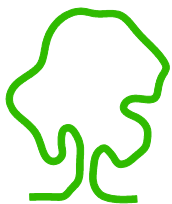


COLIN BRACE

THE PADDOCKS, LONDON ROAD, HAS SOCKS, WEST SUSSEX

Preliminary Ecological Appraisal

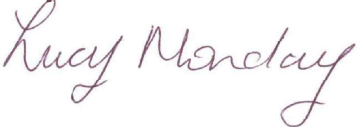
June 2026



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	839a/Lewis&Co/CBrace/ThePaddocks/PEA
Date	June 2026
Client	Colin Brace
Report type	Preliminary Ecological Appraisal
Purpose	Submission to Planning
Revisions	N/A
Prepared by	Lucy Monday BSc (Hons), ACIEEM  Signed
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THE PADDOCKS, LONDON ROAD, HASOCKS, WEST SUSSEX

Preliminary Ecological Appraisal

June 2026

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THE PADDOCKS, LONDON ROAD, HAS SOCKS, WEST SUSSEX

Preliminary Ecological Appraisal

June 2026

NON-TECHNICAL SUMMARY

Environmental Assessment Services Ltd has been appointed to prepare a Preliminary Ecological Appraisal in relation to the proposed development of land at The Paddocks in Hassocks, West Sussex, for residential use.

The site (as existing) comprises a single residential dwelling with surrounding mature garden located to the east of London Road, Hassocks. It is proposed to develop a single, detached residential dwelling with associated access and parking to the south of the existing dwelling. Planning permission has been granted for the removal of an existing kitchen extension and free standing garage, and development of a further residential dwelling with associated access and parking to the north of the existing dwelling house, for which clearance works have not yet commenced.

This development has been considered as a whole. The redline boundary of the site incorporates the existing dwelling (which is being extended / has been extended) and the full extent of the associated garden area which extends from London Road to the west to the western bank of a watercourse (which is excluded from the site), to a shared residential boundary with the property to the north, and the boundary to land owned by the adjacent public house to the south.

The aim of this report is to collate preliminary, baseline information on the conservation and ecological status of the site in terms of habitats and species within the framework of current environmental legislation and provide recommendations in relation to the proposed redevelopment of the site, where appropriate.

The assessment comprised consultation with the Sussex Biodiversity Record Centre to obtain records of protected, rare and notable habitats and species within 1 km of the site, consultation with Mid Sussex District Council regarding Tree Preservation Orders for trees within and adjacent to the site, and a Preliminary Ecological Appraisal (walkover survey) undertaken on 9 June 2026 to identify habitats and features of ecological value and the site's likely potential to support protected, rare and other notable species.

Consultation with Mid Sussex District Council has confirmed that there are no trees within or adjacent to the site which are protected by Tree Preservation Orders. Assessment of the site, along with a review of consultation data provided by Sussex Biodiversity Records Centre, confirmed that the site does not lie within or immediately adjacent to any statutory or non-statutory designated sites.

The site comprises a mature garden with lawn, fruit trees, and ornamental conifers, and mature boundary trees. The property is occupied and the garden regularly maintained. To

the east of the garden is a watercourse which meanders north. Land to the east of the watercourse is being developed with a large new residential estate.

The proposed development will result in the loss of a small area of lawn and a small number of ornamental trees. The loss of this planting is not considered likely to have a significant ecological impact, however, protection measures will need to be implemented during development in order to prevent / avoid harm to species which may use the site which include nesting birds, reptiles, amphibians and bats, and for the protection of the watercourse and adjacent habitat at the eastern end of the plot.

Recommendations have also been given for the enhancement of the site to include nesting and roosting provisions for invertebrates, birds and bats. Where these features are included within the site, ecological gains may be secured.

COLIN BRACE

THE PADDOCKS, LONDON ROAD, HAS SOCKS, WEST SUSSEX

Preliminary Ecological Appraisal

June 2026

1. INTRODUCTION

1.1 Background

The following report, prepared by Environmental Assessment Services Limited, is a preliminary assessment of the baseline status of the ecology of land at The Paddocks in Hassocks, West Sussex.

The site comprises a plot of land developed for residential use comprising a single dwelling with detached garage, summer house, access and parking, and surrounding garden. The Ordnance Survey map reference for the centre of the site is TQ 30285 16619. See Appendix A for the site location and existing site plans.

It is proposed to develop a single, detached residential dwelling with associated access and parking to the south of the existing dwelling, and planning permission has been granted for the removal of an existing kitchen extension and free standing garage, and development of a further residential dwelling with associated access and parking to the north of the existing dwelling house, for which clearance works have not yet commenced. See Appendix B for the proposed site plans.

1.2 Aim of the Report

The aim of the report is to collate preliminary, baseline information on the conservation and ecological status of the site in terms of habitats and species, within the framework of current environmental legislation.

The report also evaluates the potential of the site to support protected species, in particular for:

- Animals and plants listed under Schedules 1 and 5, and Schedule 8, respectively, of the Wildlife and Countryside Act 1981 (WCA) as amended, and those European protected species listed under Schedules 2 and 5 of The Conservation of Habitats and Species Regulations 2017.
- Plants and animals with Red Data Book¹ or Notable² status.

¹ The World Conservation Union Red List of threatened species provides taxonomic, conservation status and distribution information on taxa (species or group of related species) evaluated to determine their relative risk of extinction.

² Notable (or Nationally Scarce) species occur in 16 – 100 10 km squares in Britain.

³ Species derived from Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006 + the hen harrier.

- Plants, animals and habitats identified as Priority Species / Habitats or Species / Habitats of Principal Importance for Conservation in England (formerly UK Biodiversity Action Plan)³.

Where the site includes habitats and/or features of ecological value and/or has potential for use by protected species, an assessment of the likely impacts of the proposal is made, together with recommendations for any further surveying, mitigation and/or enhancement as considered appropriate.

