Preliminary Ecological Appraisal

January 2026

75 Folders Lane,
Burgess Hill

Prepared by
CSA Environmental

On behalf of
Talbot Developments
(Sussex) Ltd

Report No: CSA/7716/01

CSA environmental

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This report may contain sensitive ecological information. It is the responsibility of the Local Authority to determine if this should be made publicly available.

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Appendix E: Habitats and Flora Species List

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EXECUTIVE SUMMARY

Residential development is proposed at 75 Folders Lane, Burgess, comprising the provision of a total of four units, for which detailed planning permission will be sought.

CSA Environmental was instructed by Talbot Developments (Sussex) Ltd to undertake a Preliminary Ecological Appraisal (PEA) of the Site to identify any ecological constraints to development, inform scheme design, highlight opportunities for ecological enhancement and determine the need for any additional investigation/survey.

As part of this PEA, a desk study and field survey of the Site were undertaken in July 2025, including a UK Habitat Classification survey. Habitats identified on Site consisted primarily of development land with areas of neutral and modified grassland, individual trees and hedgerow.

The Site lies c. 0.5km from the Ditchling Common SSSI and c. 2.2km from the Bedelands Farm LNR. Any housing provision on the Site may increase footfall to these sites, particularly the closer Ditchling Common SSSI. Consultation with Natural England is therefore recommended.

However, in the context of the proposed development, which is to include the provision of four residential units, any increased visitor numbers as a consequence of the proposed development is not thought to have a detrimental impact on these sites.

The Site lies within the Adur (Burgess Hill) Water Body Catchment. As such, the design of the proposed development should be informed by a drainage strategy to ensure that diffuse and point-source pollution impact pathways are adequately assessed and mitigated, where necessary.

Roosting bats have been confirmed on Site following a Preliminary Roost Assessment (PRA). Subsequent bat emergence surveys were conducted in August-September 2025, with two common pipistrelle emergences (see CSA/7716/02 Bat Survey Report). Additionally, habitats present on Site have the potential to support nesting birds and foraging/dispersing bats.

1.0 INTRODUCTION

1.1 This report has been prepared by CSA Environmental on behalf of Talbot Developments (Sussex) Ltd. It sets out the findings of a Preliminary Ecological Appraisal (PEA) of 75 Folders Lane, Burgess Hill (hereafter referred to as 'the Site'). Residential development, which is to include the provision of four units, is proposed at the Site, for which detailed planning permission will be sought.

1.2 The scope of this appraisal has been determined with due consideration for best-practice guidance provided by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2017), and to the *Biodiversity: Code of practice for planning and development* (BS 42020:2013) published by the British Standards Institution (2013).

1.3 The Site occupies an area of c. 0.15ha and is located around central grid reference TQ 32758 18116, to the south-east of Burgess Hill and c. 2.5km south-west of Wivelsfield, West Sussex. It consisted of a commercial building together with areas of hardstanding, parcels of other neutral grassland and modified grassland, areas of hedgerow together with an area of dense scrub (see Habitats Plan in Appendix A).

1.4 This PEA aims to:

- Characterise baseline ecological conditions of the Site and its wider context
- Identify any ecological constraints to development of the Site
- Inform scheme design
- Identify further ecological surveys and investigation necessary
- Highlight opportunities for ecological enhancement

1.5

1.6 To achieve these aims, an ecological desk study and field survey were undertaken of the Site, the findings of which are presented herein.

1.7 As set out in best practice guidelines (CIEEM, 2017) a PEA is typically only suitable for planning submission where there are no ecological constraints relating to the project. Where ecological constraints are identified, such as the presence of Important Ecological Features (IEFs), the effects of development on these features should be assessed within a separate EcIA report, which would supersede the PEA.

However, as detailed herein, the scope for significant impacts on IEFs as a result of the limited proposals is low, and as such Protected Species Survey (PSS) Reports containing impact assessments should suffice in this case.

2.0 LEGISLATION, PLANNING POLICY & STANDING ADVICE

Legislation

Legislation relating to wildlife and biodiversity of particular relevance to this PEA includes:

- The Conservation of Habitats and Species Regulations 2017 (as amended)
- The Wildlife and Countryside Act 1981 (as amended)
- The Natural Environment and Rural Communities (NERC) Act 2006
- The Protection of Badgers Act 1992
- The Environment Act 2021

2.1

This above legislation has been addressed, as appropriate, in the production of this report. Further information on the above legislation is provided in Appendix B.

2.2

National Planning Policy

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities & Local Government, 2024) sets out the government planning policies for England and how they should be applied. Chapter 15: Conserving and Enhancing the Natural Environment, is of particular relevance to this report as it relates to ecology and biodiversity. Further details are provided in Appendix B.

2.3

The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their effects within the planning system.

2.4

Local Planning Policy

2.5

A number of local planning policies relate to ecology, biodiversity and/or nature conservation. These are summarised in Table 1 of Appendix B. These policies have been addressed, as appropriate, in the production of this report.

2.6

Standing Advice

Natural England and Defra's Standing Advice (Natural England & Defra, 2014) regarding habitats and protected species aims to support local authorities and forms a material consideration in determining applications in the same way as any individual response received from Natural England following consultation. Standing advice has therefore been given due consideration, alongside other detailed guidance documents, in the production of this report.

3.0 METHODS

Desk Study

An ecological desk study was undertaken in July 2025 comprising a review of online resources and biological records centre data as detailed below.

3.1 The Multi-Agency Geographic Information for the Countryside (MAGIC) online database was reviewed to identify nature conservation designations within the following search radii:

3.2
- Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites within 10km of the Site (including possible/proposed sites)
- Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Local Nature Reserves (LNR) within 3km of the Site
- Other relevant data e.g. Ancient Woodland Inventory within 1km of the Site

3.3 A review was undertaken of the location of any such designations, their distance from and connectivity with the Site, and the reasons for their designation. This information was used to determine whether they may be within the proposed development's Zone of Influence (ZoI).

3.4 Sussex Biological Records Centre (SxBRC) was contacted for details of any non-statutory nature conservation designations and records of protected/notable habitats and species. This information was requested for an area encompassing the Site and adjacent land within c. 2km of its central grid reference. This search area was selected to include the likely zone of influence upon non-statutory designations and protected

3.5 or notable habitats and species.

3.6 Further online resources were reviewed for information which may aid the identification of important ecological features. The Woodland Trust's online Ancient Tree Inventory was reviewed for known ancient or veteran trees within the Site and adjacent land. Interactive online mapping provided by the charity 'Buglife' was used to determine whether the Site falls within an Important Invertebrate Area.

3.7 In accordance with Natural England's Great Crested Newt Mitigation Guidelines (2001), a desktop search was undertaken to identify ponds within 500m of the Site which may have potential to support breeding great crested newts *Triturus cristatus*, using Ordnance Survey (OS) mapping, the MAGIC database and aerial photography.

Where possible under the terms of the data provider, relevant desk study data are presented in Appendix C.

Field Survey

A UK Habitat Classification ('UKHab') survey was carried out in fine and dry weather conditions on 29 July 2025 by Lucy Moorhouse, ACIEEM, FISC[1] Level 4 and Nathaniel Scott PID[2] Level 4, encompassing the Site and immediately adjacent habitats that could be viewed.

3.8 UKHab is a unified and comprehensive system for mapping and classifying habitats, designed to provide a simple and robust approach to surveying and monitoring, and replaces Phase 1 Habitat survey methods. The method allows for identification of important habitat

3.9 types, including habitats of Principal Importance under Section 41 (S41) of the NERC Act (2006) and Habitats Directive Annex I habitats. This method also allows for direct translation of habitats into the Statutory Biodiversity Metric (Defra, 2024).

The following parameters were adopted for the UKHab survey undertaken for this PEA:

3.10

- UKHab Professional edition (Butcher *et al.*, 2023, commercial End User Licence Agreement (EULA))
- Minimum Mappable Unit (MMU):
    - 10m²/0.001ha (polygons)
    - 5m (linear)
- Primary Habitats recorded to a minimum of Level 2 (see below) with UKHab codes provided
- Mandatory secondary codes used
- Base-mapping comprising a combination of aerial imagery and topographic information

3.11

Primary Habitats are recorded to a minimum of Level 2. Where the survey is conducted at an appropriate time of year (e.g. May to July for

3.12 grassland) habitats may be recorded to Level 3, 4 or 5, only if conditions and the experience of the surveyor allow.

3.13 Identification of habitat stands were made by the surveyor based upon habitat structure, composition or other delineating features (e.g. field or enclosure).

