pipistrelle, 'Big Bat' sp., were observed along with a low number of passes from *Myotis* sp.

Automated Surveys

5.3.20 The results of the automated static bat surveys are summarised in Tables 5.7 to 5.9 below.

Table 5.7. Automated Static Bat Survey Summary for Location 1

Species	No. registrations							Average registrations per hour						% of total registrations
	May	June	July	Aug	Sept	Oct	Total	May	June	July	Aug	Sept	Oct	
Common Pipistrelle	947	275	411	5232	261	2802	9928	15.4	4.61	6.24	69.67	2.90	27.38	64.12
Soprano Pipistrelle	772	102	90	512	229	1091	2796	12.6	1.71	1.37	6.82	2.55	10.66	18.06
Nathusius' Pipistrelle	10	5	0	3	2	1	21	0.2	0.08	0.00	0.04	0.02	0.01	0.14
Pipistrelle sp.	468	0	0	0	0	0	468	7.6	0.00	0.00	0.00	0.00	0.00	3.02
Big Bat sp.	357	345	463	400	72	4	1641	5.8	5.78	7.02	5.33	0.80	0.04	10.60
<i>Myotis</i> sp.	34	10	34	290	85	106	559	0.6	0.17	0.52	3.86	0.94	1.04	3.61
<i>Plecotus</i> sp.	3	0	3	8	46	5	65	0.0	0.00	0.05	0.11	0.51	0.05	0.42
<i>Barbastelle</i>	1	0	2	0	0	3	6	0.0	0.00	0.03	0.00	0.00	0.03	0.04
Total	2592	737	1003	6445	695	4012	15,484	42.18	12.36	15.22	85.82	7.73	39.20	100

Table 5.8. Automated Static Bat Survey Summary for Location 2

Species	No. registrations							Average registrations per hour						% of total registrations
	*May	June	July	Aug	Sept	Oct	Total	May	June	July	Aug	Sept	Oct	
Common Pipistrelle	253	2303	1452	4060	1643	2793	12504	4.12	38.61	22.03	54.06	18.26	27.29	74.04
Soprano Pipistrelle	3	353	584	744	183	1088	2955	0.05	5.92	8.86	9.91	2.03	10.63	17.50
Nathusius' Pipistrelle	1	0	0	0	2	2	5	0.02	0.00	0.00	0.00	0.02	0.02	0.03
Pipistrelle sp.	0	2	1	0	0	0	3	0.00	0.03	0.02	0.00	0.00	0.00	0.02
Big Bat sp.	2	39	113	40	24	4	222	0.03	0.65	1.71	0.53	0.27	0.04	1.31
<i>Myotis</i> sp.	1	93	86	186	677	114	1157	0.02	1.56	1.30	2.48	7.53	1.11	6.85
<i>Plecotus</i> sp.	0	0	6	4	4	5	19	0.00	0.00	0.09	0.05	0.04	0.05	0.11
<i>Barbastelle</i>	1	5	7	0	7	3	23	0.02	0.08	0.11	0.00	0.08	0.03	0.14
Total	261	2795	2249	5034	2450	4009	16888	4.25	48.86	34.12	67.03	28.23	39.17	100

*Static detector only recorded for the first night of the deployment.

Table 5.9. Automated Static Bat Survey Summary for Location 3

Species	No. registrations							Average registrations per hour					% of total registrations	
	May	June	July	Aug	Sept	Oct	Total	May	June	July	Aug	Sept		Oct
Common Pipistrelle	6243	2165	1022	**No Data recorded	2475	18	11923	101.59	36.30	15.50	**No Data recorded	27.51	0.18	92.86
Soprano Pipistrelle	106	49	160		157	12	484	1.72	0.82	2.43		1.75	0.12	3.77
Nathusius' Pipistrelle	20	2	1		2	0	25	0.33	0.03	0.02		0.02	0.00	0.19
Pipistrelle sp.	18	3	2		0	0	23	0.29	0.05	0.03		0.00	0.00	0.18
Big Bat sp.	20	52	65		5	1	143	0.33	0.87	0.99		0.06	0.01	1.11
Myotis sp.	65	19	10		88	8	190	1.06	0.32	0.15		0.98	0.08	1.48
Plecotus sp.	2	1	1		8	3	15	0.03	0.02	0.02		0.09	0.03	0.12
Barbastelle	0	2	0		33	2	37	0.00	0.03	0.00		0.37	0.02	0.29
Total	6474	2293	1261	0	2768	44	12840	105.35	38.44	19.13		30.77	0.43	100

** Static detector failed to record.

5.3.1 Summary. Due to the date of commission from the client an April deployment was not able to be completed. However, due to the habitats present on site and the six deployments completed, it is believed that a robust assessment has been completed. Across the six months surveyed during 2024 at all three locations, Common Pipistrelle and Soprano Pipistrelle were the most commonly recorded species with October observing the peak number of registrations for Soprano Pipistrelle and May for Common Pipistrelle. Static location 1 recorded 15,484 bat registrations with 64.12% of all registrations attributed to Common Pipistrelle. The next highest number of registrations were 18.06% to Soprano Pipistrelle and 10.60% to 'Big Bats', with the remainder attributed to *Myotis* sp., *Pipistrellus* sp., Brown Long Eared Bat, Nathusius' Pipistrelle and Barbastelle. At static location 2 a total of 16,888 registrations were recorded, with 74.04% of all registrations attributed to Common Pipistrelle, 17.50% to Soprano Pipistrelle, and 6.85% to *Myotis* sp., with the remainder attributed to 'Big Bats', Barbastelle, Long Eared Bat sp., Nathusius' Pipistrelle and *Pipistrellus* sp. At static location 3 a total of 12,840 registrations were recorded, with 92.86% of all registrations attributed to Common Pipistrelle, 3.77% to Soprano Pipistrelle, 1.48% to *Myotis* sp., with the remainder attributed to 'Big Bats', Barbastelle, Nathusius' Pipistrelle, *Pipistrellus* sp., and Long Eared Bat sp.

5.3.2 The average number of bat passes per hour generally fell within the range of 0-10 passes for a number of species across the seven recording sessions at all three locations, with the exception of Common and Soprano Pipistrelle. This was particularly notable for Soprano Pipistrelle at location 1 in May and Common Pipistrelle at Location 1 in May, August and October, Location 2 from June to October and at Location 3 from May to September.

Evaluation

5.3.3 An evaluation of the importance of the bat assemblage, based on the methodology set out within the Bat Mitigation Guidelines³⁴, is set out in Table 5.10 below. The site is located within Southern England, with a score of 16 (35.5%) relative to the potential assemblage score. This score does not meet the threshold for county importance. Based on the assemblage score, the site is assessed as being of local level importance for its bat assemblage.

Table 5.10. Evaluation of Bat Assemblage Recorded within the Site

Rarity Category	Potentially Occurring Species (Southern England)		Species Recorded within Site	
	Species	Score	Species	Score
Widespread all geographies (score 1)	Common Pipistrelle Soprano Pipistrelle Brown Long-eared Bat	3	Common Pipistrelle Soprano Pipistrelle Brown Long-eared Bat ³⁵	3
Widespread in many geographies but not as abundant in all (score 2)	Whiskered Bat Brandt's Bat Daubenton's Bat Natterer's Bat Noctule	10	<i>Myotis</i> species (est. 2 species ³⁶) Noctule ³⁷	6

³⁴ Based on the methodology for assessing the importance of the bat assemblage within Reason, P.F. and Wray, S. (2023) *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. CIEEM.

³⁵ The long-eared species that were recorded are likely to be the widespread and common Brown Long-eared Bat, rather than the very rare and localised Grey Long-eared Bat *Plecotus austriacus*.

³⁶ Given the difficulties associated with confidently identifying *Myotis* species based on call analysis alone, an indicative score for the number of widespread species (out of those occurring within the region) has been determined using professional judgement to inform the assessment of site assemblage. This is based on the level of *Myotis* activity recorded, the diversity of habitats present (providing habitat for different *Myotis* species) and the records of species returned by the desktop study.

³⁷ Given the difficulties associated with confidently distinguishing between the 'big bat' species Noctule, Serotine and Leisler's Bat, professional judgement has been applied to assume presence of Noctule and Serotine.

Rarity Category	Potentially Occurring Species (Southern England)		Species Recorded within Site	
	Species	Score	Species	Score
Rarer or restricted distribution (score 3)	Alcathoe Bat Serotine Leisler's Bat Nathusius' Pipistrelle	12	Nathusius' Pipistrelle Serotine* ³⁸	(6)
Rarest Annex II species and very rare (score 4)	Greater Horseshoe Bat Lesser Horseshoe Bat Bechstein's Bat Barbastelle Grey Long-eared Bat	20	Barbastelle	4
Total	45		19 (42.2% of potential score)	

* Species presence not confirmed during surveys given difficulties associated with identifying to species level based on call analysis alone), although presence may be likely given the level of activity recorded, habitats present and records of species returned by desktop study, this has been included in terms of scoring for bat assemblage. Scoring based on these additional species shown in brackets.

- 5.3.4 In terms of individual species, Common Pipistrelle and Soprano Pipistrelle are considered to form ecologically important features at the local level due to their high occurrence on-site. Barbastelle are also considered ecologically important features at the local level due to their very rare status. Other species occurred only infrequently and are not considered to be of particular importance outside of a site context.

Assessment of Proposals

Roosting

Buildings and Built Structures

- 5.3.5 As detailed above, buildings B1a and B5 are confirmed to support roosting bats. These roosts comprise low-status Common Pipistrelle, Soprano Pipistrelle and Natterer's Bat day roosts and Brown Long-eared Bat night roosts / feeding perches supporting individual or small numbers of bats, all of which are common and widespread species.
- 5.3.6 The loss of these roosts would have an impact on the local populations of Common Pipistrelle and Brown Long-eared bats, although given the low status of the roosts recorded, they are not considered to be crucial to the long-term favourable conservation status of these populations. Nonetheless, a mitigation strategy will be implemented (under a Natural England licence) to ensure that bats are fully safeguarded during works, and roosting opportunities within the site are carefully maintained. Natural England guidance in respect of European Protected Species³⁹ states that states that 'where it is unavoidable that an activity will affect a European Protected Species population, the mitigation should aim to maintain a population of equivalent status on or near the original site.' Therefore, any mitigation in respect of bats at the site should be proportionate to the proposed scale of impact.
- 5.3.7 A detailed mitigation strategy/method statement will be prepared as part of the Natural England licence application. However, it is recommended that the mitigation strategy includes the key measures set out in Chapter 6.
- 5.3.8 Although emergences were not recorded in buildings B1c, B1d, B2, B3, B4a, B4b, B6, B7, B8, B9 and B10, bats are dynamic animals and as such it remains possible that individuals could

³⁸ Given the difficulties associated with confidently distinguishing between the 'big bat' species Noctule, Serotine and Leisler's Bat, professional judgement has been applied to assume presence of Noctule and Serotine.

³⁹ Natural England (2013) 'European Protected Species: Mitigation Licensing – How to get a licence', WML-G12

colonise these buildings in the future. Natural England guidance in respect of European Protected Species⁴⁰ such as bats advises that, even where proposals are reasonably unlikely to result in any offence, such that licensing is not required, reasonable precautions should be taken to minimise the risk to protected species in the unlikely event that they should be found during the course of construction. Accordingly, recommended precautionary mitigation measures are set out in Chapter 6 below and subject to their implementation it is considered that bats will be fully safeguarded under the proposals.

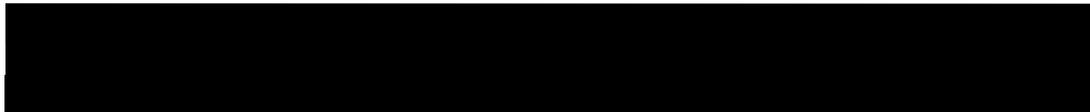
Trees

- 5.3.9 As detailed above, tree T335 is confirmed to support roosting bats. This roost comprises a low-status Noctule non-breeding day roost supporting individual or low numbers of bats. Noctule is a common and wide-spread species in many geographies.
- 5.3.10 Several trees will require removal under the proposals, which will be compensated for through new native tree planting within the site. The loss of the roost within tree T335 would have an impact on the local population of Noctule although, given the low conservation status of the roost, it is not considered to be crucial to the long-term favourable conservation status of this population. Nonetheless, a mitigation strategy will be implemented (under a Natural England licence) to ensure that bats are fully safeguarded during works, and roosting opportunities within the site are carefully maintained. Natural England guidance in respect of European Protected Species⁴¹ states that '*where it is unavoidable that an activity will affect a European Protected Species population, the mitigation should aim to maintain a population of equivalent status on or near the original site*'. Therefore, any mitigation in respect of bats at the site should be proportionate to the proposed scale of impact.
- 5.3.11 A detailed mitigation strategy/method statement will be prepared as part of the Natural England licence application. However, it is recommended that the mitigation strategy includes the key measures set out in Chapter 6, along with the recommendations outlined in relation to lighting.

Foraging and Commuting

- 5.3.12 The majority of the woodland, trees and scrub within the site are to be retained under the proposals. Furthermore, new tree, hedgerow and shrub planting will improve the connectivity and foraging potential through the site. The vast majority of the on-site woodlands (W1, W3 and W4) are to be retained and safeguarded through the implementation of protection and safeguarding measures as set out in Chapter 6 below. However, bats could be impacted by lighting associated with the proposed development, and accordingly a sensitive lighting scheme is proposed as detailed further in Chapter 6.
- 5.3.13 Accordingly, subject to the implementation of the recommendations outlined in Chapter 6, along with other ecological enhancements, it is considered that the conservation status of local bat populations will be fully safeguarded under the proposals.

5.4



⁴⁰ Natural England (2013) 'European Protected Species: Mitigation Licensing – How to get a licence', WML-G12

⁴¹ Natural England (2013) 'European Protected Species: Mitigation Licensing – How to get a licence', WML-G12

5.4.2

5.4.3

5.4.4

5.4.5

5.5 Dormouse

5.5.1 Legislation. Dormouse is fully protected under the Wildlife and Countryside Act 1981 (as amended) and is a European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended). Such legislation affords protection to individuals of the species and their breeding sites and places of rest (see Appendix 6836/4). Dormouse is also a Priority Species. On this basis, Dormouse is considered to form an important ecological feature.

5.5.2 Background Records. No records of Dormouse were returned from the desktop study.

5.5.3 Survey Results and Evaluation. The site contains suitable habitat for Dormouse in the form of woodland and hedgerows and, to a lesser extent, scrub. However, the majority of the site is dominated by open grassland fields which are unsuitable for Dormouse.

5.5.4 Given the presence of suitable Dormouse habitat within the site and Sussex being located within the core distribution area for Dormouse⁴⁴, specific Dormouse survey work was undertaken at the site in the form of nest tube surveys, erected at the end of May 2024 and checked on subsequent visits in July, September and November 2024. The results of this survey are shown at Plan 6836/ECO8.

5.5.5 The nest tube surveys found no evidence for the presence of Dormouse within the site, with no individual Dormice or characteristic nests recorded during the surveys. Accordingly, Dormouse is considered to be absent from the site and its immediate surrounds and does not form a constraint to the proposals. Nevertheless, a precautionary approach including hand searches is proposed during vegetation removal in relation to Dormouse (see below). If any evidence of Dormouse is found, works will cease immediately and advice will be sought from Natural England to agree on appropriate actions.

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5.6 Other Mammals

- 5.6.1 Legislation. Other UK mammal species do not receive direct legislative protection relevant to development activities but may receive protection against acts of cruelty (for example, under the Wild Mammals (Protection) Act 1996). Some other mammal species, such as Hedgehog *Erinaceus europaeus*, Brown Hare *Lepus europaeus* and Harvest Mouse *Micromys minutus* are Priority Species and should be assessed as important ecological features.
- 5.6.2 Legislation. Several other mammal species including Water Vole and Otter receive full protection under the Wildlife and Countryside Act 1981 (as amended). Otter is also a European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended), whilst both Water Vole and Otter are Priority Species.
- 5.6.3 Other UK mammal species do not receive direct legislative protection relevant to development activities but may receive protection against acts of cruelty (for example, under the Wild Mammals (Protection) Act 1996). In addition, a number of these mammal species including Hedgehog *Erinaceus europaeus*, Brown Hare *Lepus europaeus* and Harvest Mouse *Micromys minutus* are Priority Species and should be assessed as important ecological features.
- 5.6.4 Background Records. No specific records of other mammals from within or adjacent to the site were returned from the desktop study. Records of European Water Vole *Arvicola amphibius*, Brown Hare *Lepus europaeus* (Priority Species), Hedgehog *Erinaceus europaeus* (Priority Species), European Rabbit *Oryctolagus cuniculus*, Chinese Muntjac *Muntiacus reevesi* and Eastern Grey Squirrel *Sciurus carolinensis*, were returned by the desk study. The closest record returned was for Hedgehog located approximately 0.1km east of the site from 2003.
- 5.6.5 Survey Results and Evaluation. Five ponds are present within the site, with three holding water, however no watercourses are present within the site. The ponds have no flowing water or connectivity to other waterbodies. A waterbody is present south of the southern site boundary, however it has no connectivity to other waterbodies. Habitats present are therefore unsuitable for use by Water Vole and Otter.
- 5.6.6 No evidence of any other protected, rare or notable mammal species was recorded from within the site. Other mammal species likely to use the site, such as Fox *Vulpes vulpes*, remain common in both a local and national context, and do not receive specific legislative protection in a development context. As such, these species are not a material planning consideration and the loss of habitats used by these species to the proposals is of negligible significance.
- 5.6.7 The desktop study returned records of Brown Hare and Hedgehog. Hedgehog and Brown Hare are Priority Species, despite being relatively common and widespread in England. The site contains habitats that may be used by these species, although given the small size of the site Brown Hare and Hedgehog are assessed as being of potential importance at a site level only.
- 5.6.8 Assessment of Proposals. Habitat losses arising from the proposals are not considered likely to have significant effects on Brown Hare and Hedgehog. For Hedgehog, habitat losses will be offset by the provision of new gardens and open space. As such, subject to the implementation of precautionary safeguards as outlined in Chapter 6, it is not considered that these species will be significantly affected by the proposals. Enhancement measures to

maintain habitat connectivity for Hedgehog are also recommended, as set out in Chapter 6 below.

5.7 Reptiles

- 5.7.1 Legislation. All six species of British reptile are listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), which protects individuals against intentional killing or injury. Sand Lizard *Lacerta agilis* and Smooth Snake *Coronella austriaca* receive additional protection under the Conservation of Habitats and Species Regulations 2017 (as amended), as set out at Appendix 6836/4. All six reptile species are also Priority Species. As such, all reptile species should be assessed as important ecological features.
- 5.7.2 Background Records. Information returned from the desk study included records of Common Lizard *Zootoca vivipara*, Slow-worm *Anguis fragilis* and Grass Snake *Natrix natrix*. The closest record returned was for Grass Snake approximately 0.49km northeast of the site.
- 5.7.3 Survey Results. The site provides suitable habitat for reptiles in the form of field margins, tall ruderal vegetation and grassland. As such, specific survey work for reptiles was undertaken at the site between August and October 2024, the results of which are shown on Plan 6836/ECO9 and summarised in Table 5.11 below.