1.3 Legislation

The legislation relevant to this study is:

- i. Wildlife and Countryside Act 1981 (as amended), which transposes into UK law the Convention on the Conservation of European Wildlife and Natural Habitats (known as the “Bern Convention”) and the Birds Directive 2009.
- ii. The Countryside and Rights of Way Act (CRoW) 2000, which strengthens the legal protection for threatened species.
- iii. The Natural Environment and Rural Communities Act (NERC) 2006, which through Section 41 provides a list of habitats and species of principal importance for biodiversity conservation (Priority Habitats and Species) in England.
- iv. The Conservation of Habitats and Species Regulations 2017. These consolidate all the various amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994, which transposed the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (EC Habitats Directive) into national law.
- v. Protection of Badgers Act 1992, which safeguards both the animals and their setts.
- vi. The Hedgerow Regulations 1997 (made under section 97 of The Environment Act 1995), which make provisions for the protection of important hedgerows.
- vii. National Planning Policy Framework (NPPF) which makes requirements for the protection and enhancement of biodiversity through the planning system.

1.4 Assessment Method

This assessment has been prepared generally in accordance with the CIEEM EcIA guidelines, as applicable, as recognised by the British Standard on Biodiversity BS42020:2013.

The assessment was undertaken in two stages:

- a) Consultation: comprising data searches by Sussex Biodiversity Record Centre (SxBRC) and Mid Sussex District Council.
- b) Preliminary ecological appraisal (walkover survey) carried out on 9 June 2026 to:

- Assess the baseline status of the site.
- Identify its potential for use by species of flora and fauna protected or controlled under the Wildlife and Countryside Act, 1981 and associated European legislation.
- Identify notable habitats and features of interest that should or could be retained and/or enhanced as part of the proposed development.

2. CONSULTATION AND BASELINE DATA SEARCH

2.1 Sussex Biodiversity Record Centre Data Search

- 2.1.1 Data obtained from Sussex Biodiversity Record Centre (SxBRC) provided information on statutory and non-statutory designated sites and records of protected and notable species within the search area. The search was conducted for a 1 km radius surrounding the Ordnance Survey grid reference TQ 30285 16619. The search area was selected based on the scale and likely impacts of the proposed development.
- 2.1.2 The statutory and non-statutory designated sites identified by SxBRC within 1 km of the site are set out in section 3.2 below, together with an assessment of the potential impact of the proposed development on these sites. Mitigation, where appropriate, is recommended in section 4.
- 2.1.3 Records of protected and rare species within 1 km of the site have been provided by SxBRC. These records are discussed under the protected species headings in Section 3.3 below, together with an assessment of the potential impact of the proposed development on these species. Further surveying and/or mitigation, where appropriate, is recommended in section 4.

2.2 Mid Sussex District Council

- 2.2.1 Mid Sussex District Council's Tree Preservation Order (TPO) mapping (available online) has been used to identify trees protected by TPOs within and adjacent to the site. There are no trees protected by TPOs within or adjacent to the site. The closest protected trees are of significant distance from the site and it is considered unlikely that the proposed development will impact any trees protected by TPOs.

2.3 Local Geology and Soil Type

- 2.3.1 Soil type will impact factors including site drainage, nutrient availability and pH. This together with other factors such as site topography, as well as anthropogenic activity, will impact site flora and fauna.
- 2.3.2 According to the British Geological Survey (available online), the site lies on Wealden Clay Formation – Mudstone.

3. SITE ASSESSMENT

The Preliminary Ecological Appraisal (walkover survey) was carried out on 9 June 2026. The following is based on the findings of that assessment, together with a review of information provided by the Sussex Biodiversity Record Centre (SxBRC) and Mid Sussex District Council. Photographs taken during the site survey are provided in Appendix C.

3.1 Habitat Assessment

- 3.1.1 The site is located to the east of London Road, northwest of Hassocks.
- 3.1.2 The site is developed for residential use comprising a single residential dwelling with access, parking and garage within the northwest corner of the site and surrounding mature garden.
- 3.1.3 The dwelling is modern, with an extension to the north which is to be removed. A further extension is under construction extending east of the dwelling. To the north of the dwelling is a (fairly new) detached two bay garage block with pitched roof clad in tightly fitting clay tiles. Within the southwest corner of the site is a small 'L' shaped temporary office unit. Within the rear garden, adjacent to the southern boundary of the site, is a large summer house with raised decking area. The garage building, office unit and summer house are to be removed as part of the site development.
- 3.1.4 The garden comprises lawn with mature trees including a mix of native and ornamental trees. There is a mix of small fruit trees and ornamental conifers within the garden lawn to the rear of the dwelling. Trees adjacent to the boundaries of the site include large mature native species including, but not limited to, a copper beech on the western boundary, English oak and ash on the southern boundary, each considered to be of significant ecological value as individual trees, plus groups of trees and tree lines along the boundaries also considered to be of significant ecological value. There is a row of Leyland cypress along the western half of the southern boundary. These trees have died but support a heavy cover of ivy. These trees (and the ivy) are to be removed.
- 3.1.5 To the rear (east) of the property is a meandering watercourse which flows in a northerly direction. The watercourse cannot be seen from within the garden. There is an earth bank which lies along the western bank of the watercourse. Himalayan balsam was identified in a number of locations on / adjacent to this bank.

3.2 Designated Sites and Priority Habitats

- 3.2.1 There are no statutory or non-statutory designated sites within 1 km of the site. The proposed development is small scale, and unlikely to result in any significant impact to any designated sites over 1 km from the site.
- 3.2.2 The site has been assessed for its potential to include or be part of Biodiversity Action Plan (BAP) Priority Habitat as listed on Section 41 of the Natural Environment and Rural Communities Act 2006 (NERC Act).