Alongside the UKHab survey, additional field survey information was collected, comprising:

- Detailed floral species lists recorded for each identified habitat/parcel
- Evidence of, or potential for, European Protected Species (EPS) (including bats, great crested newt, dormouse and otter)

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[1] Field Identification Skills Certificate, Botanical Society of Britain and Ireland
[2] Plant Identification Test, Canterbury Christ Church University

[redacted]

- Evidence of, or potential for, other notable species (including S41 Species of Principal Importance as well as notable, rare, protected or controlled plants and invertebrates)
- Any other survey information relevant to ecological matters

Results of the UKHab survey are presented on the Habitats Plan in Appendix A. Appendix D provides photographs of the habitats at the Site and Appendix E provides a list of floral species recorded in each habitat parcel. Nomenclature for higher plants within this report is
3.14 consistent with the fourth edition of The New Flora of the British Isles (Stace, 2019).

Preliminary Roost Assessment (Structures)

All accessible buildings on-Site were inspected and assessed for their potential to support roosting bats, with due consideration for the *Bat*
3.15 *Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2016). Full survey methods and results of the Preliminary Roost Assessment are provided in Bat Survey Report, CSA Environmental (CSA/7716/02) which should be viewed in conjunction with this report.

Limitations

3.16 There were no specific limitations to the desk study or field survey, which was conducted at an optimum time of year and in good conditions.

Evaluation and Assessment

3.17

The evaluation and assessment of ecological features is beyond the scope of a PEA and has therefore not been undertaken here. Formal evaluation and assessment of any identified important ecological features should be undertaken as part receptor-specific survey and assessment in accordance with the published CIEEM method (CIEEM, 2018).

4.0 BASELINE ECOLOGICAL CONDITIONS

Nature Conservation Designations

Statutory

There are no statutory designations covering any part of the Site.

No international statutory designations were identified within 10km of the Site.

4.1 One national statutory designation was identified within 3km of the Site.

4.2 This was Ditchling Common SSSI (c. 0.5km east of the Site). While the Site is located within the Impact Risk Zone for this SSSI, the proposals do not

4.3 meet the criteria in which Natural England will need to be consulted in relation to impacts.

One local statutory designation was identified within 3km of the Site. This was Bedelands Farm LNR (c. 2.2km north of the Site).

4.4

These statutory designations are described in Table 1 below.

4.5

Non-Statutory

4.6 Seven non-statutory designations were identified within 2km of the Site. These were the Keymer Tile Works LWS (c. 0.6km north-west of the Site), Brambleside Meadow LWS (c. 0.6km south-east of the Site), Burgess Hill Railway Lands LWS (c. 1.0km north-west), Blackbrook Wood & The Plantation LWS (c. 1.4km east of the Site), St George's Retreat LWS (c. 1.4km north-east of the Site), Ditchling Common and Meadow LWS (c. 1.5km east of the Site), and Purchase Wood (c. 1.8km east of the Site).

4.7

These non-statutory designations are described in Table 1 below.

Table 1. Statutory and Non-Statutory Designations within search radii

Site Name & Designation	Distance & Direction from Survey Area	Special Interests or Qualifying Features
National Designations within 3km		
Ditchling Common SSSI	c. 0.5km east	Comprises a range of grassland types which have resulted from a wide variation in drainage conditions. The flora includes a number of locally uncommon plants. The site also supports a range of invertebrates and is locally valuable for breeding birds.
Local Designations within 3km		
Bedelands Farm LNR	c. 2.2km north	Comprises wildflower meadows, grazed meadows, wetlands, ancient hedgerows and woodland.
Non-Statutory Designations within 2km		
Keymer Tile Works LWS	c. 0.6km north-west	Comprises a working clay pit on the eastern outskirts of Burgess Hill which

		supports a matrix of successional habitats ranging from temporary pool, unimproved grassland, dense scrub, deciduous woodland, and willow carr. Of particular importance for breeding amphibians.
Brambleside Meadow LWS	c. 0.6km north-east	Comprises a small linear meadow adjacent to the B2112.
Burgess Hill Railway Lands LWS	c. 1.0km north-west	Comprises a mosaic of semi-natural habitats including lowland deciduous woodland, open grassland and scrub. Situated next to the railway line which forms an important ecological corridor.
Blackbrook Wood & The Plantain LWS	c. 1.4km east	Comprises two blocks of woodland including some coppiced hazel and hornbeam and woodland ponds. The site is known to support a range of birds including cuckoo, song thrush and tawny owl.
St George's Retreat LWS	c. 1.4km north-east	Comprises four small fields that contain exceptional examples of lowland meadow grassland. The grassland is particularly species-rich, including many uncommon species including green-winged orchid *Anacamptis morio*, adder's-tongue fern *Ophioglossum vulgatum*, sneezewort *Achillea ptarmica*, pepper saxifrage *Silaum silaus* and betony *Stachys officinalis*.
Ditchling Common and Meadow LWS	c. 1.5km east	Comprises the only example of unimproved chalk grassland in the local area.
Purchase Wood LWS	c. 1.8km north-east	An area of woodland dominated by mixed deciduous woodland that is also largely ancient and semi-natural.

4.8

Catchment Zones

The Site lies within catchment for the River Adur (Burgess Hill), which the Environment Agency has declared is in poor ecological status. The closest section of this river lies c. 1.6km to the east of the Site.

4.9

Habitats and Flora

Habitats recorded on-site are illustrated in Appendix A with detailed species lists provided in Appendix E. Relevant UKHab codes are provided within parentheses for each habitat type recorded e.g. Other Neutral Grassland (g3c).

4.10

4.11

<u>Irreplaceable Habitats</u>

There is no ancient woodland, as shown on the ancient woodland inventory, covering any part of the Site or immediately adjacent land.

No trees on or adjacent to Site are listed on the Ancient Tree Inventory.

Notable Flora Records

The SXBRC provided 241 records of 45 notable plant species from within the search area. Those of potential relevance to the Site include common cudweed *Filago vulgaris* and dryer's greenweed *Genista tinctoria*.

4.12 Montbreita *Crocosmia x crocosmiiflora,* a designated Schedule 9 invasive non-native plant species the (Wildlife and Countryside Act, 1981 as amended) was identified within the south-western corner, along the Site's eastern boundary, as well as Cotoneaster sp. in the rear garden,

4.13 five species of which are included in schedule 9.

Urban

4.14 The Site predominantly comprised areas of hardstanding which included three existing buildings, dedicated access and parking areas together with a rear patio area.

Buildings (u1b5)

4.15 Three buildings (B1-B3 on Habitats Plan; Appendix A) were present on Site at the time of the Site walkover. Building B1 comprised a one-storey bungalow of brick construction with cement rendering in places. The building had an asbestos/cement tile pitched roof, a flat roof extension situated on the southern elevation together with a section of hanging tiles on the southern gable end.

4.16 Building B2 comprised a dilapidated wooden panelled outbuilding which possessed a flat roof and was situated within the rear (northern) garden area. Internally the roofing had partially collapsed due to obvious water ingress. Similarly, building B3 comprised a wooden shed with a pitched felt lined roof which was situated on the eastern boundary of the Site.

4.17

Developed Land; sealed surface (u1b)

The Site was dominated by multiple areas of hardstanding. Hardstanding areas predominantly comprised the dedicated Site access and parking areas, other areas included a rear (north) rubber/astroturf patio, and bin store to the front (south) of the Site together with areas of paving around the existing building.

4.18

Grasslands

Other neutral grassland (g3c), tall or tussocky sward (218), active management (516)

An area of other neutral grassland was present within the southern extent of the Site (Grassland G1). Situated adjacent to areas of hardstanding the parcel comprised an area of recently managed grassland with a sward height of c. 0.4m which appeared tall and tussocky in places (see G1 on the Habitats Plan; Appendix A). Grass

species present included cock's-foot *Dactylis glomerata*, *Schedonorus sp.*, creeping bent *Agrostis stolonifera*, false oat-grass *Arrhenatherum elatius*, red fescue *Festuca rubra*, Yorkshire fog *Holcus lanatus*, timothy *Phleum pratense*, perennial rye-grass *Lolium perenne*, and common bent *Agrostis capillaris*. Forb species present included selfheal *Prunella vulgaris*, white clover *Trifolium repens*, meadow buttercup *Ranunculus acris*, ox-eye daisy *Leucanthemum vulgare*, dock *Rumex sp.*, wood speedwell *Veronica montana*, cat's-ear *Hypochaeris radicata*, creeping cinquefoil *Potentilla reptans*, and common ragwort *Jacobaea vulgaris*. Additionally, a common spotted-orchid *Dactylorhiza fuschsii* was recorded within the habitat parcel.