Table 5.11. Reptile Survey Results

Visit	Date	Common Lizard		Slow Worm		Grass Snake		Other Species
		Adult	Juv.	Adult	Juv.	Adult	Juv.	
1	20/08/2024	0	0	0	0	0	0	2
2	27/08/2024	0	0	1	0	0	0	0
3	03/09/2024	0	0	3	0	0	0	0
4	12/09/2024	0	0	0	0	0	0	1
5	17/09/2024	0	0	0	0	0	0	0
6	20/09/2024	0	0	1	1	0	0	0
7	07/10/2024	0	0	2	1	0	0	1
Peak Count		0		3		0		

- 5.7.4 A peak count of three Slow-worm *Anguis fragilis* was recorded, with the majority of animals found in the rank grassland along the northeastern and southwestern boundaries of the site and along a central hedgerow within the site (transects A, I and H – see Plan 6836/ECO9). The area of suitable reptile habitat at the site measures approximately 11.76ha and therefore the peak count corresponds to a population of 3.9 Slow-worm per hectare, which is considered to be a low population under the standard guidance⁴⁵. As such, it is considered that the population of reptiles supported by the site is of importance at the local level only.
- 5.7.5 Assessment of Proposals. Under the proposals the majority of the suitable reptile habitats are being retained and enhanced to create a natural buffer following the site boundary. Therefore, the proposals maintain and enhance suitable areas of reptile habitat. However, areas where reptiles have been recorded will be affected by construction works posing the potential risk of injury or disturbance to reptile species. On the basis of the survey results and the low reptile populations recorded, it is considered that these species can be appropriately safeguarded by a habitat manipulation exercise as detailed in Chapter 6.

⁴⁵ Herpetofauna Groups of Britain and Ireland (1998) 'Evaluating local mitigation/translocation programmes: Maintaining Best Practice and lawful standards'

5.8 Amphibians

- 5.8.1 Legislation. All British amphibians receive a degree of protection under the Wildlife and Countryside Act 1981 (as amended). Great Crested Newt is protected under the Act and is also listed as a European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended). As such, both Great Crested Newt and habitats used by this species are afforded protection (see Appendix 6836/4). Great Crested Newt is also a Priority Species, as are Common Toad *Bufo bufo*, Natterjack Toad *Epidalea calamita* and Pool Frog *Pelophylax lessonae*. As such, these species should be assessed as important ecological features.
- 5.8.2 Background Records. No records of Great Crested Newt from within the site were returned by the desktop study. Records from adjacent to the site were returned from the desktop study including a single record of Great Crested Newt approximately 12m to the west of the site in 2013 and Smooth Newt *Lissotriton vulgaris* approximately 12.7m to the southeast of the site in 2017. Records of Great Crested Newt, Smooth Newt, Common Toad and Common Frog were returned from the wider area, with the closest record of Common Frog from a location approximately 51.6m south of the site, dating from 2020.
- 5.8.3 Survey Results and Evaluation. Based on a review of OS mapping, 14 ponds were identified within 250m of the site, with 5 being onsite and 9 being offsite (see Plan 6836/ECO10). Three onsite ponds (P1, P2 and P5) were subject to an eDNA survey (with P3 being dry at the time of survey and P4 being inaccessible due to dense vegetation) to determine the presence/absence of Great Crested Newt, which returned a negative result. A single Great Crested Newt was found within Field F0 in terrestrial vegetation during one of the reptile surveys onsite. With regard to other amphibians, Common Toad was recorded on site during the course of our survey work.
- 5.8.4 Assessment of Proposals. The site provides potential opportunities for amphibians including Great Crested Newt and Common Toad, in the form of ponds, hedgerows and field margins. The above onsite and offsite ponds will not be directly affected by the proposals. However, given the presence of Great Crested Newt and suitable terrestrial habitat within the site and within 250m of these ponds, it is possible that Great Crested Newt could be present within the site outside of the breeding season. The majority of suitable terrestrial habitat, comprising rank grassland and scrub, is to be lost within the proposals for residential development and associated roads.
- 5.8.5 Given Great Crested Newt has been recorded at the site and is likely to be affected by the proposed development, it will be necessary for the works to be carried out under licence. A Nature Space-led district licensing scheme is in place for Sussex and accordingly, an application will be made to join the district licensing scheme. As part of the Nature Space application mandatory capture exercises such as pitfall trapping must be carried out at the site for a minimum of 25 days, which will be followed by vegetation management to reduce the suitability for newts from the areas proposed for works. Subject to joining the district licensing scheme it is considered that the conservation status of the Great Crested Newt population will be maintained.
- 5.8.6 Common Toad was recorded to be present at the site. The majority of habitats of elevated value for the species will be retained post-development except from hedgerow losses planned as part of the proposals. As such, subject to the implementation of safeguards (see Chapter 6), it is considered that this species will not be significantly affected by the proposals. Furthermore, new habitat creation, including SuDS basins across the site, will provide enhanced habitat for this species post-development.

5.9 Birds

- 5.9.1 Legislation. All wild birds receive protection under Section 1 of the Wildlife and Countryside Act 1981 (as amended) in respect of killing and injury. In addition, their nests, while being built or in use, cannot be taken, damaged or destroyed. Species included on Schedule 1 of the Act receive greater protection and special penalties apply to legal offences (see Appendix 6836/4).
- 5.9.2 Conservation Status. The conservation importance of British bird species is categorised based on a number of criteria including the level of threat to a species' population status⁴⁶. Species are allocated to the Green, Amber or Red list according to their level of conservation concern. Red listed species are considered to be of the highest conservation concern, being either globally threatened and/or experiencing a high level or rapid rate of population decline (>50% over the past 25 years). Numerous birds are also Priority Species. Red and Amber listed species and Priority Species should be assessed as important ecological features.
- 5.9.3 Background Records. The desktop study did not return specific records from within the site, however returned specific records of Barn Owl *Tyto alba* (Schedule 1), approximately 25m south of the site boundary, dated 2020. Other species returned within the surrounds of the site include Great Bittern *Botaurus stellaris* (Schedule 1, Priority Species, Amber Listed), Bullfinch *Pyrrhula pyrrhula* (Schedule 1, Amber Listed), Cetti's Warbler *Cettia cetti* (Schedule 1), Corn Bunting *Pyrrhula pyrrhula subsp. pileata* (Priority Species, Red Listed), Common Cuckoo *Cuculus canorus* (Priority Species, Red Listed), Dunnock *Prunella modularis* (Priority Species, Amber Listed), Grey Wagtail (Amber Listed), Hobby *Falco Subbuteo* (Schedule 1), House Martin *Delichon urbicum* (Red Listed), House Sparrow *Passer domesticus* (Priority Species, Red Listed), Kestrel *Falco tinnunculus* (Amber Listed, Kingfisher *Alcedo atthis* (Schedule 1), Northern Lapwing *Vanellus vanellus* (Priority Species, Red Listed), Lesser Spotted Woodpecker *Dryobates minor* (Priority Species, Red Listed), Common Linnet *Linaria cannabina* (Priority Species, Red Listed), Mallard *Anas platyrhynchos* (Amber Listed), Meadow Pipit *Anthus pratensis* (Amber Listed), Mistle Thrush *Turdus viscivorus* (Red Listed), Nightingale *Luscinia megarhynchos* (Red Listed), Red Kite *Milvus milvus* (Schedule 1, Red Listed), Reed Bunting *Emberiza schoeniclus* (Priority Species, Amber Listed), Short-eared Owl *Asio flammeus* (Amber Listed), Skylark *Alauda arvensis* (Priority Species, Red Listed), Song Thrush *Turdus philomelos subsp. clarkei* (Priority Species, Amber Listed), Common Starling *Sturnus vulgaris* (Priority Species, Red Listed), Stock Dove *Columba oenas* (Amber Listed), Swift *Apus apus* (Red Listed), Tawny Owl *Strix aluco* (Amber Listed), Tree Sparrow *Passer montanus* (Priority Species, Red Listed) European Turtle Dove *Streptopelia turtur* (Priority Species, Red Listed), Wheatear *Oenanthe oenanthe* (Amber Listed), Whitethroat *Curruca communis* (Amber Listed), Willow Warbler *Phylloscopus trochilus* (Amber Listed), Woodcock *Scolopax rusticola* (Red Listed), and Yellowhammer *Emberiza citrinella* (Priority Species).
- 5.9.4 Survey Results and Evaluation. Results from the breeding bird surveys and shown below in Table 5.12.

⁴⁶ Stanbury, A. et al. (2021) 'The status of our bird populations: the fifth Birds of Conservation Concern in the United Kingdom, Channel Islands and Isle of Man and second IUCN Red List assessment of extinction risk for Great Britain', British Birds

Table 5.12 Breeding Bird Survey Results

Systematic list of species (and BTO species code)	BOCC listed	Est. no. pairs	Notes
Mallard <i>Anas platyrhynchos</i> (MA)	Amber	0	A pair flew over in May.
Stock dove <i>Columba oenas</i> (SD)	Amber	1	
Woodpigeon <i>Columba palumbus</i> (WP)	Amber	3	
Moorhen <i>Gallinula chloropus</i> (MH)	Amber	1	On a pond at the school.
Buzzard <i>Buteo buteo</i> (BZ)		0	One flew over in April.
Tawny owl <i>Strix aluco</i> (TO)	Amber	0	Heard in woodland to the north.
Green woodpecker <i>Picus viridis</i> (G.)		1	
Great spotted woodpecker <i>D. major</i> (GS)		1	
Ring-necked parakeet <i>Psittacula krameri</i> (RI)	Feral	0	One present in June.
Jay <i>Garrulus glandarius</i> (J.)		0	One present in May.
Magpie <i>Pica pica</i> (MG)		1	
Jackdaw <i>Coloeus monedula</i> (JD)		1	
Carrion crow <i>Corvus corone</i> (C.)		0	Regularly foraging in grassland.
Swallow <i>Hirundo rustica</i> (SL)	Amber	0	Foraging over the fields.
Blue tit <i>Cyanistes caeruleus</i> (BT)		4	
Great tit <i>Parus major</i> (GT)		4	
Long-tailed tit <i>Aegithalos caudatus</i> (LT)		1	
Blackcap <i>Sylvia atricapilla</i> (BC)		3	
Lesser whitethroat <i>Curruca curruca</i> (LW)		1	
Chiffchaff <i>Phylloscopus collybita</i> (CC)		4	
Goldcrest <i>Regulus regulus</i> (GC)		2	
Wren <i>Troglodytes troglodytes</i> (WR)	Amber	9	
Nuthatch <i>Sitta europaea</i> (NH)		1	
Treecreeper <i>Certhia familiaris</i> (TC)		1	
Starling <i>Sturnus vulgaris</i> (SG)	Red	1	
Blackbird <i>Turdus merula</i> (B.)		4	
Song thrush <i>T. philomelos</i> (ST)	Amber	2	
Mistle thrush <i>T. viscivorus</i> (M.)	Red	0	One foraging in April.
Robin <i>Erithacus rubecula</i> (R.)		7	
Dunnock <i>Prunella modularis</i> (D.)	Amber	2	
Pied wagtail <i>Motacilla alba</i> (PW)		0	A pair present in April.
Goldfinch <i>Carduelis carduelis</i> (GO)		2	
Evaluation			
Total number of breeding species:		23	
Importance of species diversity (Fuller, 1980):		-	Threshold for local importance: 25
Breeding community total:		2*	(APEP4, 2020)
Importance of community total (Fuller, 1980):		-	Threshold for local importance: 10

*Total points score for all breeding species according to their national abundance (1-10 pairs = 5 points, 11-100 pairs = 4 points, 101-1000 pairs = 3 points, 1001-10,000 pairs = 2 points, 10,001-100,000 pairs = 1 point, 100,000+ pairs = 0 points).

5.9.5 Most of the birds recorded at the site are not listed as having any special conservation status, although Starling and Mistle Thrush are included on the Red List and Mallard, Stock dove, Woodpigeon, Moorhen, Tawny owl, Swallow, Wren, Song thrush and Dunnock, are included on the Amber List as a result of declines in UK breeding populations. Starling and Song thrush are also S41 Priority Species. Of the above species, Starling, Moorhen, Stock Dove, Woodpigeon, Wren, Song Thrush and Dunnock, were recorded as breeding. Species breeding at the site were recorded utilising pond habitat, buildings, trees and hedgerows. However, the habitats present are common in the surrounding area and there is no

evidence to suggest the site is of elevated value at the local level for these species, which remains common throughout Great Britain⁴⁷.

5.9.6 All these species are included on the Red or Amber Lists having undergone major or moderate declines in their UK populations. Nevertheless, they all remain abundant and widespread in suitable habitat in both a local and national context, as are all the remaining species that were recorded breeding at the site.

5.9.7 Assessment of Proposals. The proposals will result in the loss of several sections of hedgerow to facilitate site access and this could affect nesting birds that may be present at the time of works. Accordingly, a number of safeguards in respect of nesting birds are proposed, as described in Chapter 6 below. In the long-term, newly created habitats and faunal enhancements will provide additional nesting opportunities for birds, as described in Chapter 6.

5.10 Invertebrates

5.10.1 Legislation. Various invertebrate species are listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). In addition, Large Blue *Phengaris arion*, Fisher's Estuarine Moth *Gortyna borellii* and Lesser Whirlpool Ram's-horn Snail *Anisus vorticulus* receive protection under the Conservation of Habitats and Species Regulations 2017 (as amended), as set out at Appendix 6836/4. Some invertebrates are also Priority Species. Where such species are present, they should be assessed as important ecological features.

5.10.2 Background Records. Specific records of Priority Species Knot Grass *Acrionicta rumicis* were returned from within the site in 2007 while Common Darter *Sympetrum striolatum* were returned from the immediate vicinity of the site, in 1995. Other nearby records from within the 2km search radius include Priority Species Small Heath *Coenonympha pamphilus* (Priority Species), Wall *Lasiommata megera*, Mottled Rustic *Caradrina morpheus*, Dark Crimson Underwing *Catocala sponsa*, Small Square-spot *Diarsia rubi*, Figure of Eight *Diloba caeruleocephala*, Dusky Thorn *Ennomos fuscantaria*, Rustic *Hoplodrina blanda*, Rosy Rustic *Hydraecia micacea*, Lackey *Malacosoma Neustria*, Blood-vein *Timandra comae*, Cinnabar *Tyria jacobaeae* and Oak Hook-tip *Watsonalla binaria*. Some schedule 5 species were also returned including Purple Emperor *Apatura iris*, along with Small Blue Brown Hairstreak, and Chalk Hill Blue listed above as priority species.

5.10.3 Survey Results and Evaluation. No evidence of the presence of any protected, rare or notable invertebrate species was recorded from within the site during the course of our survey work. The site is dominated by buildings, hardstanding, grassland, and regularly managed amenity planting, which are likely to only support a limited diversity of invertebrates. The site contains occasional patches of scrub but otherwise supports relatively few micro-habitats that would typically indicate elevated potential for invertebrates⁴⁸, such as a variable topography with areas of vertical exposed soil; areas of species-rich, semi-natural vegetation; variable vegetation structure with frequent patches of tussocks combined with short turf; free-draining light soils; walls with friable mortar or fibrous dung. Accordingly, the site is not considered likely to support an important invertebrate assemblage.

⁴⁷ Musgrove, A. et al. (2013) 'Population estimates of birds in Great Britain and the United Kingdom', British Birds

⁴⁸ Natural England (2010) 'Higher Level Stewardship – Farm Environment Plan (FEP) Manual 3rd Edition'

- 5.10.4 Assessment of Proposals. Habitats within the site are unlikely to support an important invertebrate assemblage and therefore the proposals are unlikely to result in harm to any protected, rare or notable invertebrate populations.
- 5.10.5 The background records indicate the potential presence of Knot Grass (Priority Species), which was found within grassland habitat. These habitats will be affected by the proposals, however due to the low condition of the grassland and strict management the presence of these species is unlikely and should not form a constraint to the proposals.

5.11 Summary

- 5.11.1 An overall evaluation of the site’s importance for fauna is summarised in Table 5.13 below:

Table 5.13. Evaluation Summary of Fauna Forming Important Ecological Features

Species/Group	Summary	Level of Importance
Bats – Roosting	Confirmed presence within trees and buildings	Local
Bats – Foraging/Commuting (assemblage)	Confirmed presence on site	Local
Dormouse	Likely absent (although potential habitat present)	Negligible
Great Crested Newt	Confirmed presence within terrestrial habitat	Local
Common Toad	Confirmed presence on site	Local
Reptiles	Confirmed presence on site	Local
Birds	Confirmed presence on site	Local

- 5.11.2 Other fauna supported by the site include non-priority species of mammals, amphibians and invertebrates. These species are not considered to form important ecological features.

6 Mitigation, Compensation and Enhancement

6.1 Mitigation and Compensation

6.1.1 As set out in the previous chapters, the proposed development has followed the mitigation hierarchy approach as set out under the National Planning Policy Framework (NPPF), with consideration given first to avoidance of harm, followed by mitigation and compensation.

6.1.2 Assessing the proposals alongside the ecological designations, habitats and associated fauna identified within or adjacent to the site, it is proposed that the following mitigation and compensation measures (MC1-MC19) are implemented. Further detailed mitigation strategies or method statements can be secured via suitably-worded planning conditions, as recommended by relevant best practice guidance (BS 42020:2013).

Ecological Designations

6.1.3 The site is not subject to any statutory or non-statutory ecological designations, and it is unlikely that any such designations in the surrounding area will be significantly affected by the proposals. Accordingly, no specific mitigation or compensation measures are required.

Habitats

6.1.4 The proposed development requires the loss of Hedgerows H3, H6a and H7, H8, H11 and H12 and short lengths of hedgerows H1, H6 and H9 are to be lost under the proposals along with short sections of Treeline TL2a and TL2b. Other important habitats within the site include other native hedgerows and associated trees, trees (including one of veteran age), woodland, orchard and ponds. The veteran tree is to be fully retained under the proposals and the vast majority of woodland within the site is to be retained under the proposals. Compensation for hedgerow losses are set out below, together with standard safeguarding measures. Losses of non-important features will be addressed as part of the BNG strategy.

6.1.5 MC1 – Hedgerow and Tree Protection. All hedgerows and trees to be retained within the proposed development would be protected during construction in line with standard arboricultural best practice (BS5837:2012) or as otherwise directed by a suitably competent arboriculturalist. This may require the use of protective fencing or other methods appropriate to safeguard the root protection areas of retained trees and hedgerows.

6.1.6 MC2 – New Hedgerow Planting. To compensate for the loss of Hedgerows H3, H6 and H7a, H8, H11 and H12 and short sections of Tree line TL2a and TL2b, new native hedgerow planting will be provided. This will also ensure a minimum 10% gain in hedgerow biodiversity value and will be secured as part of the BNG strategy.