3.2.3 Section 41 Habitats recorded within 1 km of the site include:

- Deciduous woodland
- Ancient woodland
- Open water (which may include Priority Habitats)

3.2.4 The site is developed for residential use and comprises buildings, hard standing and garden habitat. No Priority Habitats have been identified within the site. There is a watercourse which lies to the east of the site. This is a tributary of the river Adur which meanders north. No works are proposed on the watercourse, its banks or within the garden area immediately adjacent to the watercourse. Land use will remain as existing, i.e. residential garden, but with the addition of two new properties with rear garden areas which will extend up to the watercourse. Protection measures will be required to ensure that the watercourse and associated species are not impacted by the proposed development. See section 4.2 below.

3.2.5 There is no deciduous or ancient woodland within close proximity to the site which is likely to be impacted by the proposed development.

3.3 Protected and Controlled Species

3.3.1 *Trees and Hedgerows*

There are no trees which are protected by a tree preservation order within or adjacent to the site, however, there are a number of trees which are considered to be of significant ecological value as individual trees and as groups of trees which line the boundaries of the site.

A tree survey and impact assessment has been completed in relation to the proposed development (Arboricultural Implications Assessment, David Archer Associates, dated June 2026). This report recommends the retention and protection of the majority of trees within and adjacent to the site with the exception of the proposed removal of a number of dead trees, including a Weeping willow within the northwest corner of the site, a row of Lawson cypress along the western end of the southern boundary, an ash within land to the south and an ash within the southeast corner of the site. In addition to the dead trees, it is also proposed to remove three ornamental trees from the garden area. These include a boxelder, and three Lawson cypress.

The loss / removal of these trees from this setting is not considered likely to have a significant ecological impact on the site. However, protection measures for the trees which are to be retained must be implemented during development to prevent harm / future loss. Please refer to guidance provided within the Arboricultural Implications Assessment completed by David Archer Associates, dated June 2026.

3.3.2 *Plants*

There are records of 11 plant species within 1 km of the site. These include the Sussex Rare species Ivy broomrape (*Orobanche hederæ*), Man Orchid (*Orchis anthropophora*), a UK Biodiversity Action Plan (BAP) species, and bluebell

(*Hyacinthoides non-scripta*) protected under schedule 8 of the WCA from picking and sale.

The site comprises a maintained garden lawn with some boundary scrub and mature trees. Species identified within the site were all common to the habitat and wider area. The site is considered unlikely to be of botanical interest. No further botanical assessment is recommended in this case.

The proposed development will result in the loss of garden lawn and some ornamental trees (many conifers). This is not considered likely to have a significant impact on any notable plant species.

3.3.3 Invertebrates

Large blue butterfly, Fisher's estuarine moth and lesser whirlpool ramshorn snail are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. Other protected invertebrates are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

The site does not lie within an area identified by Buglife as an Import Invertebrate Area.

Stag beetle (*Lucanus cervus*) and Brown hairstreak (*Thecla betulae*) both WCA Schedule 5 species, UK BAP Priority Species and Sussex Rare species, have been recorded within 1 km of the site.

- There is standing dead wood on site which may support saprophytic invertebrates, such as Stag beetles. These trees have been recommended for removal. Mitigation should be implemented to compensate for their felling. See section 4.4 below.
- Brown hairstreak is a species usually associated with woodland and farmland. The species feeds within treetops on aphid honeydew, particularly on Ash and along hedgerows. There are mature trees along the boundaries of the site which could be used by this species. These trees are to be retained. The proposed development is not considered likely to impact this species.

Other UK BAP Priority Species recorded within 1 km of the site include 26 species of butterfly and moth, most of which have been recorded on Chancellors Park in Hassocks, which supports similar habitat to that found within the site (i.e. garden adjacent to a watercourse).

The site is considered likely to be used by a variety of butterfly and moth species, which may include UK BAP Priority Species. The proposed development will result in the loss of some lawn habitat and a small number of ornamental trees. The remaining habitat within the site is likely to remain generally as existing. In this case, the proposed development is not considered likely to have a significant impact on invertebrate species. However, some mitigation for the loss of habitat is recommended. See section 4.4 below.

3.3.4 *Amphibians*

Great crested newts (GCN) and natterjack toads are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (as amended), making them a European Protected Species. It is an offence (amongst other things) to: deliberately capture, disturb, injure, or kill an individual of the species; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Meaning that both the individual and its habitat are protected.

There are a significant number of records of great crested newt, common toad, a Priority Species, palmate newt, smooth newt, and common frog within 1 km of the site. The majority of records for GCN are from surveying undertaken at the former golf course located on the western side of London Road, which has been partly redeveloped for residential use, but a number of the ponds and surrounding habitat has been retained and is managed in a manner beneficial for wildlife, including amphibians. It is considered likely that the retained habitat continues to be used by GCN and other amphibians as recorded within the area.

There are no ponds within the site or within 50 m of the site. The Herring Stream lies at the eastern end of the garden area, however, this is a narrow, fairly fast moving water body with no inline lakes or slower moving sections within 500 m of the site. There are four ponds within 250 m of the site. These lie within the recently developed residential area to the west of the site, where surveying prior to development confirmed the presence of GCN and other amphibian species. There are a further six ponds within the former golf course area to the west of the development, and an additional two ponds adjacent to the railway approximately 500 m to the east of the site.

The site, comprising residential lawn with hardstanding and buildings is considered to be of low, but not negligible, value for amphibians. Amphibians may use the site as part of their wider habitat.

The proposed development will result in a small loss of lawn area adjacent to the existing residential dwelling. This habitat is considered sub-optimal for amphibian use. The majority of the garden is to remain garden habitat post development. In this case, the proposed development of the site is not considered likely to have a significant impact on amphibians including GCN. However, precautionary protection measures will be required to ensure that amphibians are not harmed during the development of the site. See section 4.5 below.

3.3.5 *Reptiles*

The more widespread reptiles; grass snake, slow-worm, viviparous lizard and adder, are protected under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended). It is an offence, amongst other things, to intentionally kill or injure any individual. The more restricted species; sand lizard and smooth snake, are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017, making them European Protected Species.

There are records of the four more widespread reptile species within 1 km of the site. Garden habitats are used by slow-worm, grass snake and viviparous lizard within this area. The site has some potential to be used by these species but is not considered to be of high importance.