Modified grassland (g4), tall or tussocky sward (218), active management (516)

4.19 A parcel of modified grassland (Grassland G2) was situated to the rear of the existing building, within the northern extent of the Site (See G2 on Habitats Plan; Appendix A). This area of grassland extends from the rear (north) down the eastern extent of the Site where it connects to G1. This was structurally similar to G1 with similar levels of management and sward height, although this parcel had a different species composition which included species more commonly associated with more disturbed/modified grassland. Yorkshire fog was dominant with other grasses including cock's-foot, false oat-grass, red fescue, timothy, and common bent being present less frequently. Forb species recorded included those mentioned above with additional species including common mouse-ear *Cerastium fontanum*, yarrow, spear thistle *Cirsium vulgare*, hogweed *Heracleum sphondylium*, common nettle *Urtica dioica*, and dock *Rumex sp.*

Scrub

4.20

Dense Scrub (h3), non-native (523), introduced shrub (847)

A parcel of introduced shrub (see S1 on Habitats plan; Appendix A) was present within the north of the Site. This was dominated by leyland cypress *Cuprocyparis x leylandii*, with occurrences of western red cedar *Thuja plicata*, and bramble *Rubus fruticosus agg*. A young oak tree is

4.21 situated within the parcel of scrub.

Scattered trees

A total of four individual trees were present throughout the Site. Tree T1 comprised an oak *Quercus sp.* and T2 which comprised a single *Malus spp.* was present within the north and north-eastern corner of G2, respectively. Tree T3 was situated along the eastern boundary of the Site and comprises a conifer species. Tree T4 was situated within the south-eastern corner of the Site within G1 and comprised a multi stem cherry *Prunus sp.*

Linear Habitats

The Site was bound by hedgerows on all aspects. Although hedgerows were gappy on the western and eastern boundaries of the Site, the hedgerows provide some ecological connectivity within surrounding habitats in the local area, particularly along the eastern boundary.

Species-rich Native Hedgerow (h2a5)

4.22 Hedgerow H1 which was situated on the southern extent of the Sites western boundary comprised multiple native and naturalised woody species including field maple, hazel, hawthorn *Crataegus monogyna*, ash, holly and oak *Quercus sp*. Cherry laurel and sumac *Rhus sp.* were

4.23 also identified within this section of hedgerow.

An additional hedgerow was adjacent to the southern boundary of the Site and comprised a mixture of native and naturalised woody species

4.24 including sycamore *Acer pseudoplatanus*, field maple *Acer campestre*, hazel *Corylus avellana*, ash *Fraxinus excelsior* and holly *Ilex aquifolium*. Cherry laurel *Prunus laurocerasus* was also identified within the hedgerow. A ditch was situated immediately to the south of this hedgerow. Both of these features fall outside the defined red line boundary associated with the Site.

Non-native and ornamental hedgerow (h2b)

4.25 Hedgerow H2 was situated on the northern extent of western boundary of the Site. Identified native woody species included horse-chestnut *Aesculus hippocastanum*, ash, and holly. The hedgerow was found to comprise cherry laurel, garden privet *Ligustrum ovalifolium*, bay laurel *Laurus nobilis*, and *cotoneaster spp* with these making up >20% of the

4.26 overall canopy cover.

Sections of ornamental hedgerow were situated along the Site's northern boundary (Hedgerow H3) and partially along the eastern boundary (Hedgerow H4). These both predominantly comprised Leyland cypress but also contained some native woody species including ash and horse-chestnut.

4.27

Fauna

Bats

A total of 245 bat records were identified within the search area, dating from 1983 to 2025. These include the following species: serotine *Eptesicus serotinus*, Brandt's *Myotis brandtii,* Daubenton's *Myotis daubentonii,* Natterer's bat *Myotis nattereri*, noctule *Nyctalus noctula*, common pipistrelle *pipistrellus pipistrellus,* soprano pipistrelle *Pipistrellus pygmaeus*, and brown long-eared bat *Plecotus auritus*. The closest records are of *Pipistrelle spp*. which lie directly adjacent to the Site to the north. There are 102 records of bat roosts within 2km of the Site. These are generally associated with the urbanised areas of Burgess Hill to the north-west of

the Site, with identified roosting species including serotine, Natterer's bat, Daubenton's, noctule, common pipistrelle, soprano pipistrelle, and brown long-eared bat. The closest records are of roosting *Pipistrelle spp*. and are situated within two adjacent residential properties situated c. 70m to the north of the Site and dating from 2014 and 2025. The record from 2014 is for a *Pipistrellus* sp. maternity roost which supported c. 64 bats.

Preliminary Roost Assessment - Structures

4.28 All on-Site structures were assessed for their potential to support roosting bats. Of these three buildings (labelled B1-B3 on the Habitats Plan in Appendix A), Buildings B2-B3 were considered to have 'negligible' bat roosting potential whilst Building B1 has a confirmed bat roost following a Preliminary Roost Assessment (PRA) of the Site which identified c. 50 bat droppings. Droppings were sent for single sample DNA analysis by Ecotype Genetics in order to identify which species were present. The full results of the building inspection are provided in Bat Survey Report, CSA Environmental (CSA/7716/02) which should be viewed in conjunction with this report.

[redacted]

4.31 <u>Dormouse</u>

4.32 A total of ten records of dormouse *Muscardinus avellanarius* were identified within the search area, dating from 2001 to 2019. The closest record is c. 0.85km north from the Site.

4.33 Whilst the Site had hedgerows and scrub along the boundaries and within the rear (northern) garden area, the Site is set within a peri-urban environment and is surrounded by residential development. Given this, there is an apparent lack of connectivity with other suitable off-site habitat features within the surrounding local area. Therefore, dormice are not considered likely to utilise the Site.

<u>Water Vole and Otter</u>

A total of two records of water vole *Arvicola amphibius* were identified within the search area, dating from 1990 to 1997. The closest record is c. 0.7km from the Site. No records of otter *Lutra lutra* were identified within the search area.

No watercourses or riparian habitats were present within, or in close proximity to the Site, and the Site is not considered likely to provide suitable conditions to support water vole or otter.

Hedgehog

4.34 A total of 64 records of hedgehog *Erinaceus europaeus* were identified within the search area, dating from 2005 to 2023. The closest record is c. 69m from the Site.

4.35 The habitats present on Site were thought to offer suitable breeding and foraging habitat for hedgehog and are also thought likely to serve as a dispersal corridor to the surrounding area. It is also thought that

4.36 hedgehogs are likely to use the residential gardens of the adjacent dwellings for foraging habitat.

Polecat

Three records of polecat *Mustela putorius* were identified within the search area, dating from 2021 to 2022. The closest record is c. 0.6km from

4.37 the Site.

4.38 The habitats present on site predominantly comprised areas of hardstanding with sections of other neutral and modified grassland, areas of hedgerow and scrub. Given that the Site is set within a peri-urban environment and the lack of good quality ecological networks, it is not thought likely that the Site is utilised by polecat.

Birds

4.39 A total of 2324 records of 53 bird species were identified within the search area, dating from 1980 to 2023. Those of potential relevance to the Site include common passerine species together with house sparrow

4.40 *Passer domesticus*, house martin *Delichon urbicum*, and swift *Apus apus*.

4.41 The habitats present on Site which included scrub and hedgerows are thought to offer suitable opportunities for nesting and foraging birds. Additionally, the three buildings (B1-B3) together with the other neutral and modified grassland may also provide suitable nesting and foraging opportunities for a range of bird common and widespread species.

Reptiles

4.42 A total of 132 records of four reptile species were identified within the search area including slow-worm Anguis fragilis, grass snake *Natrix helvetica*, adder *Vipera berus*, and common lizard *Zootoca vivipara*. The closest record is for slow-worm which was recorded c. 37m to the south of the Site within a neighbouring residential garden.

The grassland area, although supporting a long sward on the day of survey is under regular management and is not considered suitable to support a population of reptiles. The habitat lacks structural diversity,

therefore not providing the necessary microhabitats for thermoregulation, shelter, or foraging. Furthermore, the site is highly isolated, with little to no connectivity to the wider landscape. It is surrounded by residential development and enclosed by fencing, creating a significant barrier to reptile movement and dispersal. These factors collectively reduce the potential for reptiles to occupy or utilise the site.

Amphibians

4.43 A total of 248 records of five amphibian species were identified within the search area, including common toad *Bufo bufo*, common frog *Rana temporaria*, palmate newt *Lissotriton helveticus*, smooth newt *Lissotriton vulgaris*, and great crested newt *Triturus cristatus*. The closest record is for smooth newt and common frog which is situated c. 90m to the west of the Site.

4.44 A total of 14 ponds were identified within 500m of the Site, with five of these within 250m (see Pond Plan; Appendix F).

4.45 No ponds or other waterbodies were identified within the Site during the Site walkover, however the long grassland sward and hedgerow bases are thought to offer some suitable terrestrial habitat for amphibians during their terrestrial phase.