6.1.7 MC3 – Pollution Prevention. In order to safeguard the retained habitats within the site against pollution arising from potential run-off or pollution events during construction, the following safeguards will be implemented:

- Storage areas for chemicals and fuels should be sited well away from the waterbodies (minimum 10m). Storage areas should be provided with an impervious base and set within an oil-tight bund with no drainage outlet. Spill kits with sand, earth or commercial products approved for the stored materials should be kept close to storage areas for use in case of spillages

- Where possible, and with prior agreement of the sewage undertaker, silty water should be disposed of to the foul sewer or via another suitable form of disposal, such as transport by tanker for off-site disposal
- Water washing of vehicles, particularly those carrying fresh concrete and cement, or mixing plant, should be carried out in a contained area located as far from the waterbodies as practicable (minimum 10m)
- Refuelling of plant and vehicles should take place within a designated area, on an impermeable surface, away from the waterbodies (minimum 10m)

Bats

- 6.1.8 Buildings and trees providing roosting habitat are to be removed under the proposals. Further details on safeguarding measures and mitigation are discussed below. Impacts on foraging and commuting bats will be minimised by implementation of a sensitive lighting design, as detailed further below.
- 6.1.9 MC4 – Update Survey. Should any considerable time (e.g. >2 years) elapse between the survey work detailed above and any development works, a further survey of the buildings with potential to support roosting bats should be undertaken prior to the commencement of works to confirm the continued absence of bats.
- 6.1.10 MC5 – Bat Licensing. On the basis that Tree 335 and Buildings B1a and B5 support bat roosts, any works to the tree or buildings should be carried out under an EPS development licence, obtained from Natural England. When determining whether to grant a licence, Natural England will need to give consideration to the three derogation tests under Article 16 of the Habitats Directive (1992). These tests query whether the development is for imperative reasons of overriding public interest, whether there is no satisfactory alternative, and whether the favourable conservation status of concerned species will be maintained.
- 6.1.11 The need for the development is set out by the planning documents associated with the application. In summary, the scheme will meet a local need for new housing and a new modern SEN facility. Retention of the building would not be a satisfactory alternative, given the building forms part of the school and could not be converted for the purposes of the proposals.
- 6.1.12 In terms of maintaining a favourable conservation status, this would be achieved through the implementation of safeguarding measures and provision of new roosting opportunities within the proposed development, as set out below. These should be proportionate to the low conservation status of the roost.
- 6.1.13 On this basis, it is considered that, subject to full planning permission being granted and confirmation of the detailed mitigation measures in line with those set out below, there is no reason to suggest that any associated licence would be unlikely to be granted by Natural England.
- 6.1.14 MC6 – Safeguarding Measures. In order to minimise the risk to bats during the demolition of this building, a number of safeguarding measures will need to be implemented. These will involve precautionary check surveys prior to demolition, followed by a staged removal of building materials to render the building unsuitable for bats, under the supervision of a suitably qualified ecologist. Works should also avoid periods of cold weather to ensure bats are active and can respond to disturbance, in the unlikely event that any are present at time of works. These measures will be detailed in the method statement accompanying the EPS

licence application. A watching brief should also be maintained by contractors in regard to the other buildings, with Aspect Ecology contacted for further advice if any evidence of bats is recorded during works.

- 6.1.15 MC7 – Replacement Roosting Provision. To compensate for losses of roosting opportunities under the proposals, and to provide an increased roosting resource following development, bat boxes and roosting units should be provided on new buildings and retained trees under the scheme. It is also recommended that car ports or other open structures present within the proposals be designed to support roughened beams, accessible to bats, which could act as new feeding perches. Further details would be set out as part of the EPS licence application.
- 6.1.16 MC8 – Removal of Roofs. Removal of any roofs or other structures with potential to support or conceal roosting bats, should be undertaken with care during favourable weather conditions (e.g. not during heavy rain, high winds or unseasonably low temperatures) under an appropriate watching brief. Should any bats be encountered, works would need to stop and a suitably experienced Ecologist should be contacted so that suitable mitigation can be agreed prior to works re-commencing. This may involve discussion with Natural England and acquisition of a development licence for works to resume.
- 6.1.17 MC9 – Felling of Trees Supporting Bat Roosting Potential.

PRF-I

- 6.1.18 Nine trees (T10, T263, T348, T350, T351, T352, T353, T412, and T414,) which will be lost to the proposals, have been identified as supporting PRF-I features. Felling of these trees will therefore be undertaken under an ecological watching brief immediately following a detailed inspection and will be carried out using the 'soft-felling' technique. Under this approach, sections of the tree will be cut and lowered to the ground, where they will be left for a period of at least 24 hours to allow any bats, should these be present, to escape.
- 6.1.19 If any evidence for the presence of roosting bats is recorded, works on that tree will be suspended. Subsequently, consideration will be given to the need to undertake works under a European Protected Species (EPS) development licence, and a licence application will be made to Natural England as required.

PRF-M

- 6.1.20 Six trees (T11, T354, T367, T406, T408, and T410) have been identified as supporting PRF-M features and will be lost to the proposals. Felling of these trees will under an ecological watching brief immediately following a detailed inspection and will be carried out using the 'soft-felling' technique. As above, any works on Tree 335 should be carried out under an EPS development licence.
- 6.1.21 If any evidence for the presence of roosting bats is recorded, works on that tree will be suspended. Subsequently, consideration will be given to the need to undertake works under a European Protected Species (EPS) development licence, and a licence application will be made to Natural England as required.
- 6.1.22 MC10 – Sensitive Lighting. Light-spill onto retained and newly created habitat, in particular the retained hedgerows, treelines and scrub, will be minimised in accordance with good

practice guidance⁴⁹ to reduce potential impacts on light-sensitive bats (and other nocturnal fauna). This will be achieved through the implementation of a sensitively designed lighting strategy, with consideration given to the following key factors:

- *Light exclusion zones*: lighting should be controlled in areas likely to be used by bats, with light exclusion zones, or 'dark buffers', used to allow bats to move around the site by providing interconnected areas free of artificial illumination.
- *Appropriate luminaire specifications*: LED luminaries with a warm white spectrum (ideally <2,700K) should be used to reduce the blue light component, and light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats. Metal halide and fluorescent sources, alongside luminaries with UV elements, should be avoided.
- *Light barriers/screening*: new planting (e.g. hedgerows and trees) or fences, walls and buildings should be strategically positioned to reduce light spill.
- *Spacing and height of lighting units*: increasing the spacing between lighting units will minimise the area illuminated and allow bats to fly in the dark refuges between lights. Reducing the height of lighting will also help decrease the volume of illuminated space and give bats a chance to fly over lighting units (providing the light does not spill above the vertical plane). Low-level lighting options should be considered for any parking areas and pedestrian/cycle routes, e.g. floor washer lights, handrail lighting or LED footpath lighting.
- *Light intensity*: light intensity (i.e. lux levels) should be kept as low as possible to reduce the overall amount and spread of illumination.
- *Directionality*: to avoid light spill, lighting should be directed only to where it is needed, with particular attention paid to avoiding the upward spread of light so as to minimise trespass and sky glow.
- *Dimming and part-night lighting*: lighting control management systems should be used, which involve switching off/dimming lights for periods during the night when human activity is generally low (e.g. 12.30-5.30am), and/or using motion sensors to limit the time lighting is operational. The use of such control systems may be particularly beneficial during the active bat season (April to October).

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

⁴⁹ Bat Conservation Trust and Institute of Lighting Professionals (2023) 'Bats and artificial lighting at night' Guidance Note 08/23; Stone, E.L. (2013) 'Bats and lighting: Overview of current evidence and mitigation guidance'; Institution of Lighting Professionals (2011) 'Guidance notes for the reduction of obtrusive light', GN01:2011

Dormouse

- 6.1.25 No evidence of Dormouse has been recorded at the site. Nonetheless, a precautionary approach will be adopted in relation to this species, due to its known presence in the county, as detailed below.
- 6.1.26 MC12 – Safeguarding Measures. In order to minimise the risk to Dormice during vegetation clearance works, in the unlikely event they are present at the site, a number of precautionary safeguarding measures are recommended. These will include the sensitive timing of works, involving clearance outside of the peak hibernation or breeding periods, or as a two-stage process (removal of above-ground vegetation during the winter months, followed by removal of stumps and ground works the following late spring once Dormice have emerged from hibernation). Works will be carried out under ecological supervision, with progressive clearance of vegetation by hand, and will be preceded by check surveys of habitats for nests. If any evidence for the presence of Dormouse is recorded, clearance works will be suspended. Subsequently, consideration will be given to the need to undertake works under a European Protected Species (EPS) development licence, and a licence application will be made to Natural England as required.

Great Crested Newt

- 6.1.27 Great Crested Newt were confirmed present at the site during survey work. Terrestrial habitat suitable Great Crested Newt is to be removed under the proposals. Further details on safeguarding measures and mitigation are discussed below.
- 6.1.28 MC13 – District Licensing. Given Great Crested Newt has been recorded at the site and is likely to be affected by the proposed development, it will be necessary for the works to be carried out under licence. A Nature Space-led district licensing scheme is in place for Sussex, and as such it is proposed that the proposed development joins this scheme. District licensing is intended to focus conservation effort where it will create maximum benefit for the species, with management of Great Crested Newt populations at a landscape scale rather than a site-specific mitigation approach. Accordingly, an application will be made to join the district licensing scheme, with a first stage fee to be made to Nature Space towards the Nature Space report which will provide a detailed site assessment and detail any mitigation requirements. This report will then be submitted to the planning case officer. A second stage fee is then made to receive the Nature Space Certificate. These fees also contribute to off-site habitat creation. The site is predominantly located within a red risk zone (with part of the northern boundary being within an amber zone), such that there would be no restrictions to joining the scheme, whilst further survey work (e.g. population estimate surveys) is not required for the licence application. Through this mechanism, the long-term favourable conservation status of the local Great Crested Newt population will be maintained.
- 6.1.29 MC14 – Translocation Exercise. Prior to development works commencing, it will be necessary to capture and exclude newts from areas subject to construction activities within 250m of breeding ponds. This will involve the erection of amphibian exclusion fencing around the development areas, subdivided by drift fencing. Pitfall traps and refugia (comprising buried buckets which newts will fall into, and squares of carpet that newts will shelter under) will be placed throughout the fenced area in order to catch any newts that may be present. A period of translocation will follow this, comprising at least 30 consecutive days of trapping (based on the low population of newts recorded) between March and October, until 5 consecutive days of no captures have been achieved. The traps will then be

closed and a destructive search will ensue, which involves a search of point features (e.g. brash or rubble piles) under the supervision of a suitably qualified ecologist.

- 6.1.30 Any newts caught during this exercise will be relocated to suitable retained habitats, outside of the proposed development area.
- 6.1.31 The exclusion fencing will be maintained for the duration of the construction works to prevent newts re-entering the construction area. This will include the maintenance of habitats either side of the fence through cutting or herbicide treatment to prevent tall vegetation developing which could assist newts in climbing the fence. Once construction works are complete, the fence will be removed, allowing for dispersal of newts into areas of open space within the completed development.

Reptiles

- 6.1.32 Potential habitat losses for reptiles include, grassland, ruderal and ephemeral areas, and lengths of scrub margin at the site boundaries. These areas support only a low density of reptiles based on the survey results. Given the very low numbers of reptiles recorded and that suitable habitats are located at the margins of the development area, it is considered that reptiles can be appropriately safeguarded by a habitat manipulation exercise.
- 6.1.33 MC15 – Habitat Manipulation. The habitat manipulation exercise will involve cutting suitable vegetation within the affected areas of the development footprint to a short height (~15cm) so as to encourage reptiles to disperse to suitable areas of retained/nearby habitat, whilst also allowing for a fingertip search of the area. Following this, a destructive search will be undertaken involving stripping of the top layer of ground. This exercise should be carried out under the supervision of a competent ecologist during the active reptile season (generally March/April to September/October, depending on prevailing weather). Any potential refuge features, e.g. piles of rubble, heavy logs or brash piles, will be fingertip-searched by an ecologist prior to being carefully disassembled. Any reptiles encountered during the destructive search will be carefully rescued by the supervising ecologist and relocated to suitable retained habitat nearby.
- 6.1.34 Under the proposals, ruderal vegetation is to be retained as semi-natural habitat along the southern boundary of the site. This would form a suitable area of habitat to which reptiles could be displaced to, being able to further disperse from here into the surroundings of the site. This margin would comprise a wildflower grassland and scrub margin, and could be enhanced with specific refuge/hibernacula features. It is considered that further details of reptile mitigation could be secured by condition, which could also include the relocation of any individuals caught during habitat manipulation to suitable areas of habitat elsewhere within the country park.

Nesting Birds

- 6.1.35 Removal of Hedgerows H3, H6a and H7, H8, H11 and H12, short lengths of hedgerows H1, H6 and H9 and various trees are to be lost under the proposals along with short sections of Treeline TL2a and TL2b which may adversely affect nesting birds. Accordingly, the following approach will be adopted.
- 6.1.36 MC16 – Nesting Bird Restrictions. To avoid a potential offence under the relevant legislation, no clearance of suitable vegetation should be undertaken during the bird-nesting season (1st March to 31st August inclusive). If this is not practicable, any potential nesting habitat to be removed should first be checked by a competent ecologist in order to determine the location of any active nests. Any active nests identified would then need to

be cordoned off (with a minimum 5m buffer) and protected until the young have fledged. These checking surveys would need to be carried out no more than three days in advance of vegetation clearance.

Other Fauna

6.1.37 The site has been identified as offering potential for other mammal species including Hedgehog and Brown Hare. Accordingly, the following approach will be adopted during site clearance and construction works.

6.1.38 MC17 – Small Mammal Safeguards. In order to safeguard Hedgehog, Brown Hare and other small mammals should they enter the site during construction works, the following measures will be implemented:

- A watching brief should be maintained for Hedgehog, Brown Hare and other small mammals throughout any clearance works.
- Any trenches left open overnight should be provided with a means of escape, e.g. a gently-graded ramp or roughened plank, in order to allow animals to escape should they enter the trench (this is particularly important if the trench fills with water).
- Any temporarily exposed open pipes or open drains should be blanked off at the end of each working day so as to prevent animals gaining access as may happen when contractors are off site.
- Any trenches/pits should be inspected each morning to ensure no animals have become trapped overnight.
- The storage of any chemicals at the site will be contained in such a way that they cannot be accessed or knocked over by any roaming animals.
- Fires will only be lit in secure compounds away from wooded habitats and will not be allowed to remain lit during the night.
- Unsecured food and litter will not be left within the working area overnight.
- Any piles of material already present on site, particularly vegetation/leaves, etc. and any areas of dense scrub or hedgerows, shall be dismantled/removed by hand and checked for Hedgehog prior to the use of any machinery/disposal.
- Any material to be disposed of by burning (particularly waste from vegetation clearance and tree works) should be burnt within 24 hours of accumulation to minimise the risk of Hedgehogs or other animals occupying the pile, or should be stored within a container such as a skip to prevent animals from gaining access.
- Any material which has been stored on the ground overnight should be moved prior to burning to allow a thorough check for any animals which may have been occupying the pile.
- In the event that an injured mammal is found, the animal should be wrapped carefully in a towel and taken to a local vet immediately.
- If an injured Hedgehog is found the British Hedgehog Preservation Society (BHPS) can be phoned (01584 890 801).

- 6.1.39 MC18 – Faunal Habitat Connectivity. To maintain connectivity throughout the site for Hedgehog and other small mammals and to allow access to suitable foraging habitat contained within residential gardens, small holes (13cmx13cm) should be created within garden fences or under gates.

6.2 Ecological Enhancements

- 6.2.1 The NPPF encourages new developments to maximise the opportunities for biodiversity through incorporation of enhancement measures. The proposals present the opportunity to deliver ecological enhancements at the site for the benefit of local biodiversity, thereby making a positive contribution towards the broad objectives of national conservation priorities and the local BAP.

Habitats

- 6.2.2 Habitat enhancements will be delivered as part of the BNG strategy, forming a separate submission. This will be informed by the following principles, according with national and local conservation priorities.
- 6.2.3 New Planting. Where practicable, new planting within the site should be comprised of native species of local provenance, including trees and shrubs appropriate to the local area. Suitable species for inclusion within the planting could include native trees such as Oak, Silver Birch *Betula pendula* and Field Maple, whilst native shrub species of particular benefit would likely include fruit and nut-bearing species which would provide additional food for wildlife, such as Blackthorn, Hawthorn, Crab Apple *Malus sylvestris*, Hazel and Elder. Where non-native species are proposed, these should include species of value to wildlife, such as varieties listed on the RHS' 'Plants for Pollinators' database, providing a nectar source for bees and other pollinating insects.
- 6.2.4 Wildflower Grassland and Flowering Lawn. Within areas of open space, wildflower grassland can be created. These should be subject to a varied management regime to provide a range of sward types. Most areas should be managed as hay meadow, subject to cutting 2-3 times a year to promote a flower-rich sward, whilst areas of rough, tussocky grassland can be established along woodland and hedgerow margins. As such, grassland areas will provide a rich habitat resource for invertebrate species, in turn providing increased foraging opportunities for wildlife including birds and bats. Consideration can also be given to the laying of wildflower turfs, comprising locally-appropriate native species, to establish wildflower grassland. This would ensure rapid establishment of these habitats and reduce the timeframe for delivering the range of ecological benefits that are proposed. Within parks and other recreation and amenity areas, consideration can be given to seeding of flowering lawn, containing a range of herb species which respond well to frequent mowing. This will provide a further flowering and pollen resource for invertebrates.
- 6.2.5 Scrub Planting. Scrub habitat should be established along woodland margins, hedgerows and within grassland areas, creating scrub mosaics and forming valuable ecotone habitats for a range of wildlife including reptiles, small mammals and invertebrates.
- 6.2.6 Wetland Features. The opportunity exists under the proposals to create new wetland habitats as part of the Sustainable Drainage System (SuDS). Where practical these should be designed in accordance with ecological principles, incorporating measures such as shallow, sinuous margins, areas of permanent water and planting with native vegetation. Such measures will benefit a range of wetland species including birds, aquatic invertebrates and amphibians whilst also helping to attenuate surface water run-off.

- 6.2.7 Hedgerows. New lengths of hedgerow planting can be provided along the boundaries of green space areas and around areas of built development. Existing hedgerows should also be subject to supplementary planting where necessary to fill gaps and strengthen the integrity of the hedgerow.