The proposed development will result in a small loss of lawn habitat adjacent to the existing dwelling, considered to be of sub-optimal habitat for the above mentioned reptile species. While the proposed development is not considered likely to have a significant impact on reptile species, there is a potential risk of harm during development for which protection measures will be required. See section 4.5. Post development it is not considered that there will be any significant loss of habitat. The majority of the site remaining residential garden space.

3.3.6 *Birds*

All wild birds, their nests and eggs are protected by UK law. It is an offence to take, kill or injure any wild bird, or to take, damage or destroy any nest (whilst being built or in use) or egg of any wild bird under Part 1 of the Wildlife and Countryside Act 1981. In addition to this protection, those birds and their young listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) must not be disturbed at or near the nest. Part I birds are protected at all times and Part II during the closed season only.

There are numerous records for birds recorded within 1 km of the site, including bird species likely to use garden habitat and mature tree habitats as present within the site. Kingfishers have been recorded using habitat along the Herring Stream. It is possible that Kingfishers use the section of the stream at the eastern end of the garden. The proposed development is located towards the western end of the plot, away from the stream. The proposed development is unlikely to impact the stream, however, protection measures should be implemented during development to prevent any potential detrimental impact/s. See section 4.2.

The mature trees within the site offer potential nesting, roosting and foraging habitat for birds. The majority of trees are to be retained, however, some trees are to be removed. Protection measures will be required to prevent disturbance and/or harm to birds in this case. See section 4.6 below.

No evidence of nesting within or on the buildings within the site were noted. The structures to be removed, including the extension to the north and the garage adjacent to the northern boundary of the site, have negligible potential for use by nesting birds.

The site is not considered to be of high value for birds and the proposed development will not result in the loss of or encroachment on any significant habitat. However, compensation should be offered for the potential loss of nesting habitat as a result of the removal of some trees from the site. See section 4.6 below.

3.3.7 *Bats*

All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and

Species Regulations 2017 (meaning all species of bat are both UK and European Protected Species).

It is illegal to:

- Kill, injure or capture (take) bats.
- Deliberately disturb bats (whether in a roost or not).
- Damage, destroy or obstruct access to a bat roost.

Disturbance is unlawful where bats ability to survive, breed, reproduce, rear/nurture their young, hibernate or migrate is impaired or where local distribution or abundance is significantly impacted. This may occur where actions impact their roosts, flight lines or foraging areas.

Eight species of bat have been recorded within 1 km of the site. It is considered likely that bats use the garden habitat within the site as part of their wider foraging habitat and are likely to commute along the tree lined Herring Stream which extends north-south along the eastern boundary of the site.

The existing dwelling, with the exception of a single storey extension to the north, is to be retained. This building, together with the free standing garage, which is to be removed, are considered to have negligible potential for bats. The buildings are modern and well maintained. The tiles on the pitched roofs are tightly fitting. The summer house and office within the garden are also considered to have negligible potential for bat use.

There are some trees within and adjacent to the site which have been identified for removal. These include some dead trees and trees with a significant cover of ivy which may have potential for use by roosting bats. These include a dead weeping willow within the northwest corner of the site, a line of Lawson cypress hedge on the southern boundary and a large ash tree on land to the south of the site (i.e. on adjacent land not within the site). The other trees proposed for removal have not been identified to have potential for use by bats.

The proposed development of the site is not considered likely to impact foraging or flight lines, however, the removal of dead trees could result in the loss of potential roosting habitat. Mitigation is recommended in this case. See section 4.7 below.

3.3.8 *Badgers*

Badgers are protected in the UK under the Protection of Badgers Act, 1992 (as amended). It is an offence, amongst other things, to take, injure or kill a badger, or interfere with a badger sett (this includes intentionally or recklessly disturbing a badger when it is occupying a badger sett). To avoid committing an offence a permit must be obtained to damage, destroy, obstruct or disturb a badger when it is occupying a badger sett.

No evidence of the presence of badgers was identified within the site during the site walkover assessment, however, badgers are known to be present within the surrounding area and therefore may access the site at any time.

The proposed development of the site is not considered likely to have a significant impact on badgers, however, standard protection measures should still be put in place. See section 4.8 below.

3.3.9 *Common/Hazel Dormice*

The common (or hazel) dormouse is protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017, making common dormice a European Protected Species. It is illegal to deliberately or recklessly kill, injure or disturb a dormouse or damage, destroy or obstruct dormouse breeding or resting place. Disturbance including obstruction and/or removal of habitat.

Typical common dormice habitat comprises deciduous woodland and scrub rich in hazel, flowers, pollen, fruit and insects, and hedgerows, the latter notably important for navigation/commuting. Dormice rarely descend to the ground, therefore any new gap/s or removal of hedgerow may result in habitat loss and/or obstruction.

Hazel dormice have been recorded within 1 km of the site and are known to use woodland adjacent to the railway line, which provides well connected habitat extending north-south through the area.

The proposed development will result in the loss of a small area of lawn and isolated trees deemed to be of negligible potential for use by hazel dormice. No further dormouse surveying or mitigation measures are recommended in this case.

3.3.10 *Other Protected and Notable Species*

There are records of water vole, a WCA protected and NERC Priority species, and hedgehog, a NERC Priority Species, within 1 km of the site.

There is a watercourse at the eastern end of the garden which may be used by water vole. The proposed development is located at the western end of the plot, and there is to be no development at the eastern end of the plot within the vicinity of the water course. Land use adjacent to the water course will remain the same. Protection measures will be required to ensure that the water course and adjacent habitat is not impacted by the development. See section 4.2 below.

The site is considered likely to be used by hedgehog as part of this species wider habitat. The proposed development is not considered likely to result in any significant loss of habitat, however, standard protection measures should be implemented during the development to prevent accidental harm. See section 4.5 below.