4.46 A more detailed appraisal of the Site in respect of great crested newt is provided below.

Great Crested Newt

4.47 Despite spending much of their annual lifecycle within the terrestrial environment, great crested newts are dependent upon the presence of suitable aquatic breeding habitat in order for a population to persist. No potential breeding ponds were identified on-site during the site survey, but 14 appear to be present within a dispersible range of the Site, based on OS mapping.

4.48 Although the Site contains some terrestrial features that could offer some limited suitability for great crested newt, such as areas of long sward grassland and ornamental hedgerows, these features lacked key characteristics required for optimal habitat. The grassland was not structurally diverse or tussocky, limiting opportunities for shelter and foraging. In addition, the Site is highly isolated, with little to no habitat connectivity to the wider landscape, being surrounded by residential development and enclosed by fencing, which creates significant barriers to amphibian movement and dispersal. The closest records of great crested newt comprise two records approximately 0.4 km to the north-east of the Site, with no major dispersal barriers identified. The B2113 (Folders Lane), a major road connecting Burgess Hill and Ditchling common lies directly to the south of the Site. This may act as a dispersal

barrier for ponds situated to the south of the Site which includes ponds 5-14 (see Pond Plan; Appendix F).

The nearest granted European Protected Species licence for great crested newt is located around 0.9 km to the south-west.

4.49 Based on the current conditions, the Site's position within a residential area, the likelihood of amphibians, including great crested newt, using the Site during their terrestrial phase is considered negligible.

4.50 <u>Invertebrates</u>

4.51 A total of 669 records of 144 invertebrate species were identified within the search area. Those of potential relevance to the Site include cinnabar moth *Tyria jacobaeae*, small heath *Coenonympha pamphilus*, and wall *Lasiommata megera*. The site is not located within an Important Invertebrate Area (IIA) as determined by BugLife.

4.52 Both parcels of grassland (Grassland G1 and G2) offer limited suitable habitat for invertebrate species. However, the other neutral grassland parcel to the south of the Site provides some suitability by way of wildflowers for common and widespread species. It is considered that the chance of the Site supporting a notable invertebrate population is low.

5.0 DISCUSSION AND RECOMMENDATIONS

Nature Conservation Designations

Statutory

National Statutory

5.1 There is one SSSI (Ditchling Common c. 0.5km east) and one LNR (Bedelands Farm c. 2.2km north) in close proximity to the Site. Any housing provision on the Site may increase footfall to these sites, particularly the closer Ditchling Common SSSI. However, in the context of the proposed development, which is to include the provision of four residential units, it is considered self-evident that this will not lead to an increase in recreational pressure likely to lead to a significant detrimental effect on the qualifying features of these designated sites.

Non-Statutory

Local Wildlife Sites

5.2 There are seven LWS within 2km of the Site including the Keymer Tile Works LWS (c. 0.6km north-west of the Site), Brambleside Meadow LWS (c. 0.6km south-east of the Site), Burgess Hill Railway Lands LWS (c. 1.0km north-west), Blackbrook Wood & The Plantation LWS (c. 1.4km east of the Site), St George's Retreat LWS (c. 1.4km north-east of the Site), Ditchling Common and Meadow LWS (c. 1.5km east of the Site), and Purchase Wood (c. 1.8km east of the Site). Any housing provision on the Site may increase footfall to these sites, however, as assessed above, given the scope of the proposed development, any increased visitor numbers as a consequence of the proposed development is not thought to have a detrimental impact on these sites.

Catchment Zones

5.3 The Site lies within the River Adur (Burgess Hill) catchment, with the closest section of this river lying c. 1.6km to the east of the Site. This waterbody has been declared to be in poor ecological status (Environment Agency, 2022). While in a post-development scenario there may be a risk of surface water runoff carrying pollutants and sediments from the Site into the River Adur catchment zone, this is considered unlikely to occur once a Drainage Strategy detailing measures to avoid surface water impacts has been produced at the detailed design stage, and as such impacts on the River Adur as a result of the proposed development are considered unlikely.

Habitats and Flora

All habitats recorded on Site will require further Habitat Condition Assessment survey work in order to inform Statutory Biodiversity Net Gain requirements.

Non-native species

5.4 Cotoneaster and Montbretia were recorded on-site, both of which are listed under Schedule 9 of the Wildlife and Countryside Act 1981. It is an offence to allow these species to spread into the wild. All plant material and associated soil should be carefully removed and disposed of as

5.5 controlled waste at a licensed facility. On-site composting or reuse of contaminated soil must be avoided. Follow-up herbicide treatment should be implemented where necessary to prevent regrowth. These measures can be included within a Construction Environment Management Plan (CEMP) secured by way of an appropriately worded planning condition.

Introduced scrub

The Introduced scrub situated within the north of the Site provides

5.6 foraging resources for a range of species including invertebrates, birds, bats, and small mammals. Birds are also thought likely to nest within this area.

Hedgerows

5.7 The Site was bound by areas of hedgerow to the south, west, north and partially to the east by a mixture of native hedgerow and non-native and ornamental hedgerow. Hedgerows, when consisting predominantly of at least one woody UK native species, are a Section 41 Habitat of Principal Importance and provide valuable resources for foraging,

5.8 dispersal, breeding, and refuge for a variety of fauna.

Hedgerow H1 is considered to be a priority habitat and is to be retained under current development proposals. An arboricultural survey is recommended to establish root protection zones. During the construction phase, suitable protective fencing should be erected around all retained trees, in line with the requirements of BS 5837:2005 Trees in relation to design, demolition and construction. These measures can be secured by way of an appropriately worded planning condition.

5.9

Fauna

5.10 [redacted]

[redacted]

Bats

5.11 Bats and their roosts are afforded strong protection under the provisions of the Wildlife and Countryside Act, 1981 (as amended), together with the Conservation of Habitats and Species Regulations 2017, and as such

5.12 should any impacts to roost sites be anticipated then implementation of any consented scheme would need to be subject to a European Protected Species (EPS) mitigation licence from Natural England.

5.13 The habitats on Site, particularly the hedgerows which bound the Site and the several individual trees and areas of grassland, are thought to offer suitable commuting and foraging habitat for bats within the local area. As such, the habitats on Site have been assessed to possess 'moderate' suitability for bats against the Bat Conservation Trust 2023 (BCT, 2023).

5.14 The Preliminary Roost Assessment undertaken by CSA in July 2025 confirmed the use of building B1 by roosting common pipistrelle bats with c. 50 bat droppings being identified during the survey. The remaining buildings present within the Site (B2-B3) have been assessed as having 'negligible' suitability for roosting bats against the Bat Conservation Trust

5.15 2023 guidelines.

5.16 Due to this finding, it is recommended that a full suite of emergence surveys are carried out of building B1 in order to inform a EPS mitigation licence application to Natural England so that works can proceed in-line with legislation.

5.17 When designing the scheme, potential impacts from any new external lighting will need to be carefully considered. Efforts should be made to avoid or minimise lighting of valuable habitats such as the retained hedgerows and individual trees.

Other Mammals

Hedgehog is a Species of Principle Importance in respect of Schedule 41 of the NERC Act, 2006 (a 'S41 species'). Although residential gardens are likely to provide suitable foraging habitat for hedgehogs, the erection of garden fences would prevent hedgehogs from accessing these areas. Therefore, it is recommended that hedgehog gates or holes are installed into any dispersal barriers which may be incorporated into

the Site to allow them to continue to pass through and utilise habitats on-Site. This can be secured by way of a suitably worded planning condition.

Nesting Birds

5.18 All wild birds are protected from killing and injury, and their nests and eggs are protected from damage and destruction, under the Wildlife and Countryside Act, 1981 (as amended). Therefore, any clearance of nesting habitat or features required to facilitate the development should be avoid the period between March and August (inclusive) when nesting birds are most likely to be present. If this is not possible, habitat will need to be checked for nesting birds by a suitably qualified ecologist prior to clearance with works only proceeding if no nesting evidence or behaviours are observed. This approach should be written into a CEMP, secured by way of a suitably worded planning condition.

Reptiles

5.19 All British reptile species are listed within Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended) and are afforded protection against killing and injury under parts of sub-section 9(1) of the Act, In addition, all British reptile species are species of principal importance under S41 of the NERC Act (2006) in England. Opportunities for reptiles are considered negligible at the Site due to the lack of structural diversity, regular management of grassland and limited connectivity into the wider area.

5.20 Given the above, it is not considered likely that reptiles would be present on Site. However, as records exist in the local area and as some species of reptile, particularly slow worm, are commonly found in gardens,

5.21 precautionary measures are recommended.

In this case, gradual clearance of any suitable vegetation is to be undertaken outside of the winter hibernation period (November-February). Should any reptiles be disturbed during these works then they should be allowed to disperse into surrounding habitats adjacent to the

5.22 working areas. This can be secured by way of a suitably worded planning condition for a Herptile Mitigation Statement.