Fauna

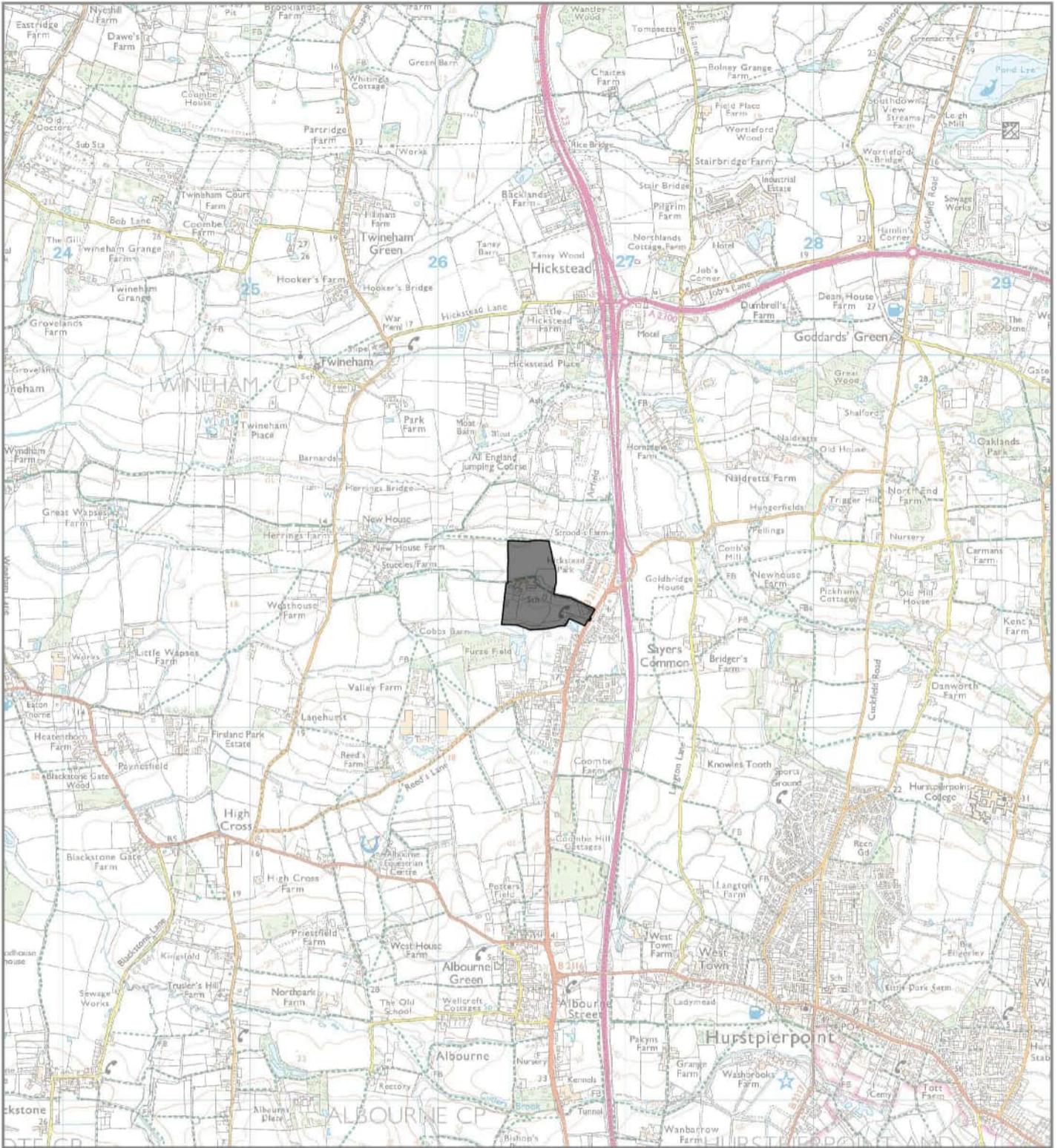
- 6.2.8 To provide additional opportunities for fauna, it is proposed that a range of new features are incorporated within the proposed development. These should include the following features, with specific measures to be detailed as part of a faunal enhancement plan which can be secured via a suitably-worded planning condition.
- 6.2.9 Bat Boxes. Bat boxes should be incorporated within the proposed development. The provision of bat boxes will provide new roosting opportunities for bats in the area such as Soprano Pipistrelle, a national Priority Species. So as to maximise their potential use, the bat boxes should ideally be situated on suitable retained trees, erected as high up as possible and sited in sheltered wind-free areas that are exposed to the sun for part of the day, facing a southeast, south or south-westerly direction. In addition, where architectural design allows, a number of integrated bat boxes/roost features should be incorporated into a proportion of the new build. The precise number and locations of boxes/roost features should be determined by a competent ecologist post-planning, once the relevant final development design details have been approved.
- 6.2.10 Bird Boxes. Bird nesting boxes should be incorporated within the proposed development, thereby increasing nesting opportunities for birds at the site. These should include integrated nest boxes on new buildings targeting species including Swift and House Sparrow, alongside boxes erected on retained trees. The precise number and locations of boxes should be determined by a competent ecologist post-planning, once the relevant final development design details have been approved.
- 6.2.11 Habitat Piles and Refugia. A proportion of any deadwood arising from vegetation clearance works should be retained within the site in a number of wood piles located within areas of new planting, new wetland habitats or areas of wildflower grassland. These would provide potential habitat opportunities for invertebrate species, which in turn could provide a prey source for a range of other wildlife. Dedicated hibernacula and refugia can also be provided for reptile and amphibian species, comprising log or rubble piles either left open or covered in soil and turfs. Loggeries can also be provided, comprising buried logs to form dead wood habitat for invertebrates such as Stag Beetle.
- 6.2.12 Hedgehog Domes. It is recommended that shelter is provided for Hedgehog in the form of Hedgehog domes, or similar. These should be located in a quiet sheltered location away from potential disturbance by people, for example at the base of hedgerows or scrub.
- 6.2.13 Bee Bricks and Insect Boxes. It is recommended that bee bricks be incorporated within the proposed development to increase nesting opportunities for declining populations of non-swarming solitary bee species. Ideally, bee bricks should be located within suitable south-facing walls (where architectural design allows), located at least 1m off the ground. The bricks should be unobstructed by vegetation, though within close vicinity of nectar and pollen sources. Insect boxes can also be provided within the areas of wildlife habitat in order to enhance the nesting and over-wintering locations available for a range of invertebrates, particularly solitary wasps and bees.

7 Conclusions

- 7.1 Aspect Ecology has carried out an Ecological Appraisal of the proposed development, based on the results of a desktop study, Phase 1 habitat survey and a number of detailed protected species surveys.
- 7.2 The available information confirms that no statutory or non-statutory nature conservation designations are present within or adjacent to the site, and none of the designations within the surrounding area are likely to be adversely affected by the proposals.
- 7.3 The Phase 1 habitat survey has established that the site is dominated by habitats not considered to be of ecological importance, whilst the proposals have sought to retain those features identified to be of value. Where it has not been practicable to avoid loss of habitats, new habitat creation is proposed to offset losses, in conjunction with the landscape proposals.
- 7.4 The habitats within the site support several protected species, including species protected under both national and European legislation. Accordingly, a number of mitigation measures have been proposed to minimise the risk of harm to protected species, with compensatory measures proposed, where appropriate, in order to maintain the conservation status of local populations.
- 7.5 In conclusion, the proposals have sought to minimise impacts and subject to the implementation of appropriate avoidance, mitigation and compensation measures, it is considered unlikely that the proposals will result in significant harm to biodiversity, in accordance with national and local planning policy.
- 7.6 Ecological enhancements are proposed to achieve a biodiversity net gain, to be set out further as part of the BNG strategy in a separate submission.

Plan 6836/ECO1:

Site Location



Key:

 Site Location

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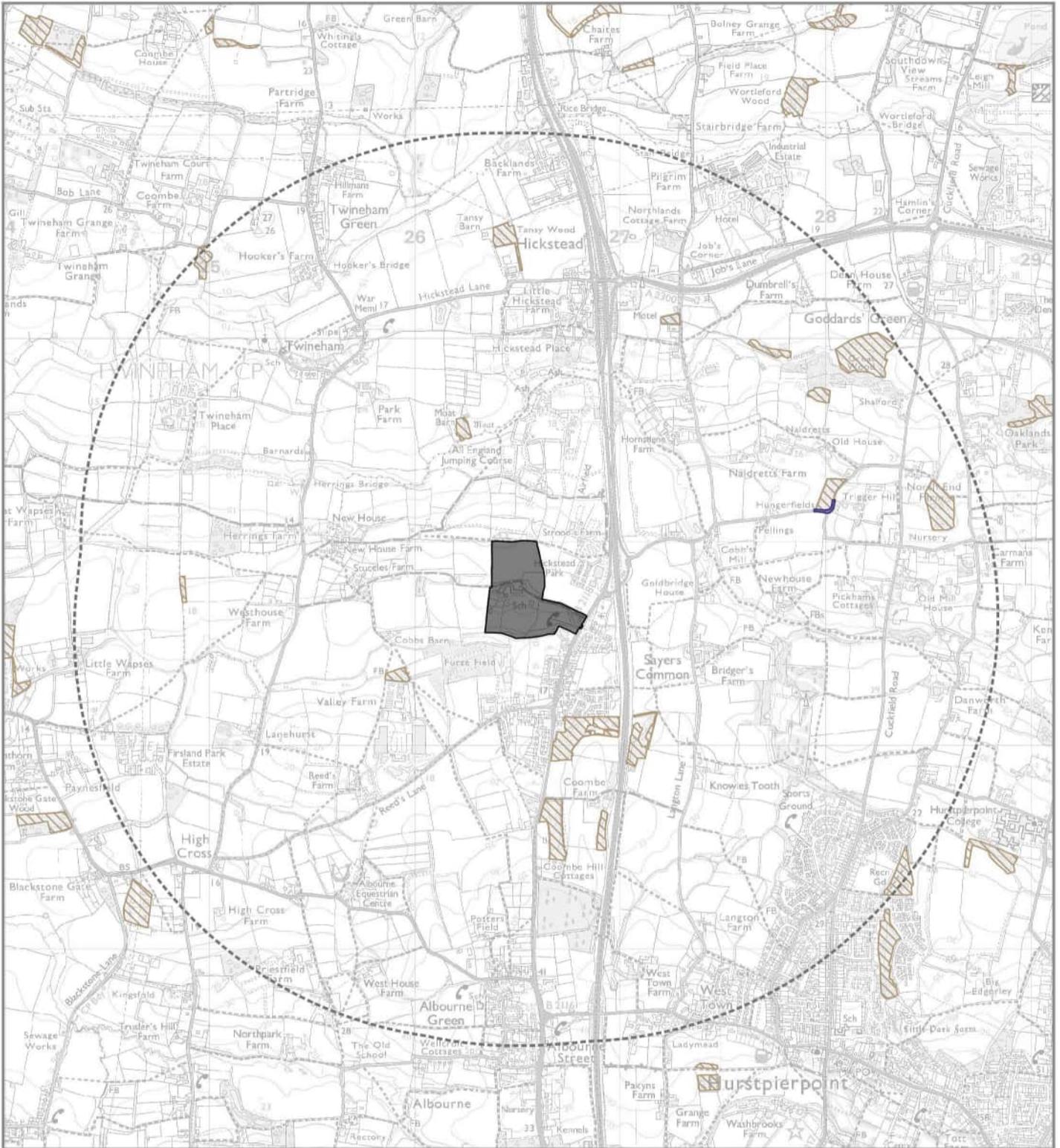
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LVS Hassocks	PROJECT
Site Location	TITLE
6836/ECO1	DRAWING NO.
C/LS	REV
January 2026	DATE
JaW/BG	QC



Plan 6836/ECO2:

Ecological Designations



Key:

-  Site Location
-  Designated Road Verge
-  Ancient Semi Natural Woodland (ASNW)
-  2km Local Records Centre Search Area

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Ecological Designations

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Non-statutory data provided by Sussex Biodiversity Records Centre

Plan 6836/ECO3:

Ecological Features



- Key:**
- Site Boundary
 - Modified grassland
 - Traditional orchards
 - Mixed scrub
 - Bramble scrub
 - Blackthorn scrub
 - Ruderal/Ephemeral
 - Lowland mixed deciduous woodland
 - Pond
 - Dry pond
 - Allotments
 - Vegetated garden
 - Building
 - Hardstanding
 - Tree
 - Veteran Tree
 - Line of trees
 - Species-rich native hedgerow with trees - associated with bank or ditch
 - Species-rich native hedgerow with trees
 - Species-rich native hedgerow
 - Native hedgerow with trees - associated with bank or ditch
 - Native hedgerow - associated with bank or ditch
 - Native hedgerow with trees
 - Native hedgerow
 - Non-native and ornamental hedgerow

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Habitats and Ecological Features

6836/ECO3

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Plan 6836/ECO4:

Bat Emergence Survey Results



- Key:
- Site Boundary
 - High Bat Roost Potential
 - Low Bat Roost Potential
 - Moderate Bat Roost Potential
 - N/A - Building not subject to emergence survey
 - Brown Long-eared
 - Common Pipistrelle
 - Myotis
 - Soprano Pipistrelle
 - Unknown species
 - Emergence / Re-entry Direction



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Bat Emergence Results	TITLE
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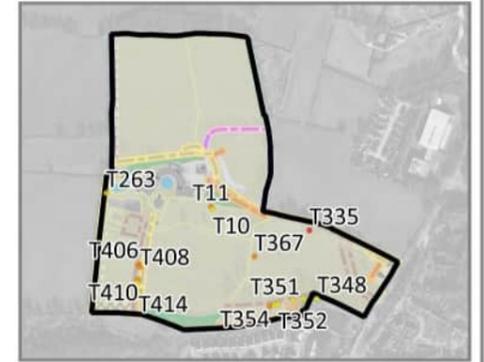
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Plan 6836/ECO5:

Climbed Tree Inspection Survey Results



- Key:
-  Site Boundary
 -  Confirmed Roost
 -  PRF-I
 -  PRF-M



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Plan 6836/ECO6:

Night-time Bat Walkover (NBW) Survey Results



- Key:
- Site Boundary
 - Survey Starting Area
 - Transect Route
 - Common Pipistrelle Registration
 - Soprano Pipistrelle Registration
 - Myotis species Registration

Bat call registration defined as presence of one or more call sequences for that bat species within one file recording from Anabat Scout detector, with a maximum recording length of 10 seconds.

Note that bat call registrations which did not have GPS data recorded on the Anabat Scout detector have not been included on this plan.

In instances where bat call registrations were recorded in exactly the same location and thus overlap completely, registrations have been stacked with priority given to rarer species.



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Night-time Bat Walkover Survey Results: May TITLE

6836-01/ECO6a DRAWING NO.

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LK/DO QC





- Key:
- Site Boundary
 - Survey Starting Area
 - Transect Route
 - Common Pipistrelle Registration
 - Soprano Pipistrelle Registration
 - Big Bat species Registration

Bat call registration defined as presence of one or more call sequences for that bat species within one file recording from Anabat Scout detector, with a maximum recording length of 10 seconds.

Note that bat call registrations which did not have GPS data recorded on the Anabat Scout detector have not been included on this plan.

In instances where bat call registrations were recorded in exactly the same location and thus overlap completely, registrations have been stacked with priority given to rarer species.



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LVS Hassocks	PROJECT
Night-time Bat Walkover Survey Results: July	TITLE
6836-01/ECO6b	DRAWING NO.
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January 2026	DATE
LK/DO	QC



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- Key:
- Site Boundary
 - Survey Starting Area
 - Transect Route
 - Common Pipistrelle Registration
 - Soprano Pipistrelle Registration
 - Big Bat species Registration
 - Myotis species Registration

Bat call registration defined as presence of one or more call sequences for that bat species within one file recording from Anabat Scout detector, with a maximum recording length of 10 seconds.

Note that bat call registrations which did not have GPS data recorded on the Anabat Scout detector have not been included on this plan.

In instances where bat call registrations were recorded in exactly the same location and thus overlap completely, registrations have been stacked with priority given to rarer species.



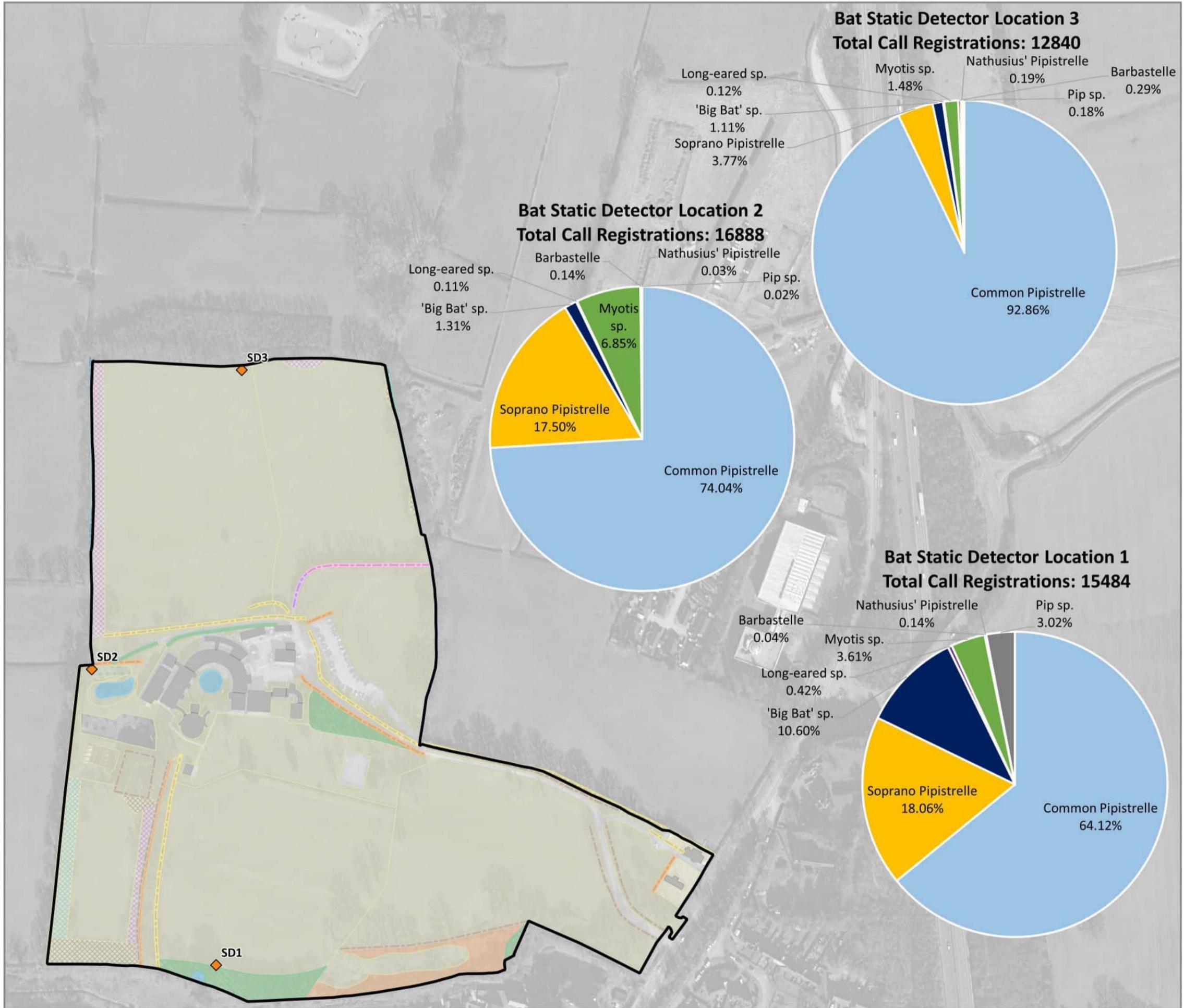
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Plan 6836/ECO7:

Static Detector Survey Results



Key:
 Site Boundary
 Static Detector Locations



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Static Detector Results	TITLE
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Plan 6836/ECO8:

Dormouse Survey Results

Plan 6836/ECO9:

Reptile Survey Results



- Key:
- Site Boundary
 - Reptile Transects
 - Common Lizard
 - Slow-worm
 - Great Crested Newt

Total Mats - 145



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Land at LVS Hassocks,
 Sayers Common
 Reptile Survey Results