3.3.11 *Non-native Invasive Species*

Schedule 9 of the Wildlife and Countryside Act, 1981 (as amended) lists those non-native species that are established in the wild but which pose a conservation threat to native biodiversity and habitats. Schedule 9 aims to regulate further release of these species by making it a criminal offence to release them into the wild.

Sussex Biodiversity Record Centre has records of three bird species, four invertebrate species, two mammal species and 14 plant schedule 9 species within 1 km of the site. This includes Himalayan balsam which extends along a significant stretch of the Herring Stream and is present with relatively low abundance on the banks of the stream within the site.

New Zealand flat worm is also present within the area. This species may be easily spread by soil movements for which protection measures should be implemented.

Appropriate protection measures should be taken to prevent the spread of non-native invasive species. See section 4.9 for recommendations.

4. MITIGATION

The Preliminary Ecological Appraisal identified some features of ecological value and habitat types that may potentially be used by protected species. The following section of this report provides recommendations for further surveying and/or mitigation in accordance with the mitigation hierarchy (avoid, protect, compensate). Recommendation for enhancement (i.e. measures recommended beyond that required to compensate for loss) are given in section 5 below.

4.1 Designated Habitats

The proposed development will not result in any land take or encroachment on any designated habitat. There are no designated habitats within 1 km of the site. The proposed development, comprising the addition of two dwellings is not considered likely to impact any designated sites within the wider area.

4.2 Priority and Notable Habitats

The Herring Stream, a tributary of the River Adur, lies along the eastern boundary of the site. No works are to be undertaken on the watercourse or its banks and associated habitat.

Protection measures should be implemented to prevent damage and/or harm to the watercourse and associated species (flora and fauna).

A buffer zone should be implemented to prevent works encroaching on the existing watercourse and marginal vegetation / banks. The buffer zone should be connected to the wider, unimpacted, environment in order to maintain a route of access during the development phase. Heras type fencing (with dust barrier) should be used to exclude all vehicles, machinery, people and pets from the exclusion zone, while maintaining access for wildlife. No barriers which may prevent wildlife access should be installed.

Measures must be put in place to prevent the discharge of foul or other potentially polluted surface water into waterbodies on or adjacent to the site during site clearance and construction:

- During site clearance and development, soil / sediment from the site should be prevented from entering the watercourse. Vegetation should be retained along the bank to prevent surface water from stripped ground entering the watercourse. Soil and other materials must not be stored in areas where runoff will enter the watercourse.
- During development, fuels and equipment / machinery containing fuels and maintenance fluids must not be stored on land adjacent to the watercourse.
- Dust, debris and litter from the site should be prevented from entering the watercourse with the use of hoarding on Heras type fencing, and the use of wetting equipment during dry seasons to prevent dust.

The design plans for the site should look to avoid and then minimise the impacts of development on the watercourse:

- Land use changes within the vicinity of waterbodies should be avoided / minimised.
- No artificial shading of the waterbody should be caused by the development.
- No artificial lighting should be used where it may fall on the waterbody or adjacent habitat (banks and access) during or post construction.
- The surface water design for the site should look to avoid significant changes to the water table that would alter the hydroperiod of a waterbody.
- Surface water drainage design should prevent pollution entering water bodies. For example, parking and access roads should not discharge directly into waterbodies without some kind of pollutant catchment system, and similarly domestic drainage water should be 'cleaned' before entering any waterbody.
- Surface water drainage features should include protection measures for amphibians and other small wildlife to prevent them becoming trapped in gully pots etc.

4.3 Trees and Hedgerows

The majority of trees within the site are to be retained and are unlikely to be affected by the proposed development. However, some tree management and removal is recommended, together with protection measures for trees within the western half of the site.

Tree protection measures are to be implemented in accordance with guidance provided within the Arboricultural Implications Assessment completed by David Archer Associates, dated June 2026 (please refer).

Tree works must also adhere to the protection measures required for other species, including birds and bats. Please see sections 4.6 and 4.7 below.

4.4 Invertebrates

Some trees are to be removed as part of the site's redevelopment. Where possible (and safe to do so), the stumps of trees should be retained in place and cut wood should be store in log piles and buried log piles on site for the benefit of

saprophytic invertebrates such as stag beetles, which have been recorded within the wider area.

4.5 Amphibians, Reptiles and Small Mammals

The following measures should be implemented to prevent incidental harm during the redevelopment of the site:

- All vegetation within the works area should be maintained at a maximum height of 30 mm until construction is completed through regular mowing in order to discourage mobile fauna from using the site.
- Any trenches left overnight should be covered or provided with ramps for escape to prevent small mobile fauna becoming trapped.
- Any building materials should be stored on pallets to discourage small fauna from using them as shelter.
- Any demolition materials should be stored in skips or similar containers rather than in piles on ground.

Should any newts be identified during the development of the site, ecological advice is to be sought immediately.

4.6 Birds

Site clearance, including all tree works, should be undertaken outside the bird nesting season (February to August inclusive) to avoid potential disruption to nesting birds.

If works are to proceed during the nesting season, a nesting bird check is to be made by a suitably qualified person prior to site clearance. If nesting birds are identified, works likely to affect the birds, their eggs / young, and their nest must be delayed until all chicks have fledged.

Compensation for the loss of potential nesting habitat as a result of the removal of a small number of trees should be incorporated into the site. This should include the provision of nesting boxes for species likely to use the site. These may be secured to the existing mature trees and/or be built into the fabric of the proposed buildings. See section 5.2 for further guidance.

4.7 Bats

The removal of some dead trees has been recommended. This includes the removal of a dead willow within the northwest corner of the site, and dead line of Lawson cypress along the southern boundary of the site. While it has not been deemed necessary to remove these trees in order to proceed with the development, it is likely that these trees will be removed either now or sometime in the future.

The heavy cover of ivy makes it difficult to assess the potential of the trees to be used by roosting bats i.e. observe cavities within the wood and lifted bark etc which may offer roosting potential cannot be seen. The Lawson cypress given their size are unlikely to provide any roosting features, but the Weeping willow and the ash tree on adjacent land could possibly be used by bats. It is therefore recommended

that, if / when these trees are removed, they are assessed prior to their removal and a precaution approach be taken.