Great Crested Newt

Terrestrial habitats within the Site, notably the parcels of grassland, hedgerow bases and brash pile, are suitable to support dispersal, refuge and foraging by great crested newt, and local records indicate the presence of this species in the local landscape. While no ponds were identified on-Site, the pond search (see Appendix F) identified a total of 14 within a potential dispersal range, sharing some habitat connectivity with the Site.

Great crested newts are considered unlikely to occupy the Site, with the risk of encountering a great crested newt during construction considered to be minimal, therefore a precautionary approach to clearance should be followed to be secured as a planning condition.

Summary of Recommendations

5.23 Based on the ecological constraints identified above, Table 2 summarises recommendations for further work necessary to determine the need for, and scope of, any avoidance, mitigation and/or compensation measures to address potential adverse effects of

5.24 development.

Table 2. Recommendations for further investigation/survey

Ecological Feature	Further Work	Applicable Timescales
Bats	Dusk emergence surveys of Building B1.	May – August (surveys completed in August – September 2025)
	A bat mitigation licence should be sought from Natural England in order to permit the demolition of the on-site building (B1)	After planning permission is granted
	Sensitive lighting strategy in order to retain connectivity on-site for bats	To be conditioned
Habitats	Arboricultural survey is to establish root protection zones. Erection of suitable protective fencing around all retained trees, in line with the requirements of BS 5837:2005 Trees in relation to design, demolition and construction	To be conditioned
	Removal of Schedule 9 invasive plants (cotoneaster and montbretia) under an invasive species management plan, to be included as part of a CEMP	To be conditioned
Badger	Pre-commencement badger check, to be included as part of CEMP.	Prior to commencement of construction activities
Nesting Birds	Pre-commencement nesting bird check, to be included as part of a CEMP	If clearance of potential nesting habitat is to be undertaken within the bird nesting season (March-August inclusive)
Reptiles and amphibians	Clearance of suitable reptile and amphibian habitat to be undertaken under suitable ecological watching brief – to be detailed in Herptile Mitigation Statement	March-October Herptile Mitigation Statement to be conditioned

Opportunities for Ecological Enhancement

To promote adherence to the NPPF and the Mid Sussex District Plan the following opportunities for ecological enhancement have been identified:

5.25

- Incorporation of native plants and those of wildlife importance in to landscaping scheme to provide foraging opportunities for birds, invertebrates and bats
- Provision of two new bat roosting opportunities within new buildings
- (e.g. Schwegler 1FF), ideally over 3m high with a clear entry (i.e.
- uncluttered by vegetation) and a southerly/westerly aspect
- Provision of two bird boxes for cavity-nesting species (e.g. Schwegler
- 1BB or similar) on new buildings or retained trees. Boxes should be located at least 2.5m off the ground with a northerly/easterly aspect
- Provision of hedgehog gaps in new fencing to promote habitat connectivity across and within the Site

6.0 CONCLUSIONS

Confirmed ecological constraints to development at the Site have been identified as the presence of:

- The Site is within the Impact Risk Zone of Ditchling Common and located within 2km of one LNR; no direct impacts are anticipated.
- The Priority Habitat 'Hedgerows' are present on Site.
- The Site has suitability to support roosting and foraging bats and nesting birds.
- Presence of invasive (schedule 9) species

6.1

The following additional investigation/survey work is recommended to inform an evidence-based impact assessment of the proposed development, such that suitable ecological impact avoidance, mitigation and/or compensation measures may be adopted:

6.2

- All recorded habitats on-site will require further Habitat Condition Assessment survey work in order to inform the Statutory Biodiversity Net Gain requirements, with findings to be provided in a Biodiversity Net Gain Report
- Bat dusk emergence surveys on Building B1 to inform a EPS mitigation licence application to Natural England, due to the confirmed roost found during the PRA.

6.3 Recommendations for ecological enhancement measures that could be delivered as part of development at the Site have been provided herein, which will aid accordance with the Mid Sussex District Plan.

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Appendix A

Habitats Plan & Habitat Summary Table

- Site boundary
- Other neutral grassland (g3c)
- Modified grassland (g4)
- Dense scrub (h3)
- Developed land, sealed surface (u1b)
- Buildings (u1b5)
- Artificial unvegetated unsealed surface (u1c)
- Species-rich native hedgerows (h2a5)
- Non-native and ornamental hedgerow (h2b)
- Individual trees
- Target note:
  TN1 - Brash pile
  TN2 - Common spotted orchid
- Fence
- Field reference
- Hedgerow reference

0 10 20 m

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Project	75 Folders Lane, Haywards Heath	Date: January 2026	Drawing No.: CSA/7716/106
Drawing Title	Habitats Plan	Scale: 1:400	Rev: -
Client	Talbot Developments (Sussex) Ltd	Drawn: NS	Checked: LM

Table 1. UK Habitat Classification Summary Table

Habitat Parcel Number	Habitat Type	Description
Area Habitats		
Grassland		
G1	Other neutral grassland (g3c), tall or tussocky sward (218), recent management (517)	Recently managed grassland with a sward height of c. 0.4m which appeared tussocky in places. Included a large number of grass and forb species including red fescue and Schedonorus sp. A common spotted orchid was recorded within the habitat parcel.
G2	Modified grassland (g4), tall or tussocky sward (218), recent management (517)	Recently managed grassland with a sward height of c 0.4m. Comprised of some forb species typically associated with more disturbed/modified grassland but also comprised bird's-foot trefoil and common mouse-ear.
S1	Dense scrub (h3), non-native (523), Introduced shrub (847)	A parcel of scrub which comprised predominantly Leyland cyrpress with western red cedar and bramble. A single young oak sp. was situated within this parcel.
Linear Habitats		
H1	Species-rich native hedgerow (h2a5)	Situated on the southern extent of the western boundary and comprised multiple native woody species including field maple. Hazel, hawthorn, ash, holly, and oak sp. Also comprised cherry laurel and Rhus sp.
H2	Non-native and ornamental hedgerow (h2b)	Situated on the northern extent of the western boundary and included several native woody species including horse-chestnut, ash, and holly. Also found to comprise cherry laurel, garden privet, bay laurel and cotoneaster sp.
H3		Situated along the Site's northern boundary and predominantly comprised Leyland cypress.
H4		Situated partially along the Site's eastern boundary and predominantly comprised Leyland cypress.

Appendix B

Legislation and Planning Policy

1.1. The **Conservation of Habitats and Species Regulations 2017** (as amended) make prescriptions for the designation and protection of Sites of Community Importance ('European sites', i.e. Special Areas of Conservation and Special Protection Areas) and European Protected Species (EPS). The latter include all native bats, great crested newts, dormice, otters and certain reptiles, listed under Annex II of the Regulations. Following the UK's departure from the European Union, the provisions of the Regulations have been retained through enactment of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which came into force on 31 December 2020.

1.2. The **Wildlife and Countryside Act 1981** (as amended, principally by the Countryside and Rights of Way Act 2000) forms the basis for protection of statutory designated sites of national importance (e.g. Sites of Special Scientific Interest; SSSIs) and native species that are rare and vulnerable in a national context. Additionally, badgers are protected under the **Protection of Badgers Act 1992.**

1.3. The **Environment Act 2021** received Royal Assent in November 2021. Through an amendment to the Town and Country Planning Act 1990 the Environment Act introduced a mandatory requirement for all planning permissions to be conditional upon the submission of a Biodiversity Gain Plan for approval by the Local Planning Authority. The Plan will need to demonstrate a net gain of at least 10% in the biodiversity value of the development site.

1.4. Section 40(1) of the **Natural Environment and Rural Communities (NERC) Act 2006** (as amended) states that each public authority, "must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving and enhancing biodiversity." This legislation makes it clear that planning authorities should consider impacts to biodiversity when determining planning applications, with particular regard to the Section 41 (S41) lists of 56 habitats and 943 species of principal importance. The UK Biodiversity Action Plan (BAP) has been superseded by the Biodiversity 2020 Strategy, however Local BAPs continue to influence biodiversity management and conservation effort, including through the spatial planning system, at the local scale.

1.5. The **National Planning Policy Framework (2024)** (NPPF) sets out government planning policies for England and how they should be applied. With regards to ecology and biodiversity, Chapter 15: Conserving and Enhancing the Natural Environment, paragraph 187, states that the planning system and planning policies should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

1.6. Paragraph 193 sets out the principles that local planning authorities should apply when determining planning applications:

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

1.7. Accompanying the NPPF, central government guidance on the implementation of planning policies is set out within online Planning Policy Guidance (PPG). The Natural Environment PPG addresses principles across a broad spectrum of topics targeting biodiversity conservation, from individual site and species protection through to the supporting of ecosystem services, and the use of local ecological networks to support the national Nature Recovery Network. In particular, the PPG promotes the delivery of measurable Biodiversity Net Gain through the creation and enhancement of habitats alongside development.