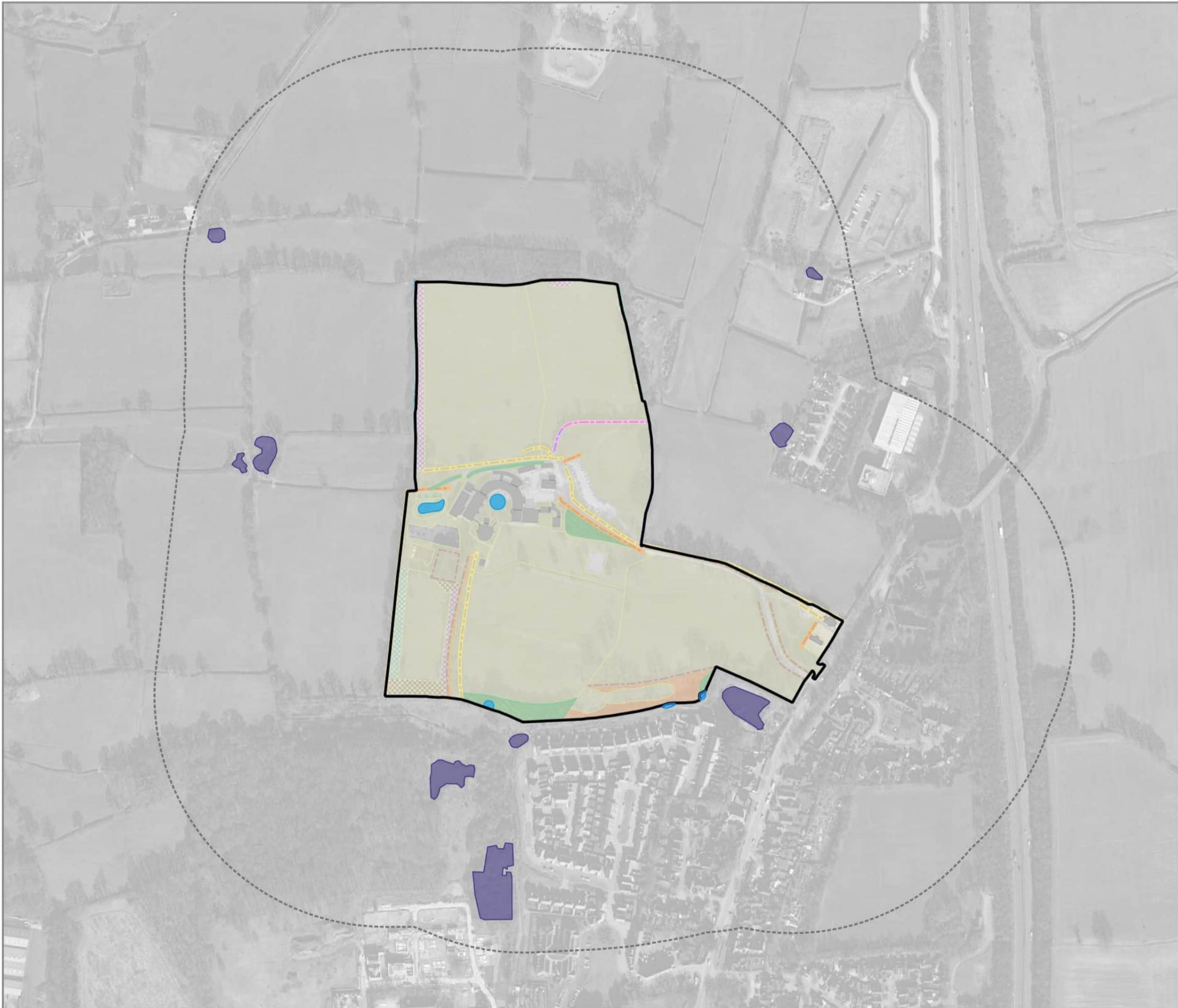
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DRAWING NO.	6836/ECO9
REV	D/CW
DATE	January 2026
QC	CW/LS



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Plan 6836/ECO10:

Pond Locations and eDNA Results



- Key:
- Site Boundary
 - 250m Site Buffer
 - Negative Great Crested Newt eDNA Result
 - Onsite Pond Unserved
 - Offsite Ponds



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Pond Plan and Great Crested Newt eDNA Results	TITLE
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Plan 6836/ECO11:

Breeding Bird Survey Results



- Bird Species:**
- B. Blackbird
 - BC Blackcap
 - BT Blue Tit
 - CC Chiffchaff
 - GC Goldcrest
 - GO Goldfinch
 - GS Great Spotted Woodpecker
 - GT Great Tit
 - G. Green Woodpecker
 - JD Jackdaw
 - LW Lesser Whitethroat
 - LT Long-tailed Tit
 - MG Magpie
 - NH Nuthatch
 - TC Treetreeper
 - R. Robin
 - D. Dunnock
 - MH Moorhen
 - ST Song Thrush
 - SD Stock Dove
 - WP Woodpigeon
 - WR Wren
 - SG Starling

- Key:**
- Site Boundary
 - Breeding / Probable Breeding (BOCC Red List)
 - Breeding / Probable Breeding (BOCC Amber List Species)
 - Breeding / Probable Breeding (BOCC Green List - Not Threatened)



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Land at LVS Hassocks,
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 Breeding Bird Survey Results

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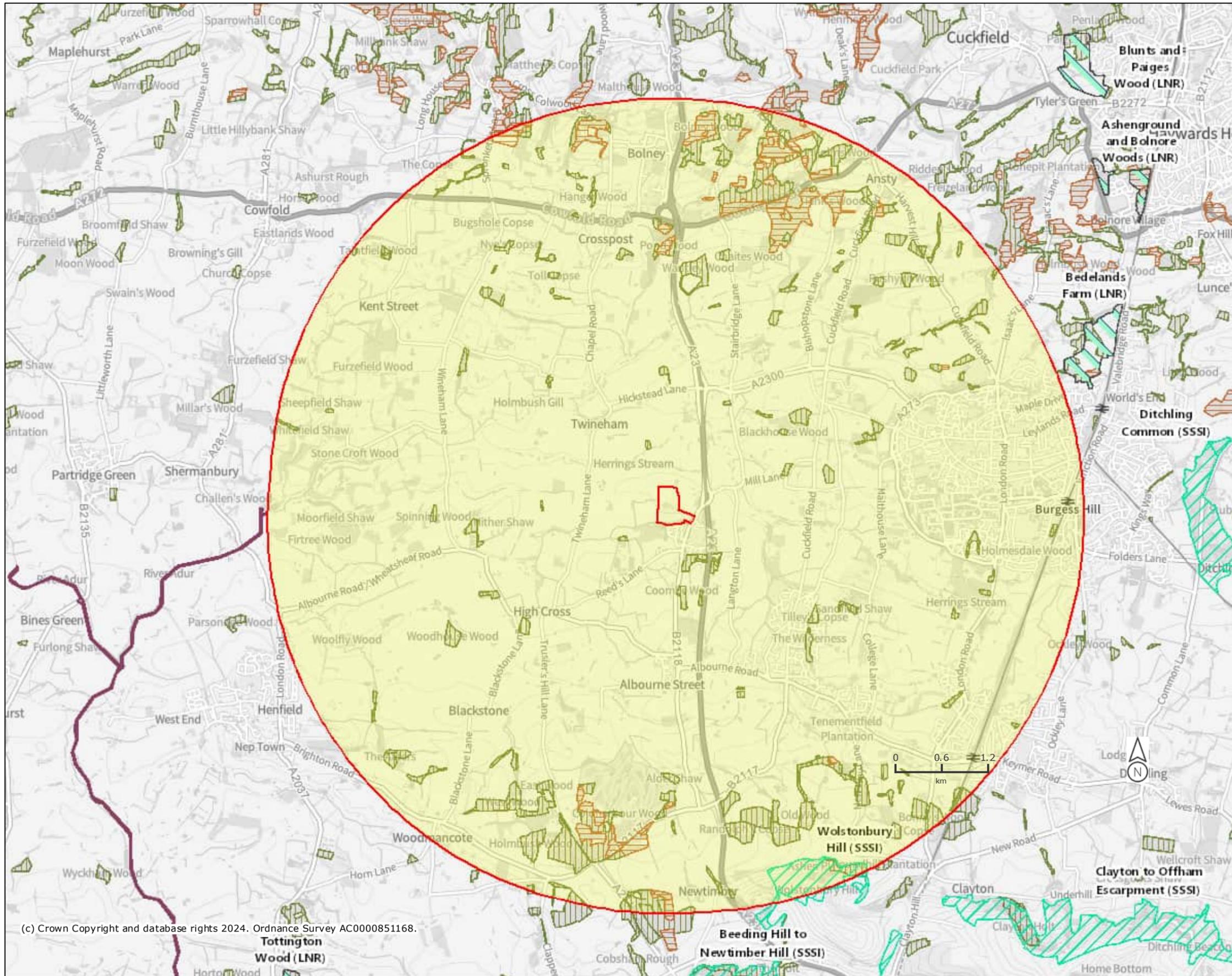


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Appendix 6836/1:

Desktop Study Data



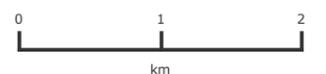
Legend

-  Local Nature Reserves (England)
-  National Nature Reserves (England)
-  Ramsar Sites (England)
-  Proposed Ramsar Sites (England)
-  Sites of Special Scientific Interest (England)
-  Special Areas of Conservation (England)
-  Possible Special Areas of Conservation (England)
-  Special Protection Areas (England)
-  Potential Special Protection Areas (England)

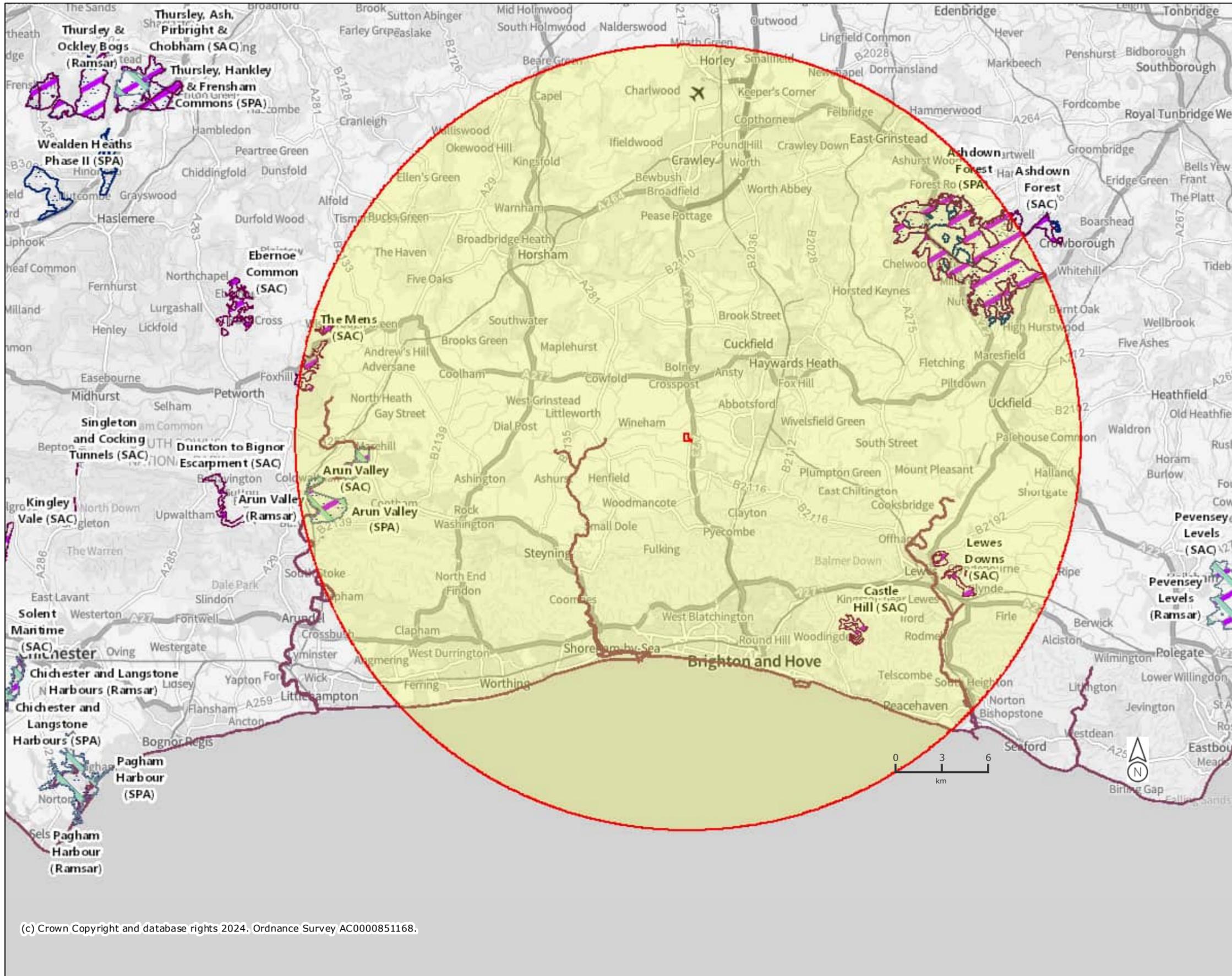
Ancient Woodland (England)

-  Ancient and Semi-Natural Woodland
-  Ancient Replanted Woodland

Projection = OSGB36
 xmin = 513300
 ymin = 112600
 xmax = 538500
 ymax = 125300



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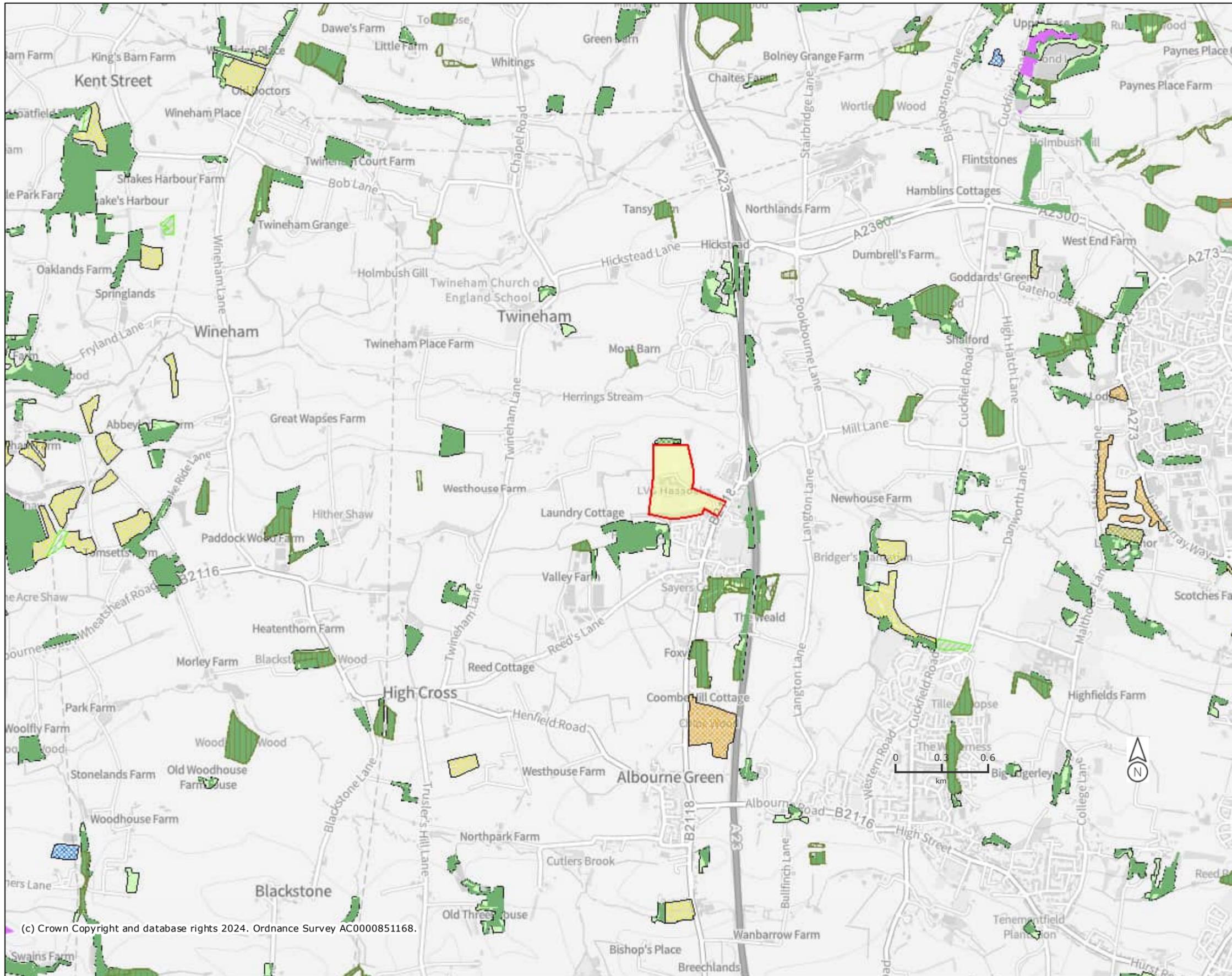
Legend

-  Ramsar Sites (England)
-  Proposed Ramsar Sites (England)
-  Special Areas of Conservation (England)
-  Possible Special Areas of Conservation (England)
-  Special Protection Areas (England)
-  Potential Special Protection Areas (England)

Projection = OSGB36
 xmin = 459500
 ymin = 83720
 xmax = 585400
 ymax = 146900



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Legend

- Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England)
- Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)
- Priority Habitat Inventory - Lowland Calcareous Grassland (England)
- Priority Habitat Inventory - Lowland Dry Acid Grassland (England)
- Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England)
- Priority Habitat Inventory - Upland Calcareous Grassland (England)

Ancient Woodland (England)

- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)
- Forestry Commission Legal Boundary (England)

National Forest Inventory (GB)

- Assumed woodland
- Broadleaved
- Cloud \ shadow
- Conifer
- Coppice
- Coppice with standards
- Failed
- Felled
- Ground prep
- Low density
- Mixed mainly broadleaved
- Mixed mainly conifer
- Shrub
- Uncertain
- Windthrow
- Young trees

Projection = OSGB36
 xmin = 519900
 ymin = 115500
 xmax = 532500
 ymax = 121900

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Appendix 6836/2:

Automated Detector Survey Details

Appendix 6836/2. Automatic Detector Survey Details

Survey Date	Weather Conditions			
	Wind (BF)	Temp(c)	Cloud Cover (%)	Precipitation
May				
28/05/2024	4-5	13-14	56-100	0.1 - 0.3
29/05/2024	3-4	11-14	29-62	0
30/05/2024	3-4	10-13	6-84	0
31/05/2024	4-5	10-14	10-100	0
01/06/2024	4	10-16	7-86	0
02/06/2024	2-3	12-16	20-81	0
03/06/2024	1-2	14-17	35-100	0 - 0.1
04/06/2024	1-3	15-17	0-100	0-0.1
June				
25/06/2024	2-3	20	4	0
26/06/2024	2	16-19	5-24	0
27/06/2024	4-5	13-16	0-87	0
28/06/2024	2-4	14-16	15-100	0
29/06/2024	1-3	16-17	24-100	0
30/06/2024	2-5	10-16	10-86	0
01/07/2024	4	12-16	5-100	0-0.4
02/07/2024	2-3	12-16	26-100	0
July				
23/07/2024	1-3	16-19	17-47	0
24/07/2024	3-4	16-17	37-100	0-0.2
25/07/2024	3-4	15-18	8-100	0-0.8
26/07/2024	1-4	14-17	3-73	0
27/07/2024	2-4	14-17	3-25	0
28/07/2024	2-3	14-19	0-12	0
29/07/2024	2-3	18-22	4-7	0
30/07/2024	2-4	20-23	4	0
August				
16/08/2024	2-3	14-19	0	0
17/08/2024	3-4	14-19	0-18	0
18/08/2024	2-4	15-19	0-2	0
19/08/2024	3-4	17-18	8-100	0
20/08/2024	4-5	13-18	3-26	0
21/08/2024	4-5	16-17	8-51	0
22/08/2024	5-7	18	63-100	0-0.1
23/08/2024	2-4	14-17	10-100	0-1.4
September				
19/09/2024	4	16-17	8-31	0
20/09/2024	3-4	16-18	5-80	0
21/09/2024	2-4	17-19	56-100	0-0.3
22/09/2024	2	16-17	50-100	0
23/09/2024	2-4	14-16	63-100	0-0.1
24/09/2024	2-4	14-16	27-100	0-2.4
25/09/2024	3-5	15	100	0-4.9
26/09/2024	6	11-15	80-100	0-1.9
October				
17/10/2024	2-3	12-14	13-59	0
18/10/2024	3-4	14-15	8-100	0-0.3

Survey Date	Weather Conditions			
	Wind (BF)	Temp(c)	Cloud Cover (%)	Precipitation
19/10/2024	3-5	13-14	5-54	0
20/10/2024	4-5	14-15	25-100	0.0-0.5
21/10/2024	2-3	12-13	7-70	0-0.1
22/10/2024	3	12-14	73-8	0-0.1
23/10/2024	3-4	13-14	0-3	0
24/10/2024	3-5	12-16	22-85	0-0.1

BF0 = calm, BF12 = hurricane force

Appendix 6836/3:

Evaluation Methodology

Evaluation Methodology

1. The evaluation of ecological features and resources is based on professional judgement whilst also drawing on the latest available industry guidance and research. The approach taken in this report is based on that described by the Chartered Institute of Ecology and Environmental Management (CIEEM) 'Guidelines for Ecological Impact Assessment in the UK and Ireland' (2018)¹.