In order to compensate for the potential loss of roosting habitat and to offer enhancement of the site for bats, it is recommended that bat roosting features be incorporated into the new dwellings. This may include roosting bricks and/or tile sets built into the fabric of the buildings. This will offer permanent roosting features and compensate for the loss of any potential roosting features within dead trees which may either be removed now, or in the future. See section 5.3 for further guidance.

Artificial lighting has the potential to significantly impact bats, restricting access and/or foraging. Artificial lighting should generally be avoided, but where required for access, lighting should be:

- Limited to activity response lighting where possible, i.e. lighting which is triggered by movement, in order to avoid prolonged light use which may prevent bats and other species from moving through lit areas.
- The lighting brightness should be set as low as possible. Low-pressure sodium lamps should be used (high-pressure sodium or mercury lamps should not be used).
- Lighting fixtures should be mounted at low level and light spread should be limited. Light should not spread upward or be permitted to fall on linear planting features, any installed bat boxes or access routes to / from the boxes and the wider suitable habitat.

4.8 Badgers

Checks for badgers and/or signs of badgers should be undertaken immediately prior to the commencement of site clearance and groundworks. If the presence of badgers is suspected / confirmed, advice should be sought from a suitably experienced ecologist.

During development, protection measures for badgers should be implemented. Excavations should be covered overnight and any large excavation, which cannot be reasonably covered, should include a ramp for animals to escape. Excavations should be checked daily and animals helped to escape or otherwise assisted as appropriate for their welfare.

4.9 Non-native Invasive Species

All non-native invasive species should be appropriately dealt with to restrict their spread into the wild. Himalayan balsam should be pulled to restrict its spread within the site. This species is present along this section of the watercourse and will require ongoing removal.

Biological protection measures should be implemented when transferring soil and plant material. This includes transferring vehicles and machinery on and off site,

the disposal of soils and importation of soils which could contain plant matter, and the importing of new planting as part of the landscaping scheme.

4.10 Other Protected and Notable Species

If any new evidence of protected species is discovered whilst site clearance and construction work is in progress, Natural England should be informed immediately and appropriate advice on how to deal with the situation should be sought from a qualified ecologist.

5. ENHANCEMENT

Some ecological enhancement should be included within the development site to secure biodiversity improvement beyond that of the existing site.

5.1 Invertebrates

Bee bricks provide suitable long-lasting nesting space for solitary bees including red mason bees, leafcutter bees and other cavity-nesting species, which are non-swarming and non-aggressive species that don't have a queen or produce honey.

Bee bricks that are suitable for replacing standard wall bricks have small holes of varying sizes which provide nesting cavities for solitary bee species.

The bricks should be installed at a height of between 1 and 1.5 meters above ground level, in an unshaded location on the southern façade of the new dwellings or any brick walls away from opening doors and windows.

5.2 Birds

Nesting boxes should be incorporated into the proposed buildings within the site and secured to the retained trees on site in order to deliver enhanced nesting opportunities for birds.

- Sparrow terrace boxes and swift nest boxes may be fixed beneath the eaves on east facing facades.
- Nesting boxes for common garden birds may be secured to the mature trees within the garden area where they have a clear flight path to/from the entrance.

5.3 Bats

Common and soprano pipistrelle and brown long-eared bat have been recorded in the area. Each of these species are known to use buildings (including residential dwellings) to roost where suitable features and access is available.

Roosting features for bats should be included within the proposed development plans for the enhancement of the site for bats.

In this case, roosting features for bats should include purpose made bat boxes installed at high level (away from opening windows and doors) on the southern façade of the proposed buildings, together with roof access tile sets to permit access into the enclosed non-habitable roof spaces within the new buildings. A minimum of one tile set and one wall box should be incorporated into each of the new buildings (total provision, four new roosting options). Type to suite building style / materials and subject to availability.

Roof lining materials that pose a risk of entanglement (which includes most modern roofing membranes and breathable roofing membranes) are NOT to be used (unless proven safe for bats, and approved by Natural England, for example TXL BatSafe). Type 1F Bitumen roofing felts are to be used within all new roofing areas which require such a liner. If an alternative bat safe liner is used a snagging propensity test pass certificate is to be secured to the membrane, where installed, for future reference / checks.

6. CONCLUSIONS

- 6.1 The site (as existing) comprises a residential plot with a single dwelling, garage, access and surrounding garden with temporary office unit, storage and summer house, located between the London Road and Herring Stream (a fast flowing tributary of the river Adur) to the north of Hassocks.
- 6.2 It is proposed to develop a dwelling to the south of the existing house, and planning permission has been granted for an extension to the rear of the existing property, removal of a side extension to the north and the garage block to the north and development of a further dwelling to the north of the existing house. Post development the site will comprise three dwellings in line with the existing dwelling to the west of the plot, with rear gardens extending east to the Herring Stream. The existing access will serve the three properties but will need to be extended south to the southern dwelling.
- 6.3 The proposed development will result in the loss of a small area of lawn and two Lawson cypress trees which lie within the footprint of the proposed southern dwelling, together with a boxelder located adjacent to the existing access. A number of dead trees within and adjacent to the site have also been recommended for removal. These include a row of dead Lawson cypress on the southern boundary and a Weeping willow within the northwest corner of the site. These trees have a heavy ivy cover. There is also a large dead ash on land to the south which, if it were to fall, could damage property within the southern section of the site. This tree is also recommended for removal.
- 6.4 The site has potential to support a number of notable and protected species, however, the proposed development is not considered likely to result in any significant loss of habitat likely to support these species. The boundary planting and area to the east of the site are to be retained as existing. Recommendations have been given for the protection of small mobile species, amphibians, reptiles, birds and bats, and for the protection of trees and the water course at the eastern end of the plot. Where these recommendations are implemented the proposed development is considered unlikely to have a significant detrimental impact on

ecology. No further ecological surveying is recommended at this time, however, pre-clearance site management and checks are recommended, together with appropriate actions should any notable and/or protected species be identified present.