1.8. The **Government Circular 06/2005**, which is referred to within the NPPF, defines statutory nature conservation sites and protected species as a material consideration in the planning process.

1.9. Local planning policies of relevance to ecology, biodiversity and/or nature conservation have been set out in Table 1 below.

Table 1. Summary of regional and local planning policy relating to ecology

Policy	Summary
The Mid Sussex District Plan – Adopted March 28th 2018	
Policy DP37: Trees, Woodland and Hedgerows	The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/or that have landscape, historic or wildlife importance, will not normally be permitted. Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose. Trees, woodland and hedgerows will be protected and enhanced by ensuring development: • incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and • prevents damage to root systems and takes account of expected future growth; and • where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and • has appropriate protection measures throughout the development process; and • takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and • does not sever ecological corridors created by these assets. Proposals for works to trees will be considered taking into account: • the condition and health of the trees; and • the contribution of the trees to the character and visual amenity of the local area; and • the amenity and nature conservation value of the trees; and • the extent and impact of the works; and • any replanting proposals. The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties. Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.
Policy DP38: Biodiversity	Biodiversity will be protected and enhanced by ensuring development: • Contributes and takes opportunities to improve, enhance,

Policy	Summary
	manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and • Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and • Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and • Promotes the restoration, management and expansion of priority habitats in the District; and • Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas. Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks. Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution. Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.

Appendix C

Desk Study Information

Ecological Data Search SxBRC/25/378 - Summary Report

An ecological data search was carried out for land at 75 Folders Lane, Burgess Hill on behalf of Nathaniel Scott (CSA Environmental) on 11/08/2025.

The following datasets were consulted for this report:

	Requested	Radius/buffer size
Designated sites, habitats & ownership maps	Yes	2km
Protected, designated and invasive species	Yes	2km

Summary of results

Sites and habitats

Statutory sites	1 SSSI / 1 National Park / 1 Country Park
Non-statutory sites	7 LWS / 1 LGS
Section 41 habitats	3 habitats
Ancient and/or ghyll woodland	Present

Protected and designated species

International designations	31 species	434 records
National designations	139 species	4,006 records
Other designations	303 species	7,538 records
Total	**322 species**	**7,962 records**
Invasive non-native	34 species	311 records

The report is compiled using data held by Sussex Biodiversity Record Centre (SxBRC) at the time of the request. SxBRC does not hold comprehensive species data for all areas. Even where data are held, a lack of records for a species in a defined geographical area does not necessarily mean that the species does not occur there – the area may simply not have been surveyed.

This summary page may be published.
The full report and maps may not be published or otherwise shared.

The data search report is valid until 11/08/2026 for the site named above.

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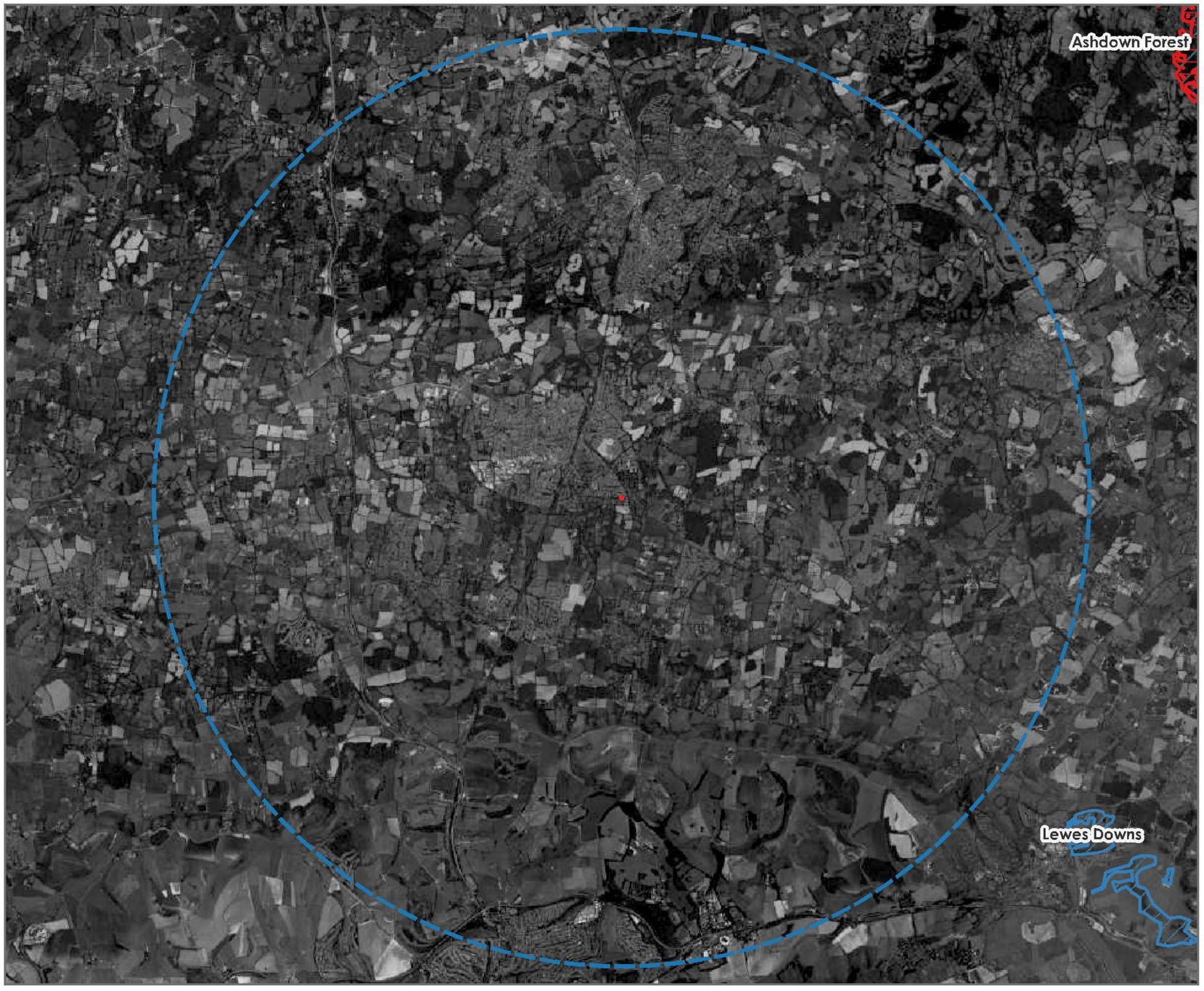
Company No. 698851. Registered Charity No. 207005. VAT Registration No. 191 3059 69.
Registered Office: Woods Mill, Henfield, West Sussex BN5 9SD. Tel: 01273 497521



N

- Site boundary
- 10km buffer
- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)

0 2,500 5,000 m

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Project	75 Folders Lane, Burgess Hill	Date January 2026	Drawing No. CSA/7716/100
Drawing Title	10km International Designations	Scale Refer to scale	Rev A
Client	Talbot Developments (Sussex) Ltd	Drawn NS	Checked LM