Importance of Ecological Features

2. Ecological features within the site/study area have been evaluated in terms of whether they qualify as 'important ecological features'. In this regard, CIEEM guidance states that *"it is not necessary to carry out detailed assessment of features that are sufficiently widespread, unthreatened and resilient to project impacts and will remain viable and sustainable"*.
3. Various characteristics contribute to the importance of ecological features, including:
 - Naturalness;
 - Animal or plant species, sub-species or varieties that are rare or uncommon, either internationally, nationally or more locally, including those that may be seasonally transient;
 - Ecosystems and their component parts, which provide the habitats required by important species, populations and/or assemblages;
 - Endemic species or locally distinct sub-populations of a species;
 - Habitat diversity;
 - Habitat connectivity and/or synergistic associations;
 - Habitats and species in decline;
 - Rich assemblages of plants and animals;
 - Large populations of species or concentrations of species considered uncommon or threatened in a wider context;
 - Plant communities (and their associated animals) that are considered to be typical of valued natural/semi-natural vegetation types, including examples of naturally species-poor communities; and
 - Species on the edge of their range, particularly where their distribution is changing as a result of global trends and climate change.
4. As an objective starting point for identifying important ecological features, European, national and local governments have identified sites, habitats and species which form a key focus for biodiversity conservation in the UK, supported by policy and legislation. These are summarised by CIEEM guidance as follows:

Designated Sites

- Statutory sites designated or classified under international conventions or European legislation, for example World Heritage Sites, Biosphere Reserves, Wetlands of International Importance (Ramsar sites), Special Areas of Conservation (SAC), Special Protection Areas (SPA);

¹ CIEEM (2018) 'Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine', Version 1.3, Chartered Institute of Ecology and Environmental Management, Winchester (updated September 2024)

- Statutory sites designated under national legislation, for example Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) and Local Nature Reserves (LNR);
- Locally designated wildlife sites, e.g. Local Wildlife Sites (LWS).

Biodiversity Lists

- Habitats and species of principal importance for the conservation of biodiversity in England and Wales (largely drawn from UK BAP priority habitats and priority species), often referred to simply as Priority Habitats / Species;
- Local BAP priority species and habitats.

Red Listed, Rare, Legally Protected Species

- Species of conservation concern, Red Data Book (RDB) species;
- Birds of Conservation Concern;
- Nationally rare and nationally scarce species;
- Legally protected species.

5. In addition to this list, other features may be considered to be of importance on the basis of local rarity, where they enable effective conservation of other important features, or play a key functional role in the landscape.

Assigning Level of Importance

6. The importance of an ecological feature should then be considered within a defined geographical context. Based on CIEEM guidance, the following frame of reference is used:
 - International (European);
 - National;
 - Regional;
 - County;
 - District;
 - Local (e.g. Parish or Neighbourhood);
 - Site (not of importance beyond the immediate context of the site).
7. Features of 'local' importance are those considered to be below a district level of importance, but are considered to appreciably enrich the nature conservation resource or are of elevated importance beyond the context of the site.
8. Where features are identified as 'important' based on the list of key sites, habitats and species set out above, but are very limited in extent or quality (in terms of habitat resource or species population) and do not appreciably contribute to the biodiversity interest beyond the context of the site, they are considered to be of 'site' importance.
9. In terms of assigning the level of importance, the following considerations are relevant:

Designated Sites

10. For designated sites, importance should reflect the geographical context of the designation (e.g. SAC/SPA/Ramsar sites are designated at the international level whereas SSSIs are designated at the national level). Consideration should be given to multiple designations as appropriate (where an area is subject to differing levels of nature conservation designations).

Habitats

11. In certain cases, the value of a habitat can be measured against known selection criteria, e.g. SAC selection criteria, 'Guidelines for the selection of biological SSSIs' and the Hedgerows Regulations 1997. However, for the majority of commonly encountered sites, the most relevant habitat evaluation will be at a more localised level and based on relevant factors such as antiquity, size, species-diversity, potential, naturalness, rarity, fragility and typicalness (Ratcliffe, 1977). The ability to restore or re-create the habitat is also an important consideration, for example in the case of ancient woodland.
12. Whether habitats are listed as priorities for conservation at a national level in accordance with Sections 41 and 42 of the Natural Environment and Rural Communities Act (NERC) 2006, so called 'Habitats of Principal Importance' or 'Priority Habitats', or within regional or local Biodiversity Action Plans (BAPs) is also relevant, albeit the listing of a particular habitat under a BAP does not in itself imply any specific level of importance.
13. Habitat inventories (such as habitat mapping on the MAGIC database) or information relating to the status of particular habitats within a district, county or region can also assist in determining the appropriate scale at which a habitat is of importance.

Species

14. Deciding the importance of species populations should make use of existing criteria where available. For example, there are established criteria for defining nationally and internationally important populations of waterfowl. The scale within which importance is determined could also relate to a particular population, e.g. the breeding population of common toads within a suite of ponds or an otter population within a catchment.
15. When determining the importance of a species population, contextual information about distribution and abundance is fundamental, including trends based on historical records. For example, a species could be considered particularly important if it is rare and its population is in decline. With respect to rarity, this can apply across the geographic frame of reference and particular regard is given to populations where the UK holds a large or significant proportion of the international population of a species.
16. Whether species are listed as priorities for conservation at a national level in accordance with Sections 41 and 42 of the Natural Environment and Rural Communities Act (NERC) 2006, so called 'Species of Principal Importance' or 'Priority Species', or within regional or local Biodiversity Action Plans (BAPs) is also relevant, albeit the listing of a particular species under a BAP does not in itself imply any specific level of importance.
17. Species populations should also be considered in terms of the potential zone of influence of the proposals, i.e. if the entire species population within the site and surrounding area were to be affected by the proposed development, would this be of significance at a local, district, county or wider scale? This should also consider the foraging and territory ranges of individual species (e.g. bats roosting some distance from site may forage within site whereas other species such as invertebrates may be more sedentary).

Appendix 6836/4:

Legislation Summary

LEGISLATION SUMMARY

1. In England and Wales primary legislation is made by the UK Parliament, and in Scotland by the Scottish Parliament, in the form of Acts. The main piece of legislation relating to nature conservation in the UK is the Wildlife and Countryside Act 1981 (as amended).
2. Acts of Parliament confer powers on Ministers to make more detailed orders, rules or regulations by means of secondary legislation in the form of statutory instruments. Statutory instruments are used to provide the necessary detail that would be too complex to include in an Act itself¹. The provisions of an Act of Parliament can also be enforced, amended or updated by secondary legislation.
3. In summary, the key pieces of legislation relating to nature conservation in the UK are:
 - Wildlife and Countryside Act 1981 (as amended)
 - [REDACTED]
 - Hedgerows Regulations 1997
 - Countryside and Rights of Way (CROW) Act for England and Wales 2000
 - Natural Environment and Rural Communities Act 2006
 - Conservation of Habitats and Species Regulations 2017
4. A brief summary of the relevant legislation is provided below. The original Acts and instruments should be referred to for the full and most up to date text of the legislation.
5. **Wildlife and Countryside Act 1981 (as amended)**. The WCA Act provides for the notification and confirmation of Sites of Special Scientific Interest (SSSIs) identified for their flora, fauna, geological or physiographical features. The Act contains strict measures for the protection and management of SSSIs.
6. The Act also refers to the treatment of UK wildlife including protected species listed under Schedules 1 (birds), 5 (mammals, herpetofauna, fish, invertebrates) and 8 (plants).
7. Under Section 1(1) of the Act, all wild birds are protected such that it is an offence to intentionally:
 - Kill, injure or take any wild bird;
 - Take, damage or destroy the nest of any wild bird whilst in use* or being built;
 - Take or destroy an egg of any wild bird.

* The nests of birds that re-use their nests as listed under Schedule ZA1, e.g. Golden Eagle, are protected against taking, damage or destruction irrespective of whether they are in use or not.
8. Offences in respect of Schedule 1 birds are subject to special, i.e. higher, penalties. Schedule 1 birds also receive greater protection such that it is an offence to intentionally or recklessly:
 - Disturb any wild bird included in Schedule 1 while it is building a nest or while it is in, on or near a nest containing eggs or young;
 - Disturb dependent young of such a bird.

¹ <http://www.parliament.uk/business/bills-and-legislation/secondary-legislation/statutory-instruments/>

9. Under Section 9(1) of the Act, it is an offence to:
 - Intentionally kill, injure or take any wild animal included in Schedule 5.
10. In addition, under Section 9(4) it is an offence to intentionally or recklessly:
 - Obstruct access to, any structure or place which any wild animal included in Schedule 5 uses for shelter or protection; or
 - Disturb any wild animal included in Schedule 5 while occupying a structure or place which it uses for that purpose.
11. Under Section 13(1) it is an offence:
 - To intentionally pick, uproot or destroy any wild plant listed in Schedule 8; or
 - Unless the authorised person, to intentionally uproot any wild plant not included in Schedule 8.
12. The Act also contains measures (S.14) for preventing the establishment of non-native species that may be detrimental to native wildlife, prohibiting the introduction into the wild of animals (releases or allows to escape) and plants (plants or causes to grow) listed under Schedule 9.
13. 
 - 
 - 
 - 
14. 
15. **Hedgerows Regulations 1997.** 'Important' hedgerows (as defined by the Regulations) are protected from removal (up-rooting or otherwise destroying). Various criteria specified in the Regulations are employed to identify 'important' hedgerows for wildlife, landscape or historical reasons.
16. **Countryside and Rights of Way (CRoW) Act for England and Wales 2000.** The CRoW Act provides increased measures for the management and protection of SSSIs and strengthens wildlife enforcement legislation. Schedule 12 of the Act amends the species provisions of the WCA 1981, strengthening the legal protection for threatened species. The Act also introduced a duty on Government to have regard to the conservation of biodiversity and maintain lists of species and habitats for which conservation steps should be taken or promoted, in accordance with the Convention on Biological Diversity.

17. **Natural Environment and Rural Communities Act 2006.** Section 41 of the NERC Act requires the Secretary of State to publish a list of habitats and species that are of principal importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as local planning authorities, in implementing their duty under Section 40 of the Act, to have regard to the conservation of biodiversity in England, when exercising their normal functions. 56 habitats and 943 species of principal importance are included on the S41 list. These are all the habitats and species in England that were identified as requiring action in the UK Biodiversity Action Plan (BAP).
18. **Conservation of Habitats and Species Regulations 2017 (as amended).** The Regulations enact the European Union's Habitats Directive (92/43/EEC) in the UK. The Habitats Directive was designed to contribute to the maintenance of biodiversity within member states through the conservation of sites, known in the UK as Special Areas of Conservation (SACs), containing habitats and species selected as being of EC importance (as listed in Annexes I and II of the Habitats Directive respectively). Member states are required to take measures to maintain or restore these natural and semi-natural habitats and wild species at a favourable conservation status.
19. The Regulations also require the compilation and maintenance of a register of European sites, to include SACs and Special Protection Areas (SPAs)² classified under Council Directive 79/409/EEC on the Conservation of Wild Birds (the Birds Directive). These sites constitute the Natura 2000 network. The Regulations impose restrictions on planning decisions likely to significantly affect SPAs or SACs.
20. The Regulations also provide protection to European Protected Species of animals that largely overlaps with the WCA 1981, albeit the provisions are generally stricter. Under Regulation 43 it is an offence, *inter alia*, to:
 - Deliberately capture, injure or kill any wild animal of a European Protected Species;
 - Deliberately disturb any wild animals of any such species, including in particular any disturbance likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or which is likely to affect significantly their local distribution or abundance;
 - Deliberately take or destroy the eggs of such an animal;
 - Damage or destroy a breeding site or resting place of such an animal.
21. Similar protection is afforded to European Protected Species of plants, as detailed under Regulation 47.
22. The Regulations do provide a licensing system that permits otherwise illegal activities in relation to European Protected Species, subject to certain tests being fulfilled.

² Special Protection Areas (SPAs) are protected sites classified in accordance with Article 4 of the EC Directive on the Conservation of Wild Birds (79/409/EEC) (aka the Birds Directive), which came into force in April 1979. SPAs are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species.

Appendix 6836/5:

Habitat Survey Results: Grasslands and Hedgerows

Habitat Survey Results: Grasslands

Grassland parcel	Management	Cover of Rye-grass and White Clover	Herb content	Herb content excluding sub-optimal species	Sward description	Varied sward height- at least 20% less than 7cm and 20% more than 7cm	Bare ground cover	Bracken cover	Scrub cover	Cover of sub-optimal species	Physical damage	Invasive Schedule 9 plant species	Other features	Are grasses other than Rye-grass, Timothy, Cock's-foot and Meadow Fescue at least abundant within sward	Average species per m ²	Date of survey	Grassland habitat type
G1	Mown	30%+	20-30%	10-20%	Uniform. Very short mown sward, less than 5cm	No	Less than 1%	Less than 1%	Less than 1%	More than 5%	Less than 5%	N/A	N/A	Yes	6.2	29/08/2024	Modified Grassland
G2	Unmanaged	Less than 10%	20-30%	10-20%	Outgrown and interspersed with surrounding forbs	No	Less than 1%	Less than 1%	Less than 1%	More than 5%	Less than 5%	N/A	N/A	Yes	5.8	29/08/2024	Modified Grassland
F0/F1	Sheep grazed	Less than 10%	Less than 10%	Less than 10%	Fairly uniform- short grazed	No	1-5%	Less than 1%	Less than 1%	Less than 5%	Less than 5%	N/A	N/A	Yes	3.4	29/08/2024	Modified Grassland
F2	Mown	30%+	20-30%	Less than 10%	Uniform short mown sward	No	Less than 1%	Less than 1%	10-20%	More than 5%	Less than 5%	N/A	N/A	Yes	7	29/08/2024	Modified Grassland
F3	Mown	30%+	Less than 10%	Less than 10%	Uniform short	No	1-5%	Less than 1%	Less than 1%	5-10%	Less than 5%	N/A	N/A	Yes	4.4	29/08/2024	Modified Grassland
F4	Mown	30%+	Less than 10%	Less than 10%	Uniform short	No	1-5%	Less than 1%	Less than 1%	5-10%	Less than 5%	N/A	N/A	Yes	4.4	29/08/2024	Modified Grassland
F5/F6	Mown	30%+	Less than 10%	Less than 10%	Uniform short	No	1-5%	Less than 1%	Less than 1%	5-10%	Less than 5%	N/A	N/A	Yes	4.4	29/08/2024	Modified Grassland

Grey shaded columns indicate criteria for medium and above distinctiveness grasslands, with cells shaded in green indicating qualifying criteria

Habitat Survey Results: Hedgerows

Hedgerow number	Hedgerow type	Associated with bank/ditch	Height (more than 1.5m*)	Width (more than 1.5m*)	Woody species (species listed under Schedule 3 of the Hedgerows Regulations 1997 underlined)	Average woody species per 30m (as listed under Schedule 3 of the Hedgerows Regulations 1997)	More than 80% native species	Ground flora and climbers (species listed under Schedule 2 of the Hedgerows Regulations 1997 underlined)	Standard trees - number, age class of trees present (young/mature/veteran/ancient), species, notable specimens	Other associated features (footpath, parallel hedge)	Other comments	Gap at hedgerow base less than 0.5m for >90% of length*	Less than 10% gaps and no canopy gaps more than 5m*	More than 1m width of undisturbed ground present for more than 90% of length*	Nettles, Cleavers and Docks dominate less than 20% cover of area of undisturbed ground*	More than 90% of hedgerow and undisturbed ground free of invasive non-native plants*	More than 90% of hedgerow and undisturbed ground free of damage*	Hedgerow with trees only - more than one age class of trees present and at least one mature/ancient/veteran tree per 50m*	Hedgerow with trees only - at least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife)*	Likely to qualify as important hedgerow under the wildlife and landscape criteria of the Hedgerows Regulations 1997
H1	Species-rich native hedgerow	None	3m	2m	<u>Oak, Goat Willow, Field Maple, Hornbeam, Ash, Hawthorn</u>		Yes	Bramble, Hedge Bindweed, Lilac, Bay Laurel, Dock, Cleavers, Nettle, Prickly Sow Thistle, Hedge Bindweed, Parsley, Ground Elder	Semi Mature/Mature Oak, Ash, Goat/Grey Willow	Bridleway	Some gaps for access to an electric generator and access to school compound	Pass	Pass	Pass	Pass	Pass	Pass	N/A	N/A	No
H2	Native hedgerow	None	3m	2m	<u>Hawthorn, Blackthorn, Sycamore, Ash, Field Maple, Dog Rose, Oak, Goat Willow</u>		Yes	Ivy, <u>Wood False-Brome</u> , Ivy, Dock, Cleavers, Nettle, Prickly Sow Thistle, Hedge Bindweed, Parsley, Ground Elder.	Semi Mature/Mature Oak, Ash, Goat/Grey Willow	Bridleway	Amenity grassland present at end of track	Pass	Pass	Pass	Pass	Pass	Pass	N/A	N/A	Yes
H3	Non-native and ornamental hedgerow	None	3m	1m	<u>Ash, Sycamore, Hawthorn</u>		No	Nettles, Cleavers	Early mature ash, sycamore, younger sm sycamore, hawthorn	Bridleway	Gappy at base, canopy continuous. Defunct outgrown hedgerow/treeline							N/A	N/A	No
H4	Species-rich native hedgerow with trees	Ditch	2-5m	5m	<u>Field Maple, Oak, Goat Willow, Apple, Ash, Beech, Blackthorn, Hawthorn</u>		Yes	Bramble, Ivy	Mature Oak, Goat Willow, Apple, Ash Beech	Double hedgerow straddling dry ditch	Sheep are able to get in to the hedgerow in places.	Fail	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Yes
H5	Species-rich native hedgerow	None	5-8m	5m	<u>Oak, Blackthorn/Damson, Hawthorn</u> dominated		Yes	Bramble. False Oat Grass	Mature Oaks, Veteran Oak	Stock proof fencing along majority.	Central ditch may be present.	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	No
H5a	Native hedgerow with trees	None	5-8m	5m	<u>Oak, Blackthorn, Dog Rose.</u>		Yes	Outgrown grassland, Nettle.	Mature/veteran (potentially ancient) Oaks		Continuation of H5	Fail	Fail	Pass	Fail	Pass	Pass	Pass	Pass	No

