

Ecology Technical Note



Tyler
Grange

Scamps Hill, Lindfield
13th July 2026

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Admin QA	Author	Checked	Approved
WW	Will Wells BSc (Hons), ACIEEM	Harry Stone MSc MCIEEM	Toni Cohen, BSc,MSc,MCIEEM

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Section 1: Introduction

- 1.1. This Technical Note has been prepared by Tyler Grange Group Limited on behalf of Crest Nicholson South. This report sets out the finding of an update ecological walkover of the land at Scamps Hill, Lindfield, Hayward Heath RH16 2QQ (OS Grid Reference: TQ 35221 24883), hereafter referred to as 'the site', shown below in **Figure 1.1**.



Figure 1.1: Indicative red line boundary for the application and blue line showing client ownership (© Google Aerial Imagery)

- 1.2. An Outline planning application (application ref: DM/24/0446) for the erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point, with all matters reserved except for means of access was submitted to Mid Sussex District Council on the 19th February 2024. Outline planning approval was granted on the 2nd of May 2025.
- 1.3. The Outline planning application was supported by an Ecological Impact Assessment (EclA) (report ref: FPCR, Land off Scamps Hill, Lindfield, Ecological Impact Assessment, July 2024). The EclA detailed the results of a UK Habs survey undertaken at the site to evaluate the habitats present, as well as surveys and consideration for bats, dormice *Muscardinus avellenarius*, [REDACTED] nesting birds, reptiles, and great crested newts (GCN) *Triturus cristatus*. The results of the surveys undertaken at Outline are summarised in Section 3.
- 1.4. The site measures approximately 6.6 ha and comprises three grassland fields, bound by hedgerows and trees. A wider "Blueline" ownership boundary includes a section of Scrase Stream to the north of the site, along with an additional area of grassland to the south.
- 1.5. A Reserved Matters (RM) application is now being prepared for the development of the site.
- 1.6. This report has been prepared to provide the results of an update ecological walkover of the site pursuant to the Reserved Matters application. The survey was undertaken to evaluate



any significant changes to the habitats present within the site since the Outline EclA was submitted, along with any changes to the proposed species mitigation, as necessary. The EclA should be viewed in conjunction with this report.

Purpose

- 1.7. This report has been produced to:
- Provide the results of an update ecological walkover of the site pursuant to the Reserved Matters application;
 - Evaluate any significant changes to the habitats present within the site since the Outline EclA was submitted, along with any changes to the proposed species mitigation, as necessary; and
 - To discharge condition 30 which states:
 - *"If the development hereby approved does not commence within 12 months from the date of the planning consent, the approved ecological mitigation measures secured through condition shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to:*
 - i. establish if there have been any changes in the presence and/or abundance of protected species, in particular Otter, and habitats;*
 - ii. identify any likely new ecological impacts that might arise from any changes.*
 - *Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.*
 - *Works will then be carried out in accordance with the proposed new approved ecological measures and timetable."*

Quality Control

All ecologists at Tyler Grange Group Limited are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) or are working towards membership, and act under the direction of members and abide by the Institute's Code of Professional Conduct¹.

¹ CIEEM (2022) Code of Professional Conduct. CIEEM, Winchester.



Section 2: Outline Permission Survey Summary

- 2.1. Ecological surveys were undertaken by FPCR to support the outline permission for the site. The findings of these surveys have been shown below.

Habitats

- 2.2. The initial survey to determine the habitats present on site was undertaken in October 2023. This survey found the following habitats on site which are shown **Appendix 1**: -

- Other neutral grassland;
- Modified grassland;
- Bramble Scrub;
- Blackthorn Scrub;
- One line of trees;
- Two native hedgerows;
- Two native hedgerows with trees;
- A ditch to the east of the site
- Scattered urban trees; and
- A stream to the northwest of the site.

- 2.3. All habitats were assessed as having **negligible ecological importance** apart from the hedgerows which were assessed as being of **local ecological importance** as they are classified as Habitats of Principle Importance (HoPIs) under the UK Biodiversity Action Plan (UK BAP)².

Fauna

Foraging and Commuting Bats

- 2.4. Habitats suitable for foraging and commuting bats were restricted to the field boundaries in the form of hedgerows, treelines, scrub and neighbouring watercourses. Common and widespread species were recorded on site at moderate levels in 2023/2024 along with a single barbastelle *Barbastella barbastellus* pass.

² UK Biodiversity Action Plan; Priority Habitat Descriptions. BRIG (ed. Ant Maddock) 2008.



Roosting Bats

- 2.5. Five trees (T13, T15, T25 T27) on site were found to contain Potential Roosting Features (PRFs) for bats when surveyed in November 2020 and October 2023.