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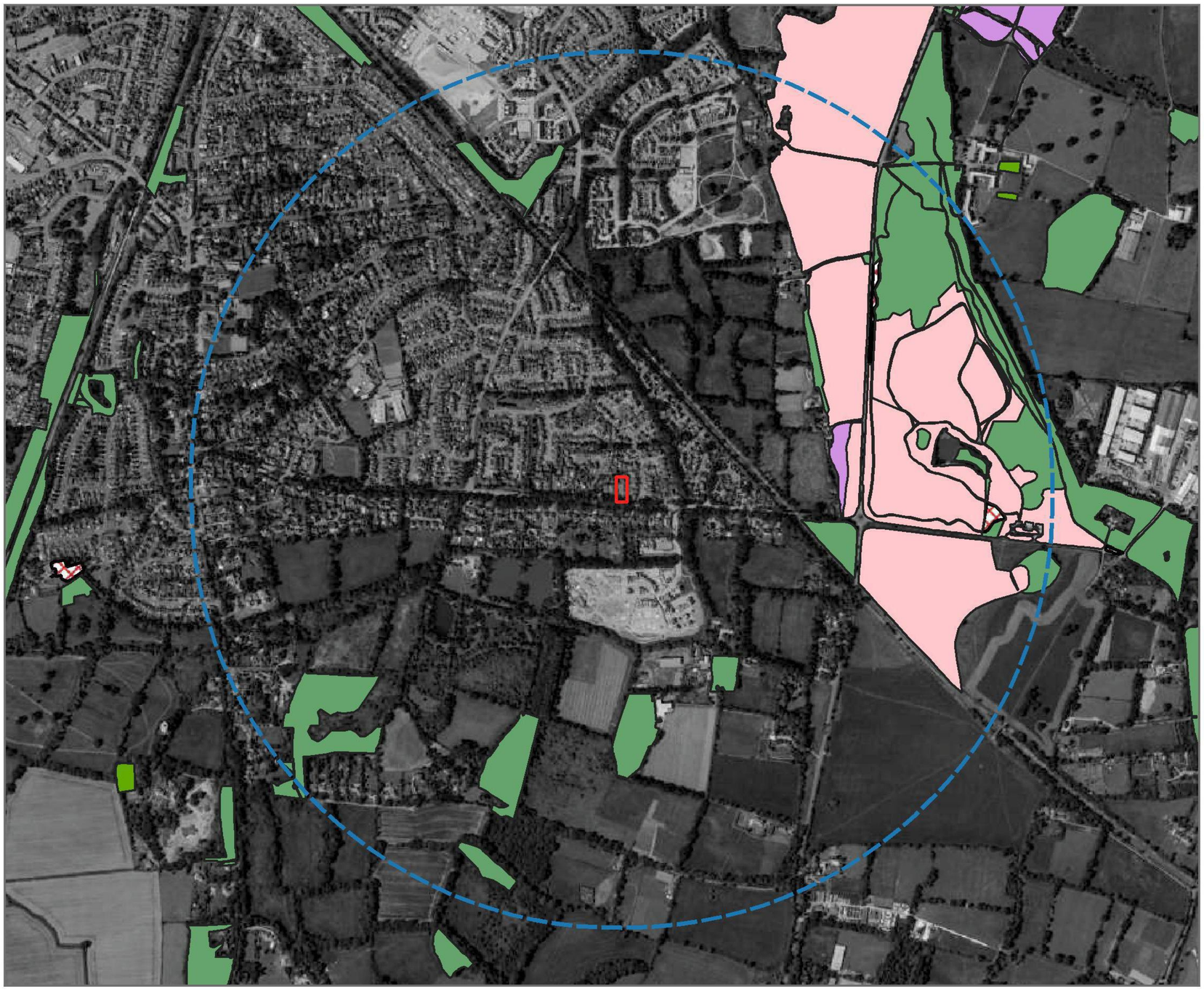
Project	75 Folders Lane, Burgess Hill
Drawing Title	3km National and Local Designations
Client	Talbot Developments (Sussex) Ltd



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Project	75 Folders Lane, Burgess Hill
Drawing Title	Priority Habitats within 1km
Client	Talbot Developments (Sussex) Ltd

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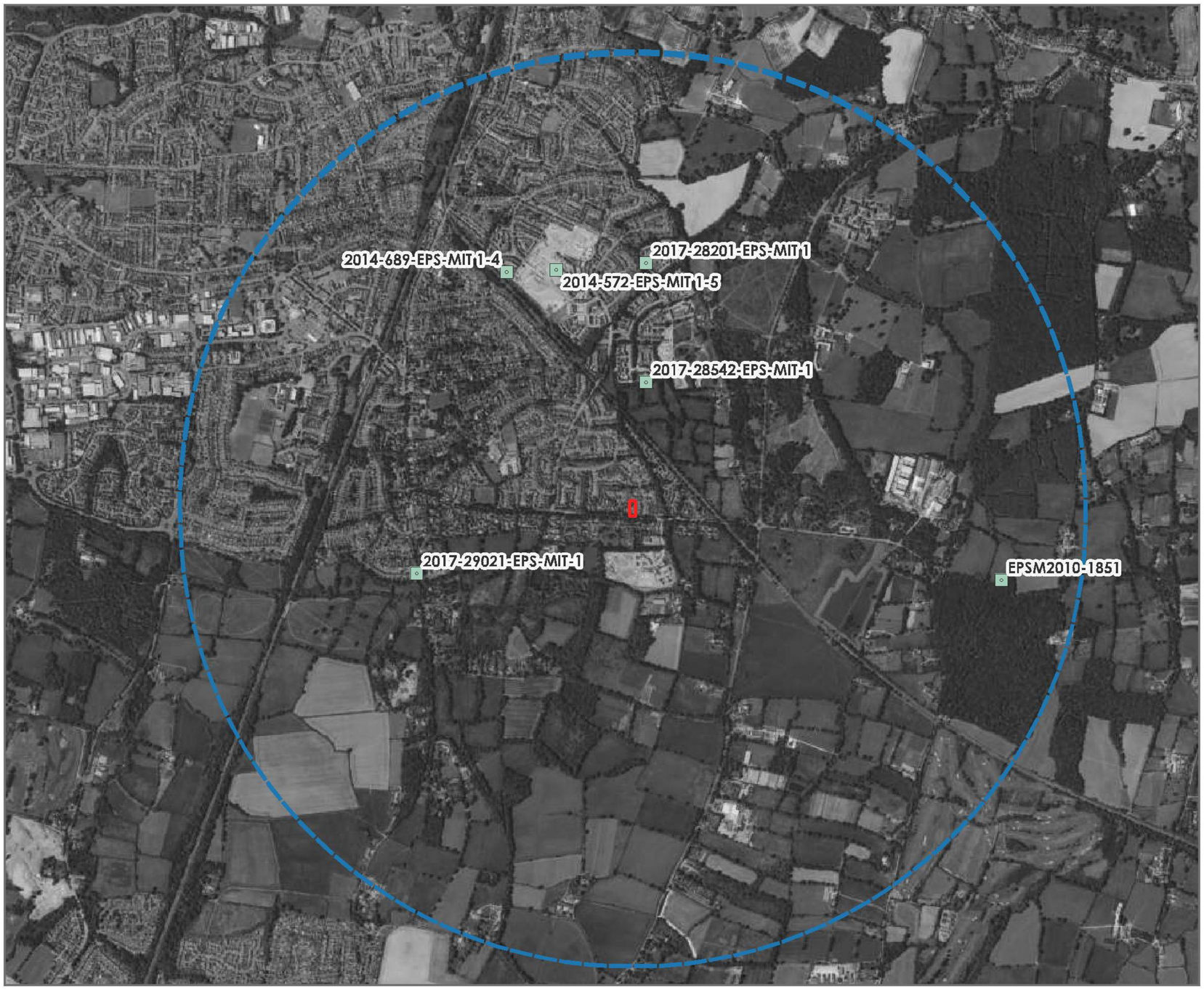
Project	75 Folders Lane, Burgess Hill
Drawing Title	Ancient Woodland within 2km
Client	Talbot Developments (Sussex) Ltd



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Project	75 Folders Lane, Burgess Hill
Drawing Title	Granted European Protected Species licences (Amphibians)
Client	Talbot Developments (Sussex) Ltd

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Project	75 Folders Lane, Burgess Hill
Drawing Title	Granted European Protected Species licences (Bats)
Client	Talbot Developments (Sussex) Ltd

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Project	75 Folders Lane, Burgess Hill
Drawing Title	Granted European Protected Species licences (dormouse)
Client	Talbot Developments (Sussex) Ltd

Appendix D

Photographs

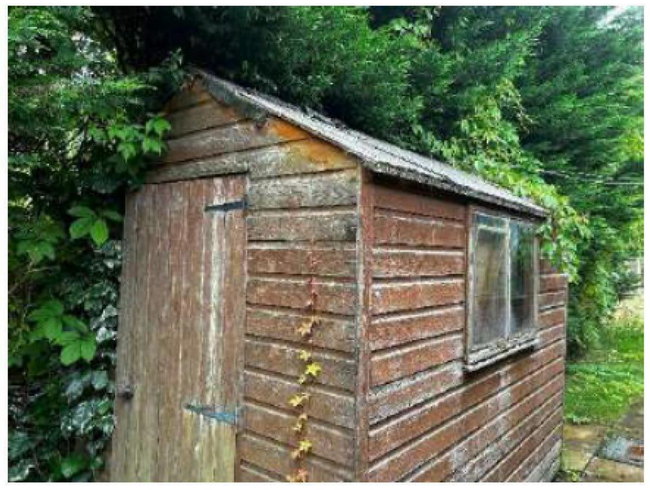
Photograph 1. Building B1, a single-storey commercial building.

Photograph 2. Site access from Folders Lane and bin store.

Photograph 3. Hardstanding parking area.

Photograph 4. Grassland G1 within the southern extent of the Site.

Photograph 5. Grassland G2 within the northern extent of the Site.



Photograph 6. Building B3, situated along the eastern boundary of the Site.