Habitat Survey Results: Hedgerows

H6	Native hedgerow with trees	Ditch	10 m	3-5m	Prunus sp., <u>Rose sp.</u> , <u>Dog Rose</u> , <u>Ash</u>	Yes	Bramble, grassland species as per field.	Small early/mature Ash	Remnants of ditch inside.	Same as H6a. Not protected from sheep so leggy at base.	Fail	Pass	Fail	Pass	Pass	Pass	Fail	Fail	No
H6a	Native hedgerow	Ditch	10 m	3-5m	Prunus sp., <u>Rose sp.</u> , <u>Ash</u>	Yes	Bramble, grassland species as per field.	Small early/mature Ash	Remnants of ditch inside.	Same as H6a. Not protected from sheep so leggy at base.	Fail	Pass	Fail	Pass	Pass	Pass	N/A	N/A	No
H7	Native hedgerow	None	8m	3m	<u>Blackthorn</u> , Damson.	Yes	Bramble, Bindweed, Common Vetch, False Oat Grass, Nettle, Cow Parsley, Tare, Russian Comfrey. Ground flora as per grassland field but more outgrown.		Yellow aggregates on ground		Fail	Pass	Fail	Pass	Pass	Pass	N/A	N/A	No
H8	Non-native and ornamental hedgerow	None	1m	1.5 m	<u>Dogwood</u>	No	Ground flora grassland										N/A	N/A	No
H9	Native hedgerow	None	1.5 m	1.5 m	<u>Hawthorn</u>	Yes	Bramble, Ground flora as per F2 grassland			Similar to H8 but native. Small box cut ornamental hedgerow	Pass	Pass	Fail	Pass	Pass	Pass	N/A	N/A	No
H20	Native hedgerow	None	3-5m	4-5m	<u>Blackthorn</u> , <u>Hawthorn</u> , Young <u>Beech</u>	Yes	Nettles, Cleavers, Ivy		On Northern boundary of main hardstanding track	Not recently managed. Runs alongside ditch.	Fail	Fail	Pass	Pass	Pass	Pass	N/A	N/A	No
H11	Native hedgerow	None	2m	1m	<u>Elm</u> , <u>Privet</u> , <u>Hawthorn</u> , Sycamore	Yes	Ivy		Curtilage for northern bungalow		Pass	Pass	Fail	Pass	Pass	Pass	N/A	N/A	No
H12	Non-native and ornamental hedgerow	None	1.5-2m	1-1.5 m	<u>Elm</u> , <u>Privet</u> , <u>Hawthorn</u> , Sycamore	No	Ornamental Barberry sp., Bramble, Nettle, Bindweed, Ground Ivy		Curtilage for southern bungalow								N/A	N/A	No
H14	Native hedgerow	None	7m	4m	Field <u>Hawthorn</u> , <u>Blackthorn</u> , Horse Chestnut, Sycamore, <u>Lime</u> , <u>Ash</u> , <u>Oak</u>	Yes	Willow scrub, Bramble, Ruderal sp., Long Grassland sp., Yellow Iris, Willowherb, Nettle, Snowberry	Early mature/mature Oak		Linear feature with adjacent field hawthorn	Fail	Pass	Pass	Fail	Fail	Pass	N/A	N/A	Yes
H15	Non-native and ornamental hedgerow	None	8m	5m	Sycamore, <u>Beech</u> , Dense <u>Cherry</u> , Laurel Hedge	No				Loose grouping of trees							N/A	N/A	No
H16	Native hedgerow	None	8m	3m	<u>Privet</u> , <u>Hawthorn</u> , <u>Holly</u> , <u>Oak</u>	Yes	Bramble, Long Sward Grassland, <u>Bluebell</u> , Greater Stitchwort, Ivy	Mature Oak, mature sycamore	Path leads to a cemetery.	Some management loose box cut but lost shape	Fail	Pass	Fail	Pass	Fail	Fail	N/A	N/A	No

* Indicates habitat condition assessment criteria

Line of Trees Condition Assessment Calculator

Line of Trees Condition Assessment									
Hedge No.	Line of Trees Habitat Description	Length (km)	A	B	C	D	E	Condition Score	Comment
TL1	Line of trees	0.03	Pass	Pass	Pass	Fail	Pass	Moderate	
TL2	Line of trees	0.133	Fail	Fail	Pass	Fail	Pass	Poor	
TL2a	Line of trees	0.11	Fail	Fail	Fail	Fail	Pass	Poor	
TL2b	Line of trees	0.12	Fail	Pass	Fail	Fail	Pass	Poor	
TL3	Line of trees	0.152	Pass	Fail	Pass	Fail	Pass	Moderate	
TL4	Line of trees	0.1	Fail	Pass	Fail	Fail	Pass	Poor	Ornamental
TL5	Line of trees	0.11	Pass	Pass	Pass	Fail	Pass	Moderate	

Appendix 6836/6:

Habitat Condition Assessment Matrix for Statutory Biodiversity Metric

HABITAT CONDITION ASSESSMENT MATRIX FOR STATUTORY BIODIVERSITY METRIC

Habitat type/criteria		Feature Reference							
<i>Grassland (low distinctiveness)</i>		F0/F1	F2	F3	F4	F5/F6	G1	G2	
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Fail	Pass	Fail	Fail	Fail	Pass	Pass	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Fail	Fail	Fail	Fail	Fail	Fail	Fail	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass	Pass	Pass	Pass	Pass	Pass	Pass	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Pass	Pass	Pass	Pass	Pass	Pass	Pass	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Pass	Fail	Pass	Pass	Pass	Fail	Fail	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Pass	Pass	Pass	Pass	Pass	Pass	Pass	
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA4).	Pass	Pass	Pass	Pass	Pass	Pass	Pass	
Condition (6+ criteria including A = good; 4-5 criteria including A = moderate; 3 criteria or fewer or fails A = poor)		Poor	Moderate	Poor	Poor	Poor	Moderate	Moderate	
<i>Pond</i>		P1	P2	P5					
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Fail	Pass	Fail					
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	Fail	Fail	Pass					
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Pass	Pass	Pass					
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Pass	Pass	Pass					
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	Pass	Pass	Pass					
F	Absence of non-native plant and animal species	Pass	Pass	Pass					
G	Pond is not artifically stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Pass	Pass	Pass					
H	Non-woodland ponds only: Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond area which is less than 3 m deep.	Pass	Pass	N/A					
I	Non-woodland ponds only: The pond surface is no more than 50% shaded by adjacent trees and scrub.	Fail	Pass	N/A					
Condition (Woodland pond: 7 criteria = good; 5-6 criteria = moderate; 4 or less = poor. Non-woodland pond: 9 criteria = good; 6-8 criteria = moderate; 5 or less = poor)		Moderate	Moderate	Moderate					

HABITAT CONDITION ASSESSMENT MATRIX FOR STATUTORY BIODIVERSITY METRIC



Habitat type/criteria	Feature Reference						
	1	2	3	4	5	6	7
<i>Individual trees / Tree Blocks and Groups</i>							
A Tree is a native species (or at least 70% within block are native)	Pass	Pass	Pass	Fail	Fail	Fail	Pass
B Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
C Tree is mature (or at least 50% within block are mature)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
D There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Fail	Fail	Pass	Fail	Fail	Fail	Fail
E Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Pass	Pass	Pass	Fail	Fail	Pass	Pass
F More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition	Good	Good	Good	Moderate	Moderate	Moderate	Good
<i>Individual trees / Tree Blocks and Groups continued</i>	8	9	10	11	12	13	14
A Tree is a native species (or at least 70% within block are native)	Pass	Fail	Pass	Pass	Pass	Pass	Fail
B Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
C Tree is mature (or at least 50% within block are mature)	Fail	Fail	Pass	Pass	Fail	Pass	Pass
D Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Pass	Pass	Fail	Pass	Pass	Pass
E Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Pass	Fail	Fail	Pass	Fail	Fail	Fail
F More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition	Good	Moderate	Good	Good	Moderate	Good	Moderate
<i>Individual trees / Tree Blocks and Groups continued</i>	15	16	17	18	19	20	21
A Tree is a native species (or at least 70% within block are native)	Fail	Fail	Pass	Pass	Pass	Pass	Pass
B Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Pass	Pass	Fail
C Tree is mature (or at least 50% within block are mature)	Pass	Pass	Pass	Fail	Pass	Pass	Fail
D Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Pass	Pass	Fail	Fail	Fail	Fail
E Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail	Fail	Fail	Fail	Fail	Fail	Fail
F More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition	Moderate	Moderate	Good	Moderate	Moderate	Moderate	Poor
<i>Individual trees / Tree Blocks and Groups continued</i>	23	24	25	26	27	28	29
A Tree is a native species (or at least 70% within block are native)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
B Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
C Tree is mature (or at least 50% within block are mature)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
D Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Fail	Pass	Pass	Pass	Fail	Pass	Pass
E Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Pass	Fail	Fail	Pass	Fail	Pass	Pass
F More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition	Good	Good	Good	Good	Moderate	Good	Good

<i>Individual trees / Tree Blocks and Groups continued</i>		60	61	62	63	64	65	66
A	Tree is a native species (or at least 70% within block are native)	Pass	Pass	Pass	Pass	Fail	Pass	Pass
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass						
C	Tree is mature (or at least 50% within block are mature)	Pass	Pass	Pass	Pass	Pass	Fail	Fail
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Fail	Fail	Fail	Pass	Fail	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Pass	Pass	Pass	Fail	Pass	Fail	Fail
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass						
Condition		Good	Good	Good	Good	Moderate	Moderate	Moderate
<i>Individual trees / Tree Blocks and Groups continued</i>		67	68	69	70	71	72	73
A	Tree is a native species (or at least 70% within block are native)	Pass	Pass	Pass	Fail	Pass	Fail	Fail
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass						
C	Tree is mature (or at least 50% within block are mature)	Fail	Fail	Fail	Fail	Pass	Pass	Pass
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Pass	Pass	Pass	Pass	Pass	Fail
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail	Pass	Fail	Fail	Fail	Fail	Fail
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass	Fail	Pass	Pass	Pass	Pass	Pass
Condition		Moderate	Moderate	Moderate	Moderate	Good	Moderate	Moderate
<i>Individual trees / Tree Blocks and Groups continued</i>		74	75	76	78	79	80	81
A	Tree is a native species (or at least 70% within block are native)	Fail	Fail	Pass	Fail	Fail	Pass	Pass
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass						
C	Tree is mature (or at least 50% within block are mature)	Pass	Pass	Pass	Pass	Pass	Pass	Fail
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Fail	Fail	Pass	Fail	Fail	Fail	Fail
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail	Fail	Fail	Fail	Pass	Fail	Fail
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass						
Condition		Moderate	Moderate	Good	Moderate	Moderate	Moderate	Moderate
<i>Individual trees / Tree Blocks and Groups continued</i>		82	83	85	86	89	90	91
A	Tree is a native species (or at least 70% within block are native)	Fail	Pass	Fail	Fail	Pass	Fail	Pass
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass						
C	Tree is mature (or at least 50% within block are mature)	Pass	Pass	Pass	Pass	Pass	Pass	Fail
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Pass	Pass	Pass	Fail	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail	Fail	Fail	Fail	Fail	Fail	Pass
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass						
Condition		Moderate	Good	Moderate	Moderate	Moderate	Moderate	Good

<i>Individual trees / Tree Blocks and Groups continued</i>		302	335	338	339	340	341	342
A	Tree is a native species (or at least 70% within block are native)	Pass	Fail	Pass	Pass	Pass	Pass	Pass
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Pass	Pass	Pass
C	Tree is mature (or at least 50% within block are mature)	Pass	Pass	Fail	Fail	Pass	Pass	Pass
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Fail	Fail	Pass	Pass	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Pass	Fail	Fail	Fail	Fail	Pass	Fail
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition		Good	Moderate	Moderate	Moderate	Good	Good	Good

<i>Individual trees / Tree Blocks and Groups continued</i>		343	344	348	350	351	352	353
A	Tree is a native species (or at least 70% within block are native)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Fail	Pass	Pass	Pass
C	Tree is mature (or at least 50% within block are mature)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail	Pass	Pass	Pass	Pass	Pass	Pass
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Fail	Pass	Pass	Pass
Condition		Good	Good	Good	Moderate	Good	Good	Good

<i>Individual trees / Tree Blocks and Groups continued</i>		354	361	363	364	365	366	367
A	Tree is a native species (or at least 70% within block are native)	Pass						
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Fail	Pass	Pass	Pass
C	Tree is mature (or at least 50% within block are mature)	Pass						
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Fail	Pass	Pass	Fail	Fail	Fail
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Pass						
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass						
Condition		Good						

<i>Individual trees / Tree Blocks and Groups continued</i>		368	369	370	362	336	410	411
A	Tree is a native species (or at least 70% within block are native)	Pass	Fail	Pass	Pass	Pass	Pass	Pass
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Pass	Fail	Pass
C	Tree is mature (or at least 50% within block are mature)	Pass	Fail	Pass	Pass	Pass	Pass	Pass
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Fail	Pass	Fail	Fail	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail	Fail	Fail	Fail	Pass	Fail	Pass
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass	Pass	Pass	Pass	Pass
Condition		Good	Poor	Good	Moderate	Good	Moderate	Good

<i>Individual trees / Tree Blocks and Groups continued</i>		412	413	414	416	417	426	427
A	Tree is a native species (or at least 70% within block are native)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass	Pass	Fail	Fail	Fail
C	Tree is mature (or at least 50% within block are mature)	Pass	Pass	Pass	Fail	Pass	Pass	Pass
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Pass	Pass	Pass	Fail	Pass	Pass
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Pass	Pass	Pass	Pass	Pass	Pass	Pass
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass	Fail	Fail	Fail	Fail	Pass	Pass
Condition		Good	Good	Good	Moderate	Moderate	Good	Good

<i>Individual trees / Tree Blocks and Groups continued</i>		30	192	357				
A	Tree is a native species (or at least 70% within block are native)	Pass	Pass	Pass				
B	Tree canopy is predominantly continuous with gaps less than 10% of total area and no more than 5m wide individually. Automatically passed for individual trees.	Pass	Pass	Pass				
C	Tree is mature (or at least 50% within block are mature)	Fail	Pass	Pass				
D	Little or no evidence of adverse impacts from human activities (e.g. vandalism, herbicide, agricultural activity) and no current regular pruning regime (so that trees retain more than 75% of expected canopy)	Pass	Fail	Fail				
E	Natural ecological niches for vertebrates and invertebrates are present (e.g. deadwood, cavities, ivy or loose bark)	Fail	Pass	Pass				
F	More than 20% of tree canopy is oversailing vegetation beneath	Pass	Pass	Pass				
Condition		Moderate	Good	Good				

Appendix 6836/7:

Building Internal inspection Survey Results

Building No.	Photograph(s)	Description	Features providing bat roosting potential	Evidence of bats/assessment of bat roosting potential
B1a		<p>Building B1a is a single-storey school building used as a dining hall of brick and wooden cladding construction. This building supports a pitched roof with terracotta tiles and terracotta central ridge tiles with double height skylights present. The roof is partially built into, and no accessible loft void was present.</p>	<p>The building is generally in good condition, however there are missing, lifted and broken tiles present on the roof.</p>	<p>No evidence of bats was recorded during the external inspection of the building. However, a number of missing, lifted and cracked tiles are present within the roof which offer good potential roosting features to bats.</p> <p>Accordingly, on the basis of the evidence available building B1a is considered to offer <u>high bat roosting suitability</u>.</p>
B1b		<p>Building B1b is similar to building B1a, a two storey, semi-detached school building of brick and wooden cladding construction. This building supports a pitched roof with terracotta tiles and terracotta central ridge tiles with skylights present. Terracotta hanging tiles are also present across the building.</p> <p>Internally the building supports several loft voids. The voids that were accessible consist of bitumen felt, breezeblock and wooden beam construction.</p>	<p>The building is generally in good condition, however there are missing, cracked and lifted tiles present on the roof, with gaps also present beneath the hanging tiles.</p> <p>Internally, the building was in good condition with no gaps present in the felt or breezeblocks and low light levels.</p>	<p>No evidence of bats was recorded during the external or internal inspection of these buildings. However, a significant number of missing, lifted and cracked tiles are present within the roof which offer good potential roosting features to bats.</p> <p>Accordingly, on the basis of the evidence available, building B1b is considered to offer <u>high bat roosting suitability</u>.</p>

Building No.	Photograph(s)	Description	Features providing bat roosting potential	Evidence of bats/assessment of bat roosting potential
B1c		<p>Building B1c is a single storey, semi-detached building and roof with construction as per building B1b description.</p> <p>Internally no loft void was present.</p>	<p>The building is generally in good condition, however there are cracks and lifted tiles present on the roof.</p>	<p>No evidence of bats was recorded during the external inspection of these buildings.</p> <p>However, a limited number of potential roosting features were recorded in the form of lifted tiles and cracks within the roof.</p> <p>Accordingly, on the basis of the evidence available, building B1c is considered to offer <u>low bat roosting suitability</u>.</p>
B1d		<p>Building B1d is a single storey, semi-detached building and roof with construction as per building B1b description.</p> <p>Internally no loft void was present.</p>	<p>The building is generally in good condition, however there are cracks and lifted tiles present on the roof.</p>	<p>No evidence of bats was recorded during the external inspection of these buildings.</p> <p>However, a limited number of potential roosting features were recorded in the form of lifted tiles and cracks within the roof.</p> <p>Accordingly, on the basis of the evidence available building B1d is considered to offer <u>low bat roosting suitability</u>.</p>

Building No.	Photograph(s)	Description	Features providing bat roosting potential	Evidence of bats/assessment of bat roosting potential
B2		<p>Building B2 is a two-storey school building of brick construction supporting a multi-pitched roof of slate tile and concrete hip construction. Additionally, the roof bears two chimneys and a skylight. The western side of Building B2 is attached to the roof and an access door of building B3.</p> <p>Building B2 contains a basement consisting of brick walls and floor and a plasterboard ceiling. The basement is split into three compartments with no doors between. The basement contained no access points from either the door or foundations.</p> <p>Internally the void was recorded to be 2.5m high at the apex supported by wooden rafters and ridge beams with bitumen felt lining, in good condition.</p>	<p>The building is generally in good condition, however there are some raised roof tiles around the chimney stacks.</p>	<p>No evidence of bats was recorded during the internal and external inspection of these buildings.</p> <p>However, a limited number of potential roosting features were recorded in the form of raised tiles and within the roof.</p> <p>Accordingly, on the basis of the evidence available, building B2 is considered to offer <u>moderate bat roosting suitability</u>.</p>
B3		<p>Building B3 is a single-storey school building of brick construction supporting a pitched roof with a flat section on top. The flat roof section features terracotta tiles and the pitched roof features bitumen felt tiles. Wooden rafters and a sloped catslide with wooden grills are present on the eastern side. Skylights are present on the building.</p> <p>Internally no loft void was present.</p>	<p>The building was recorded to be in an overall good condition, however there are some cracked and lifted roof tiles and slightly raised ridge tiles present on the roof.</p>	<p>No evidence of bats was recorded during the external inspection of this building. No access for bats to the inside of the building was present.</p> <p>However, a number of potential roosting features were recorded in the form of the catslides, lifted/cracked roof tiles and raised ridge tiles such that opportunities for roosting bats may be present.</p> <p>Accordingly, on the basis of the evidence available building B3 is considered to offer <u>moderate bat roosting potential</u>.</p>