Hazel Dormice

- 2.6. Habitats on site, such as scrub, hedgerows and tree lines provided suitable habitat for foraging, commuting and nesting dormice. As such, dormice surveys were conducted in 2024 which found presence of dormice on site.

Great Crested Newts (GCN)

- 2.7. No ponds were present on site, but three ponds (P1 P3) and a ditch were identified within 250m. Ponds P1 and P2 were assessed as having good habitat suitability for GCN, whilst P3 was below average. All ponds and the ditch along the eastern edge of Little Walstead Wood were tested for GCN eDNA in 2021. All returned a negative result, with three records of GCN recorded between 1988 and 2007.

Reptiles

- 2.8. Habitats on site, such as the grassland, scrub and hedgerows provide suitable habitat for reptiles. Surveys in 2024 identified a single grass snake on site. As such, the site is likely to support only a low reptile population.

Breeding Birds

- 2.9. Nesting opportunities are present within the hedgerows, trees and scrub on site. The breeding bird assemblage (in 2024) was made up of common and widespread species which are typical of grassland and edge of woodland habitat. Some of the species noted during the breeding bird surveys were stock dove *Columba oenas*, woodpigeon *Columba palumbus*, kestrel *Falco tinnunculus*, wren *Troglodytes troglodyte*, whitethroat *Sylvia communis*, dunnock *Prunella modularis*, and song thrush *Turdus philomelos*.

Non-breeding Birds

- 2.10. Suitable onsite habitats for overwintering birds include rough grassland, scrub, scattered trees, tree lines. The off site woodlands and Scrase Steam provide additional suitable habitat. The wintering bird surveys in November 2020 and 2023 identified 24 species and 13 species within the site respectively. However, no large over wintering populations or notable farmland species were identified.

2.11



Hedgehog

- 2.12. Hedgerows, scrub and grassland provide foraging and commuting opportunities for hedgehogs, with connectivity to suitable habitats in the wider landscape. No evidence of hedgehogs was found on site in 2020-2024 but multiple records exist within 1km of the site; the closest being 260m north. As such, there is potential for hedgehogs to use the site in low numbers.

Riparian Mammals

- 2.13. Scrase Stream and Northland Brooks (to the southeast) provide some suitable habitat for both otter and water vole. Surveys conducted in 2024 found no evidence of otter or water voles and as such they were considered to be **likely absent**. The watercourses are considered to be sub-optimal for water vole and otter and lie outside the red line boundary.



Section 3: Updated Survey Findings

- 3.1. An update walkover of the site was undertaken on the 20th of January 2026 by Rachel Richards, a suitably experienced ecologist.
- 3.2. The methods used during the walkover survey made reference to the submitted EclA, and broadly followed methods used in an 'extended' Phase I habitat survey³ and entailed recording the main plant species and classifying and mapping habitat types with reference to the Habitat Definitions provided by the UK Habitat Classification Working Group⁴.
- 3.3. Additionally, the habitats identified were evaluated for their potential to support legally protected and notable fauna species. Where access allowed, adjacent habitats were also considered in order to assess the site within the wider landscape and to provide information with which to assess possible impacts within the context of the site boundary.
- 3.4. All habitats were assessed utilising the relevant condition criteria for the relevant habitat type within the Statutory Biodiversity Metric, which included confirming 'pass' / 'fail' criteria taken from the UK Habitat methodology where necessary.

Limitations

- 3.5. It should be noted that the update walkover was undertaken in the month of January, which falls outside of the optimal survey period for conducting UK Habs surveys.
- 3.6. The timing of this survey is not considered to be a limitation to the update survey as the site conditions remained the same as the baseline information that was collected as part of the Outline application. Additionally, management of the site has remained the same and as such, no changes in habitat are anticipated.

Habitats

- 3.7. The assessment of importance of the habitats present on site has remained the same.
- 3.8. The walkover conducted found that the habitats on site broadly remained the same as at baseline, with these shown below in **Table 3.1** and in the Baseline Habitats Plan (**18545/P01**).

³ Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey - a technique for environmental audit. JNCC, Peterborough.