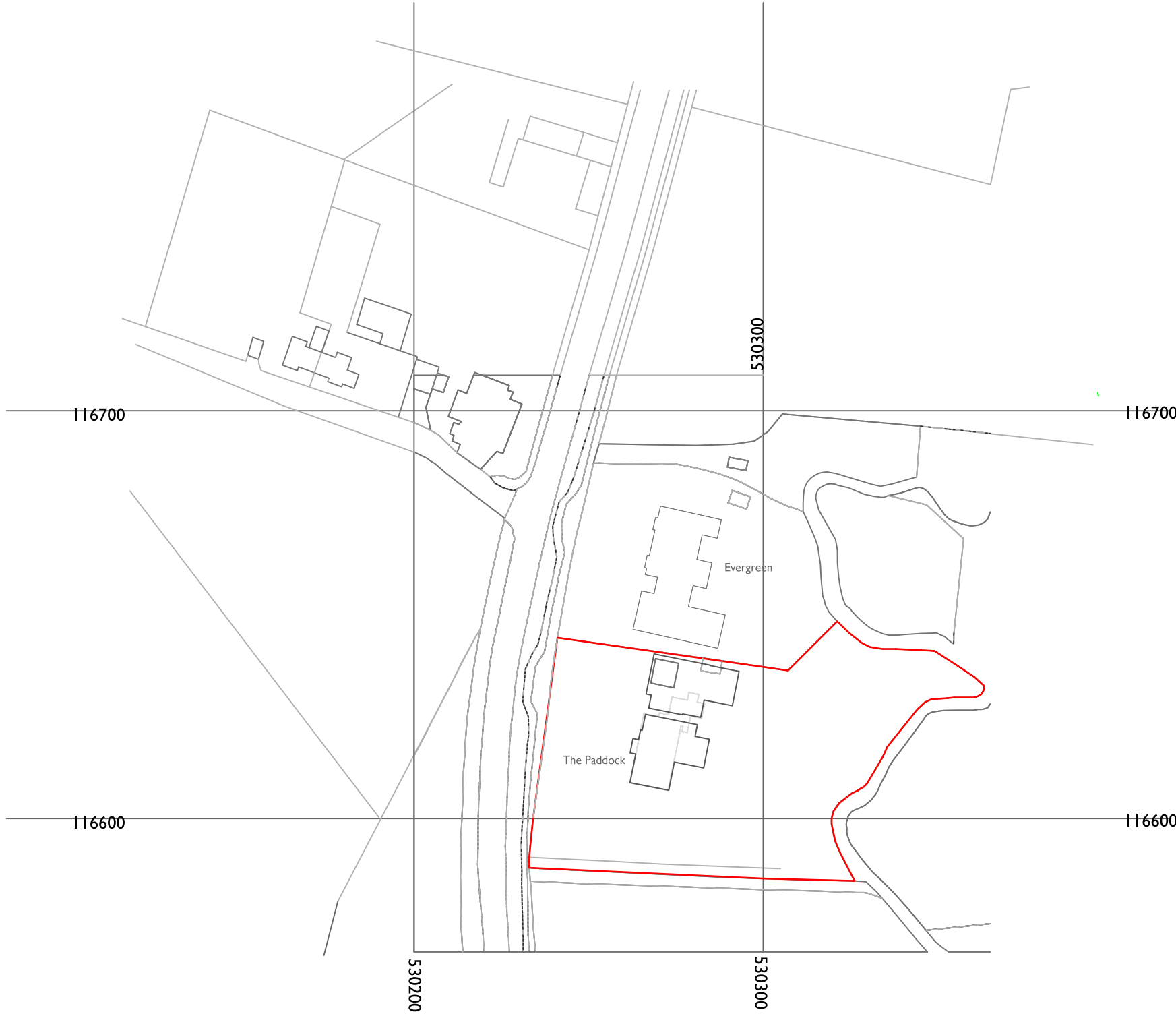
- 6.5 Recommendations have been given for the enhancement of the site, including the provision of invertebrate and bird nesting provisions, and bat roosting provisions. Where these provisions are included within the site, these features are likely to enhance the ecological value of the site.
- 6.6 Where planning is granted, it should be noted that planning permission for development does not provide a defence against prosecution relating to protected species. Should any protected species be identified before, or during the development, all works should cease and a suitably qualified/experienced ecologist should be contacted for advice.