Building No.	Photograph(s)	Description	Features providing bat roosting potential	Evidence of bats/assessment of bat roosting potential
B4a/b		<p>B4a is a four-storey Oast House (featuring a single room) supporting a conical roof with terracotta tiles. The roof has a glass top and windows running down the length of one side.</p> <p>B4b is a 2-3 storey pyramidal building supporting a brick construction base and terracotta tiles. Skylights are present. The ceiling is vaulted but inaccessible.</p> <p>Internally no loft void was present for either building.</p>	<p>The building was recorded as being in an overall good condition, however there are a large amount of missing and cracked tiles and gaps under the lead flashing were present on both buildings.</p>	<p>No evidence of bats was recorded during the external inspection of this building.</p> <p>However, the many missing and cracked tiles offer good potential roosting features to bats.</p> <p>Accordingly, on the basis of the evidence available building B4a/b is considered to offer <u>moderate bat roosting potential</u>.</p>

Building No.	Photograph(s)	Description	Features providing bat roosting potential	Evidence of bats/assessment of bat roosting potential
B5		<p>Building B5 is a single storey wooden storage shed, with an open porch area supported by several wooden beams. The building supports a pitched terracotta roof with terracotta ridge tiles.</p> <p>Internally the roof included wooden rafters with a breathable membrane.</p>	<p>The building was recorded to be in an overall good condition, however there are some lifted and gappy roof tiles in places.</p>	<p>No evidence of bats was recorded during the external or internal inspection of this building.</p> <p>However, a limited number of potential roosting features were recorded in the form of lifted and gappy tiles such that opportunities for roosting bats may be present.</p> <p>Accordingly, on the basis of the evidence available building B5 is considered to offer <u>moderate bat roosting potential</u>.</p>
B6		<p>Building B6 is a two-storey modern building of brick construction with wooden cladding in part. The building supports a pitched roof of metal construction containing no chimneys and one small flue. The building is likely less than 10 years old.</p>	<p>The building as a whole was recorded as being in very good condition.</p>	<p>No evidence of bats was recorded during the external inspection of this building. Similarly, no features considered likely to offer potential to roosting bats were recorded.</p> <p>Accordingly, on the basis of the evidence available building B26 is considered to offer <u>negligible bat roosting potential</u>.</p>

Building No.	Photograph(s)	Description	Features providing bat roosting potential	Evidence of bats/assessment of bat roosting potential
B7		<p>Building B7 is a single-story building of brick construction and metal cladding, with some wooden cladding. The roof features a metal asymmetrical pitch with a metal soffit on the gable end.</p> <p>No loft voids are present within the building.</p>	<p>The building was recorded as being a new building in a good state of repair.</p>	<p>No evidence of bats was recorded during the external inspection of this building. Similarly, no features considered likely to offer potential to roosting bats were recorded.</p> <p>Accordingly, on the basis of the evidence available building B27 is considered to offer <u>negligible bat roosting potential</u>.</p>
B8		<p>Building B8 is a single storey building of brick construction and wooden cladding with stone walls on the gable ends. The building supports a pitched roof with terracotta tile with hips and a terracotta ridge. The building is currently used as a café.</p> <p>No loft voids are present within the building.</p>	<p>The building was recorded as being in a good state of repair with tight roof tiles.</p>	<p>No evidence of bats was recorded during the external inspection of this building. Similarly, no features considered likely to offer potential to roosting bats were recorded.</p> <p>Accordingly, on the basis of the evidence available building B8 is considered to offer <u>moderate bat roosting potential</u>.</p>
B9		<p>Building B9 is a single storey brick and wooden boarding construction. The building features a pitched and hipped terracotta tile roof with terracotta ridge tiles.</p> <p>Internally the ceiling is exposed in the middle and eastern section featuring wooden rafters with a membrane. The western section is separated by wooden boards and houses a water tank and has exposed beams with foam insulation.</p>	<p>The building was recorded to be in moderate condition, with slightly less tight tiles than B8 with more gappy tiles.</p>	<p>No evidence of bats was recorded during the inspection of this building.</p> <p>However, a limited number of potential roosting features were recorded in the form of small gaps such that opportunities for roosting bats may be present.</p> <p>Accordingly, on the basis of the evidence available building B9 is considered to offer <u>moderate bat roosting potential</u>.</p>

Building No.	Photograph(s)	Description	Features providing bat roosting potential	Evidence of bats/assessment of bat roosting potential
B10		<p>B10 is a single storey building of brick construction. The building supports a mutli-pitch roof with slate tiles, hips and valleys and concrete ridges. No chimney is present. The building is used for residential purposes</p> <p>Internally the void was recorded to be 1.5m high at the apex supported by wooden cross rafters and wooden boarding backing directly on to tiles.</p>	<p>The boarding is in good condition but is missing in places and some tiles are exposed in places internally. Some gaps at the edge of the tiles are present.</p>	<p>No evidence of bats was recorded during the inspection of this building. However, a number of potential roosting features were recorded in the form of exposed and lifted tiles and missing boarding such that opportunities for roosting bats may be present.</p> <p>Accordingly, on the basis of the evidence available, building B10 is considered to offer <u>high bat roosting potential</u>.</p>
B11		<p>B11 is a single storey building of brick construction. The building supports a pitched roof with valleys and clay tiles, hips and valleys and concrete ridges. A single chimney with a small area of lead flashing is present. The building is used for residential purposes.</p> <p>Internally the void was recorded to be 1.5m high at the apex supported by wooden rafters with cross beams. A black plastic lining is present behind the tiles in good condition.</p>	<p>The building is in generally good condition however some holes are present in the bricks and vents are present at the gable ends.</p>	<p>No evidence of bats was recorded during the inspection of this building. However, a number of potential roosting features were recorded in the form of bricks with holes and the presence of vents such that opportunities for roosting bats may be present.</p> <p>Accordingly, on the basis of the evidence available, building B11 is considered to offer <u>high bat roosting potential</u>.</p>

Appendix 6836/8:

Bat Emergence Survey Data and Darkest Point Views

Available on request

Appendix 6836/9:

Ground Level Tree Assessment Survey Results

6836 LVS Hassocks Ground Level Tree Assessment Results

Tree Ref.	Species	Assessment and potential roosting features	Summary
10	Horse Chestnut	Mature Horse Chestnut with cavity in its trunk.	1 x PRF-M
11	Lime	Mature Lime with Woodpecker hole.	1 x PRF-M
23	Oak	Semi mature Oak with a large crack the length of the trunk.	1x PRF-I
26	Ash	Mature Ash which is open at the crown (may have a cavity). Rot holes present at base.	2 x PRF-M
157	Oak	Mature Oak with wound on southern aspect	1x PRF-I
158	Oak	Mature Oak with wound in limb and a single woodpecker hole.	2 x PRF-M, 2 x FAR
161	Oak	Mature Rot hole on branch, lifted bark and a rotten limb with multiple holes.	1 x PRF-I, 2 x PRF-Ms
162	Oak	Mature Oak with a single woodpecker hole.	1 x PRF-M, 2 x FAR
166	Oak	Mature Oak with a cut branch featuring a hole in the stem and a single Woodpecker hole.	2 x PRF-Ms, 2 x FAR
170	Oak	Mature Oak with a rot hole.	1 x PRF-Ms, 2 x FAR
177	Oak	Mature Oak with several cracks and cavities.	2x PRF-I, 1 x PRF-M
178	Oak	Mature Oak with woodpecker holes on limb. Notably larger than other trees present in hedgerow.	1 x PRF-Ms, 2 x FAR
184	Oak	Mature Oak with several cracks	3x PRF-I, 2 x FAR
185	Oak	Mature Oak with a hole in the main trunk which could lead to a cavity. Hole present in branch.	2 x PRF-M, 2 x FAR
186	Oak	Mature Oak with a hole in the main trunk which could lead to a cavity.	1 x PRF-M, 2 x FAR
216	Oak	Mature Oak with a hole in the main trunk which could lead to a cavity. A single Woodpecker hole is present.	2 x PRF-M, 2 x FAR
218	Oak	Mature Oak tree with 2 x large rotholes and 7 x woodpecker holes, 2 or which contained hornets.	7(9) x PRF-M, 2 x FAR
219	Oak	Mature Oak with cracks.	3x PRF-I, 2 x FAR
221	Oak	Mature Oak with a tear out of lower limb, split limbs, cracks, and 4 x Woodpecker hole.	2 x PRF-I, 4 x PRF-M, 2 x FAR
224	Dead tree	Dead tree with a bird box.	1 x PRF-M
232	Oak	Mature Oak tree with hole in limb.	1 x PRF-M, 2 x FAR
234	Oak	Mature Oak tree with cracks in limb.	1 x PRF-I
237	Oak	Mature Oak tree with a single Woodpecker hole and potential rot hole.	1 x PRF-M
242	Oak	Mature Oak tree with a single crack in limb.	1 x PRF-M, 2 x FAR
243	Oak	Mature Oak tree with cracks in limbs.	1 x PRF-I
263	Dead	Dead tree with lifted bark and several cracks.	2 x PRF-I

Tree Ref.	Species	Assessment and potential roosting features	Summary
315	Oak	Mature Oak with a single woodpecker hole and several areas of lifted bark.	1 x PRF-M
317	Beech	Mature Beech with a single wooden bird box.	1 x FAR
318	Oak	Mature Oak with a cavity in the main trunk, lifted bark and cracks.	1x PRF-I, 1 x PRF-M
319	Oak	Mature Oak with cavity in main trunk at approx.12m height. Several other holes at 2.5-3m.	1 x PRF-Ms
320	Oak	Mature Oak with cavity in the main trunk at approx. 4m height. Lifter bark present	1 x PRF-M
321	Oak	3 x Schwegler 1FF Flat Bat Box boxes present.	3 x PRF-M
331	Oak	Mature Oak with 2 large woodpecker holes and lifted/cracked bark.	1x PRF-I, 2 x PRF-M
335	Oak	Mature Oak with a single Woodpecker hole.	1 x PRF-M
342	Oak	Mature Oak with cracks and splits.	2 x PRF-I
348	Ash	Dead Ash tree with Woodpecker hole.	2 x PRF-M
350	Oak	Dead Oak with crack in limb.	1x PRF-I, 2 x FAR
351	Ash	Dead Ash tree which is rotten all the way up it's trunk. Potentially multiple access points to a cavity.	2 x PRF-M, 2 x FAR
352	Ash	Dead Ash tree that is rotten with lifted bark.	3x PRF-I, 1 x PRF-M, 2 x FAR
353	Ash	Dead Ash tree that is rotten with lifted bark.	2 x FAR
354	Oak	Mature Oak with a single Woodpecker hole.	1 x PRF-M
356	Oak	Mature Oak with 1x cavity hole in the main trunk and 1x in a branch. Lifter bark and cracks present.	2 x PRF-I, 2 x PRF-M
357	Oak	Veteran Oak with large tear out, several cracks and a single woodpecker hole on a bran	3 x PRF-I, 1 x PRF-M, 2 x FAR
361	Oak	Mature Oak with central cavity, cracks, woodpecker holes and multiple lost limbs..	2 x PRF-I, 3 x PRF-M
363	Oak	Mature Oak with cavity at base that extends for 10cm	1 x PRF-M
364	Oak	Mature Oak with cracks on the underside of it's limb.	2 x PRF-I
366	Oak	Mature Oak with cut limbs which may have holes in to cavity.	2 x PRF-M
367	Oak	Mature Oak with cracks and lifted bark.	4 x PRF-I
371	Oak	Mature Oak with lifted bark.	1 x PRF-I
406	Oak	Mature Oak with cracks in limb.	1 x PRF-I, 2 x FAR
408	Oak	Mature Oak with 2 Woodpecker holes and a hole in the main trunk.	3 x PRF-M, 2 x FAR
410	Oak	Dead Oak with a single Woodpecker hole and several cracks.	1 x PRF-I, 1 x PRF-M
412	Oak	Mature Oak with a crack in the trunk.	1 x PRF-I
414	Ash	Mature Ash with 2 Woodpecker holes.	2 x PRF-M

Appendix 6836/10: Tree PRF Inspection Survey Results

Tree Number	PRF No.	Potential Roost Feature	Orientation	Height	Comments	Roosting Potential	Survey 1 Date	Survey 2 Date	Survey 3 Date	Survey Notes	Final Recommendations
10	1	Knot Hole	West	4	Tubular feature leading between 2 knotholes. Rough inside with debris	PRF-I	03.07.2025	Not required	Not required	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
11	1	Woodpecker Hole	East	4	Large cavernous hollow down to a bulb with nesting debris 20cm. Up to a cone apex, smooth inside, millipedes, slugs and woodlice. Potential Bat Droppings inside	PRF-M	03.07.2025	01.08.2025	22.08.2025	Camera trap deployed on feature between visit two and three. No evidence of use by bats. Additionally, during follow up inspections, no further potential droppings were evident. Given the lack of activity, it's considered likely the potential droppings were rodent. Camera trap footage shows regular use by jackdaws.	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
263	1	Peeling bark	Throughout	Throughout	Peeling bark and cracks throughout dead tree. All superficial with limited opportunities for roosting bats	PRF-I	03.07.2025	Not required	Not required	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
335	1	Woodpecker Hole	East	12	Woodpecker hole on main stem, extends inwards approx 10 cm into smooth bowt	CONFIRMED ROOST	03.07.2025	01.08.2025	22.08.2025	No bats present during Initial Inspection. Peak count of two Noctule bats recorded within the feature (survey 2) with a single individual present during survey 3.	License required prior to removal. License will require suitable mitigation measures, such as pre-works inspection prior to felling. Installation of excluders may be required. Replacement features to be included elsewhere in the site. Options may include veteranisation of retained trees, or relocating specific feature itself to be mounted on neighbouring trees.
335	2	Woodpecker Hole	South-east	18	Two small woodpecker holes on limb. Extends inward 15 cm	PRF-M	03.07.2025	01.08.2025	22.08.2025	No evidence of use by bats	Removal of this feature will be linked with licenced activities above and should not proceed until license is in place due to risk of disturbance.
348	1	Woodpecker Hole	North	7	Extends into dead limb, completely exposed and rotted out	PRF-I	03.07.2025	Not required	Not required	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
348	2	Knot Hole	North	9	Extends into dead limb, completely exposed and rotted out	PRF-I	03.07.2025	Not required	Not required	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
348	3	Limb split	North-east	10	Extends into dead limb, completely exposed and rotted out	PRF-I	03.07.2025	Not required	Not required	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
350	1	Crack in limb	North	8	Superficial, limited shelter	PRF-I	03.07.2025	Not required	Not required	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
350	2	Woodpecker Hole	South-east	5	Does not lead into a cavity, hole may occasionally support individual bats but highly exposed	PRF-I	03.07.2025	Not required	Not required	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
351	1	Wounds	Throughout	Throughout	Completed rotted out, numerous access points, but highly exposed features with only superficial areas of shelter	PRF-I	03.07.2025	Not required	Not required	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
352	1	Wounds	Throughout	Throughout	Completed rotted out, numerous access points, but highly exposed features with only superficial areas of shelter	PRF-I	03.07.2025	Not required	Not required	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
353	1	Wounds	Throughout	Throughout	Completed rotted out, numerous access points, but highly exposed features with only superficial areas of shelter	PRF-I	03.07.2025	Not required	Not required	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
354	1	Woodpecker Hole	South-east	4	Extends inwards 3-5 cm max into bowt	PRF-I	03.07.2025	01.08.2025	22.08.2025	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
354	2	Wound	east	13	Extends along limb approximately 20 cm. Entrance approximately 3 cm x 6 cm	PRF-M	03.07.2025	01.08.2025	22.08.2025	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
354	3	Limb split	South-east	11	Split limb with callous rolling, approximately 50 cm long, extending inward 3-5 cm max	PRF-M	03.07.2025	01.08.2025	22.08.2025	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
367	1	Lifting bark	East	4	Lifting bark along wound up side of tree. Some good plates of bark but only suitable for low numbers of bats	PRF-I	03.07.2025	01.08.2025	22.08.2025	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
367	2	Knot Hole	East	5	Knot hole leads in horizontally 3cm	PRF-I	03.07.2025	01.08.2025	22.08.2025	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
367	3	Wounds	East	6	Gap under callus roll. Goes in 6cm. Smooth with some debris	PRF-I	03.07.2025	01.08.2025	22.08.2025	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
367	4	Wounds	South-east	9	Gap under callus roll goes round the trunk goes down into two chambers roughly 25cm. Both have debris possible mouse nest.	PRF-M	03.07.2025	01.08.2025	22.08.2025	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
406	2	Wounds	West	8	Small hole 10 x 5 cm access, small chamber with woodlice and slugs	PRF-I	03.07.2025	01.08.2025	22.08.2025	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
406	3	Callous roll	north	12	Callous roll and cracks in dead limb, all relatively superficial	PRF-I	03.07.2025	01.08.2025	22.08.2025	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
406	1	Squirrel Hole	West	8	Leaves and bedding material present, likely used by small mammals	PRF-M	03.07.2025	01.08.2025	22.08.2025	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
410	2	Wounds	South	3	Crack in main stem	PRF-I	03.07.2025	01.08.2025	22.08.2025	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
410	3	Knot Hole	north-east	8	Superficial	PRF-I	03.07.2025	01.08.2025	22.08.2025	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
410	1	Woodpecker Hole	West	5	Extends approximately 30 cm deep	PRF-M	03.07.2025	01.08.2025	22.08.2025	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
412	1	Wound	North-east	2	Split from dead limb, inspectable from ground level. Superficial feature with limited opportunities.	PRF-I	03.07.2025	Not required	Not required	No evidence of use by bats	A pre-works inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
414	1	Woodpecker Hole	East	6	does not extend into significant feature	PRF-I	03.07.2025	Not required	Not required	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
414	2	Woodpecker Hole	South-east	7	does not extend into significant feature	PRF-I	03.07.2025	Not required	Not required	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
408	1	Knot hole	East	2	Knot hole with dead peg. Cracks behind heartwood and nesting material at bottom.	PRF-I	03.07.2025	Not required	Not required	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
408	2	Knot Hole	East	3	Knot hole leading into a large chamber. Rough inside with crevices. Mouse found inside	PRF-M	03.07.2025	01.08.2025	22.08.2025	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present.
408	3	Woodpecker Hole (x2)	South-east	17	Both trial holes and do not lead into a feature.	None	03.07.2025	Not required	Not required	No evidence of use by bats	A pre-works climbed inspection should be undertaken by a suitability qualified ecologist immediately prior to felling to ensure no bats are present if feature has improved.

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Aspect Ecology Ltd
West Court
Hardwick Business Park
Noral Way
Banbury
Oxfordshire OX16 2AF

T: 01295 279721
E: info@aspect-ecology.com
W: www.aspect-ecology.com