Appendix E

Habitats and Flora Species List

Table 1. Habitat Polygons

Site Name	75 Folders Lane, Burgess Hill			
Survey Date and Surveyor(s)	28/07/2025 Lucy Moorhouse and Nathaniel Scott			
Scientific Name	**Common Name**	**Habitat Parcel Number/Habitat**		
		G1 Other neutral grassland	G2 Modified grassland	*S1 Mixed Scrub*
Herb Species				
Achillea millefolium	Yarrow		X	
Arum maculatum	Lords-and-ladies	X		
Cerastium sp.	Common mouse-ear		X	
Cirsium vulgare	Spear thistle		X	
Clematis sp.	Clematis	X		
Cotoneaster sp.	Cotoneaster			X
Dactylorhiza fuchsii	Common spotted-orchid	X		
Epilobium sp.	Willowherb		X	
Geranium robertianum	Herb Robert	X		
Geum urbanum	Wood avens	X	X	
Glechoma hederacea	Ground-ivy	X	X	
Helminthotheca echioides	Bristly oxtongue	X	X	
Heracleum sphondylium	Hogweed		X	
Hypochaeris radicata	Cat's-ear	X	X	
Leucanthemum vulgare	Oxeye daisy	X		
Lotus corniculatus	Common bird's-foot-trefoil		X	
Plantago lanceolata	Ribwort plantain	X	X	
Plantago major	Greater plantain		X	
Potentilla reptans	Creeping cinquefoil	X	X	
Primula vulgaris	Primrose	X		
Prunella vulgaris	Selfheal	X	X	
Pulicaria dysenterica	Common fleabane		X	
Ranunculus acris	Meadow buttercup	X		
Ranunculus repens	Creeping buttercup	X	X	
Rumex acetosa	Common sorrel		X	
Rumex sp.	Dock	X	X	
Senecio jacobaea	Common ragwort	X		
Symphoricarpos albus	Snowberry	X		
Taraxacum agg.	Dandelion		X	
Trifolium repens	White clover	X	X	
Urtica dioica	Common nettle	X	X	
Veronica montana	Wood Speedwell	X		
Grasses				
Agrostis capillaris	Common bent	X	X	
Agrostis stolonifera	Creeping bent	X		
Arrhenatherum elatius	False oat-grass	X	X	
Dactylis glomerata	Cock's-foot	X	X	

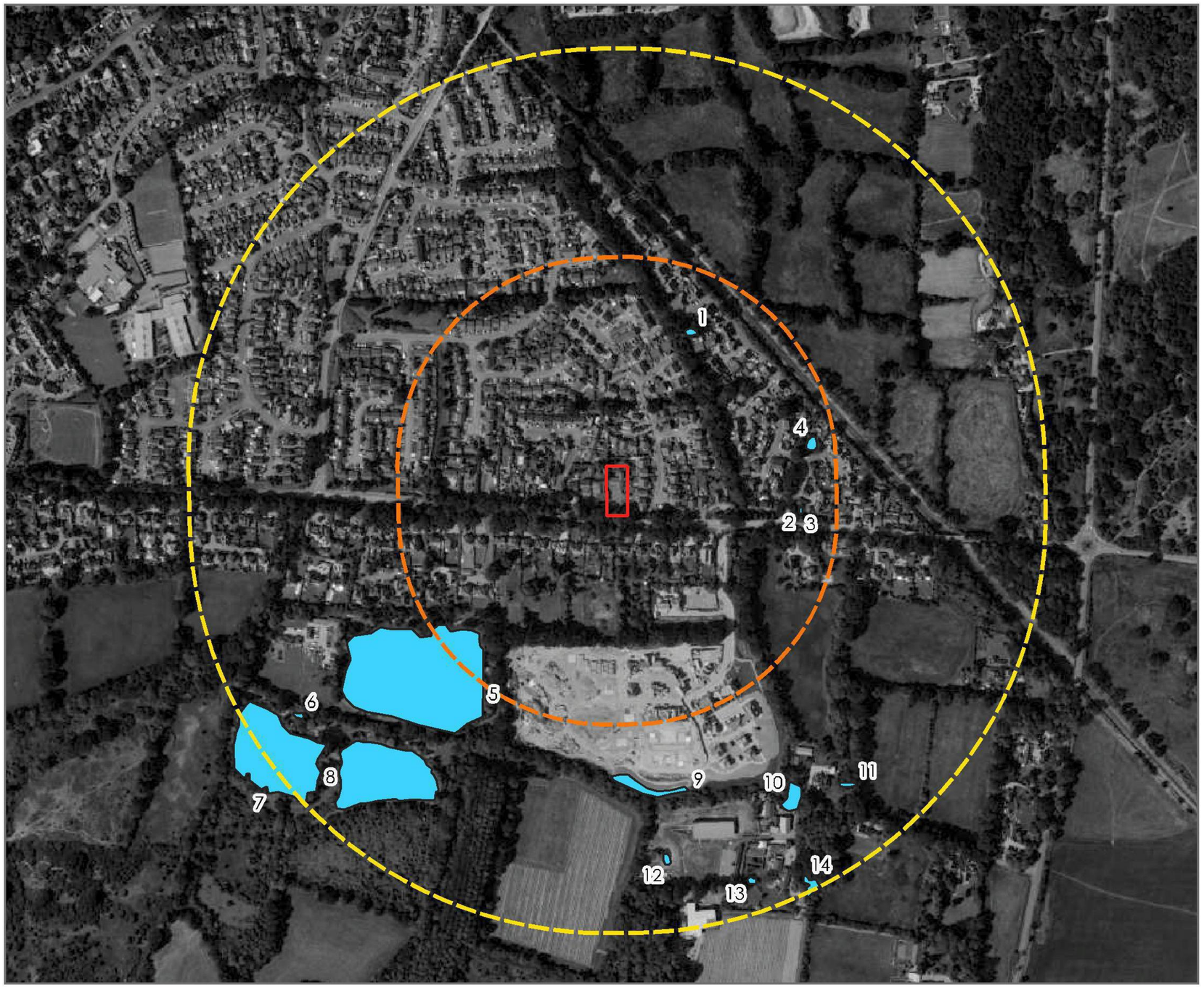
Scientific Name	Common Name	Habitat Parcel Number/Habitat		
		G1 Other neutral grassland	G2 Modified grassland	*S1 Mixed Scrub*
Festuca rubra	Red fescue	X	X	
Holcus lanatus	Yorkshire-fog	X	X	
Hordeum murinum	Wall barley	X		
Lolium perenne	Perennial rye-grass	X	X	
Phleum pratense	Timothy	X	X	
Poa pratensis	Smooth meadow-grass		X	
Woody Species				
Coniferous				
Cupressus × leylandii	Leyland cyrpress			X
Thuja plicata	Western red cedar			X
Broadleaved				
Aesculus hippocastanum	Horse-chestnut			X
Quercus sp.	Oak			X
Rubus fruticosus agg.	Bramble	X		X

Table 2. Linear Habitats

Site Name	*75 Folders Lane, Burgess Hill*				
Survey Date and Surveyor(s)	*28/07/2025 Lucy Moorhouse and Nathaniel Scott*				
Scientific Name	**Common Name**	*H1 Species - rich Native Hedgerow (priority)*	*H2 Non-native ornamental hedgerow*	*H3 Non-native ornamental hedgerow*	*H4 Non-native ornamental hedgerow*
Herb Species					
Cotoneaster sp.	Cotoneaster		X	X	
Rhus sp.	Sumach	X			
Woody Species					
Coniferous					
Cupressus × leylandii	Leyland cyrpress			X	X
Taxus baccata	Yew				X
Thuja plicata	Western red cedar				
Broadleaved					
Acer campestre	Field maple				
Acer pseudoplatanus	Sycamore	X			
Aesculus hippocastanum	Horse-chestnut		X		X
Corylus avellana	Hazel	X			
Crataegus laevigata	Midland hawthorn				
Crataegus monogyna	Hawthorn	X			
Fraxinus excelsior	Ash	X	X	X	X
Hedera helix	Ivy	X	X		X
Ilex aquifolium	Holly	X	X		
Laurus nobilis	Bay laurel		X		
Ligustrum ovalifolium	Garden privet		X		
Prunus laurocerasus	Cherry laurel	X	X		X
Quercus sp.	Oak	X			
Rubus fruticosus agg.	Bramble	X	X		

Appendix F

Pond Plan(CSA/7716/04)



N

Site boundary

250m Pond Buffer

500m Pond Buffer

Pond (with reference)

0 250 500 m

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Project	75 Folders Lane, Burgess Hill	Date	January 2026	Drawing No.	CSA/7716/104
Drawing Title	Pond Plan	Scale	Refer to scale	Rev	A
Client	Talbot Developments (Sussex) Ltd	Drawn	NS	Checked	LM

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