☆ ☆ ☆ ☆ ☆ ☆ ☆

APPENDIX A

Site Location and Existing Site Plans

The Paddock, London Road, Hassocks



Proposed site location plan



Proposed block plan



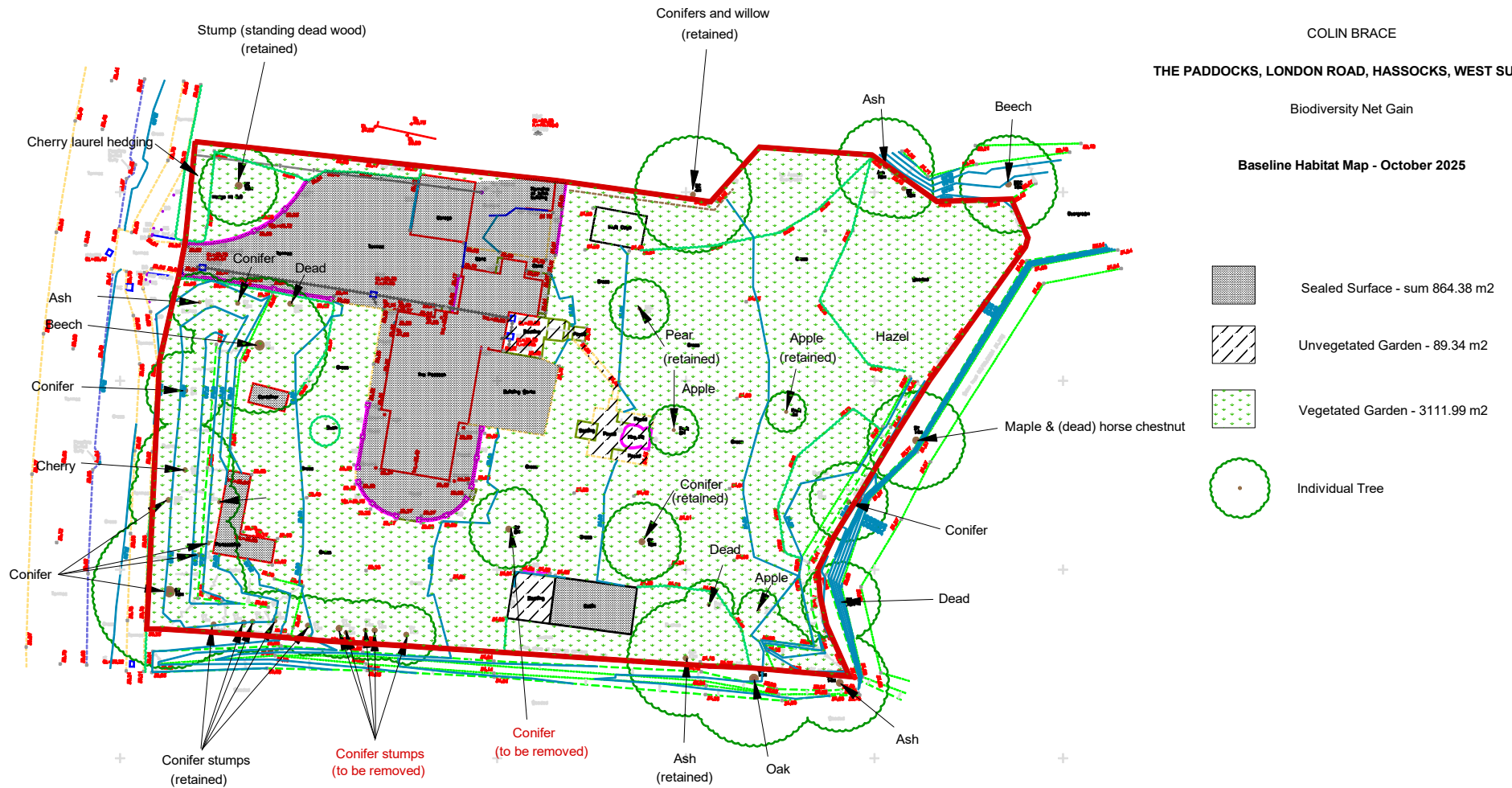
1. Dimensions and Levels			
Figured dimensions and levels should be verified by the Contractor on site before construction or manufacture and any discrepancies brought to the attention of the Architect. Dimensions should not be scaled.			
2. Existing Building and Services			
Where shown, existing buildings and services will not indicate condition. The Contractor shall therefore investigate and report to the Architect at the commencement of the works.			
3. Copyright			
Copyright for all designs and drawings in full or part shall remain with the Flint Architecture in accordance with the Copyright Act, Designs and Patents Act 1988.			
4. Scope of Works			
Drawings are issued in accordance with and on the basis of the RIBA Conditions of Engagement and the JCT Form of Contract unless otherwise agreed in writing			
5. Statutory Requirements and Standards			
All work is to comply with the current Building Regulations and the requirements of the respective local authority. Workmanship and standards shall also comply with the current Codes of Practice and the relevant British Standards.			
6. Drawing status			
Unless otherwise noted below this drawing is not to be used for construction purposes.			
If indicated as feasibility this drawing is subject to a detailed site investigation, including ground conditions/ contaminants, drainage design and planning / density negotiations. The layout may be based upon an enlargement of an OS sheet or other small scale plans and its accuracy needs to be verified by survey. CDM regulations may not have not been fully considered.			
Current status		PLANNING.	
Revisions			
rev	date	comment	drawn
A	June 21	Dimensions added	
Client			
Mr Colin Bruce			
Project			
Proposed 3rd house The Paddock, London Road, Hassocks			
Drawing			
Site location and block plan			
Drawn		Date	Scale
EP		26/07/25	1:1250 @ A1 1:500 @ A1
Job No.	Drq. No.	Rev.	
2450	PL001	A	
FLINT ARCHITECTURE			
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COLIN BRACE

THE PADDOCKS, LONDON ROAD, HASSOCKS, WEST SUSSEX

Biodiversity Net Gain

Baseline Habitat Map - October 2025



APPENDIX B

Proposed Site Plans

The Paddock, London Road, Hassocks



Proposed site plan

1. Dimensions and Levels

Figured dimensions and levels should be verified by the Contractor on site before construction or manufacture and any discrepancies brought to the attention of the Architect. Dimensions should not be scaled.

2. Existing Building and Services

Where shown, existing buildings and services will not indicate condition. The Contractor shall therefore investigate and report to the Architect at the commencement of the works.

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Current status

PLANNING.

Revisions

rev	date	comment	drawn
A	June 26	site layout amended, road width within site reduced to 3.1 metres to allow space to copper beech tree	

Client

Mr Colin Brace

Project

Proposed 3rd house
The Paddock, London Road, Hassocks

Drawing

Proposed site plan

Drawn	Date	Scale
EP	16/05/25	1:200 @ A1

Job No.	Drg. No.	Rev.
2450	PL010	A

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APPENDIX C

Photographs



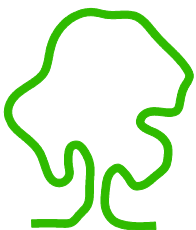
Photographs 1 and 2: Northwest corner of the site (pictured left) and proposed route of new access to southern plot (pictured right).



Photographs 3 and 4: Area within the southwest section of the site where it is proposed to develop a new dwelling.



Photographs 5 and 6: Lawn and boundary planting within the eastern section of the site.



eas ltd

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