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



Table 3.1 Baseline Habitats

Habitat	Description	Photograph
<u>Primary code:</u> Bramble Scrub h3d <u>Secondary code(s):</u> <u>BNG Metric Habitat:</u> Bramble Scrub	A small area of bramble <i>Rubus fruticosus</i> scrub present near one of the hedgerows.	
<u>Primary code:</u> Modified Grassland g4 <u>Secondary code(s):</u> Scattered rushes 14 Scattered trees 32 Tall or tussocky sward 128 Unmanaged 521 Seasonally wet 502 <u>BNG Metric Habitat:</u> Modified Grassland	Area of grassland found on the eastern third of the site and comprised of a total of eight species, with a mean number of species per m² of 4.7 with species such as soft-rush <i>Juncus effusus</i>, perennial rye-grass <i>Lolium perenne</i>, common sorrel <i>Rumex acetosa</i>, common mouse-ear <i>Cerastium fontanum</i>, creeping thistle <i>Cirsium arvense</i>, cock's-foot grass <i>Dactylis glomerata</i>, common bent <i>Agrostis capillaris</i>, and creeping buttercup <i>Ranunculus repens</i>.	



<u>Primary code:</u> Other Native Hedgerow h2a6 <u>Secondary code(s):</u> Hedgerow with trees 11 <u>BNG Metric Habitat:</u> Native hedgerow with trees	A large native hedgerow that runs from south to north through the middle of the site. The hedgerow was dominated by hazel <i>Corylus avellana</i> with three large oak <i>Quercus robur</i> trees present.	
<u>Primary code:</u> Other neutral grassland g3c <u>Secondary code(s):</u> Tall or tussocky sward 128 Unmanaged 521 Seasonally wet 502 <u>BNG Metric Habitat:</u> Other neutral grassland	Areas of other neutral grassland to the northwest of the site. A total of 12 species were recorded, with a mean number of species of 6.3 per m², with species such as soft-rush, creeping bent <i>Agrostis stolonifera</i>, tufted hair-grass <i>Deschampsia cespitosa</i>, perennial rye-grass, ribwort plantain <i>Plantago lanceolata</i>, common sorrel, common mouse-ear, creeping thistle, common chickweed <i>Stellaria media</i>, greater plantain <i>Plantago major</i>, cock's-foot grass, common ragwort <i>Jacobaea vulgaris</i>, common bent, bramble, creeping buttercup, curled dock <i>Rumex crispus</i>, and ground ivy <i>Glechoma hederacea</i>.	



Primary code:
Grassland g

Secondary code(s):
Scattered trees 32

BNG Metric Habitat:
Urban Trees

Linear block of trees in the southeastern areas of the site, dominated by horse chestnut *Aesculus hippocastanum* and common lime *Tilia x europaea* trees, as well as other scattered trees across the site associated with the grassland.



Fauna

- 3.9. The majority of data for protected species was collected during the 2024 survey season and falls within the 12 18 month window for which ecological data is considered to be valid⁵. However, the GCN eDNA was collected in 2021 and the non breeding bird and bat roost assessment data for the trees was collected in 2023 so fall outside this window.
- 3.10. Although the data for these survey groups fall outside this time period, no large over-wintering populations or notable farmland species were identified during the 2023 breeding bird surveys so considering land management and habitats have remained the same in 2026 as they were in 2023 it is anticipated the assemblage of bird species is likely to remain the same. Although it is possible that the trees previously identified as suitable for roosting bats in 2023 may now support additional features, none of these trees will be impacted by the proposals as explained below in section 4.2.
- 3.11. As a precautionary measure, due to the age of GCN data, a District Level Licence will be applied for as detailed in section 4.4.

⁵ CIEEM (2019) On the Lifespan of Ecological Reports and Surveys, available at <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf> [accessed 02/05/2026]



Section 4: Mitigation Measures

- 4.1. As the data remains valid for the majority of species listed in Section 2, no updates to mitigation is required and all recommendations for mitigation largely remain the same as outlined in the EclA and Dormouse Mitigation Strategy (**Appendix 2**). For clarity, these have been outlined below.

Bats

- 4.2. The lighting for the scheme will be designed according to the Institute of Lighting Professionals (ILP) guidance note on artificial lighting and bats⁶. This will allow dark corridors around the site to be maintained and allow bats to commute around the site post-construction.
- 4.3. Additionally, none of the trees identified as having PRFs are to be lost as part of the proposed development. Any trees due to be felled will have a pre works check prior to felling by a suitably qualified ecologist to check for evidence of bats and nesting birds. To further improve the roosting provision on site, the erection of bat boxes on retained trees on site, and the integration of bat boxes/tubes/bricks within the construction of new units is proposed.

GCN

- 4.4. On a precautionary basis as data for eDNA was collected in 2021 which is considered out of date a District Level licence has been applied for to mitigate for impacts to GCN. Prior to works being undertaken on site, the site will be fenced off as per the GCN Exclusion Fencing Plan (**18545/P03**) and any GCN will be translocated from the site to suitable habitat north of the site in the ancient woodland.

Hazel Dormice

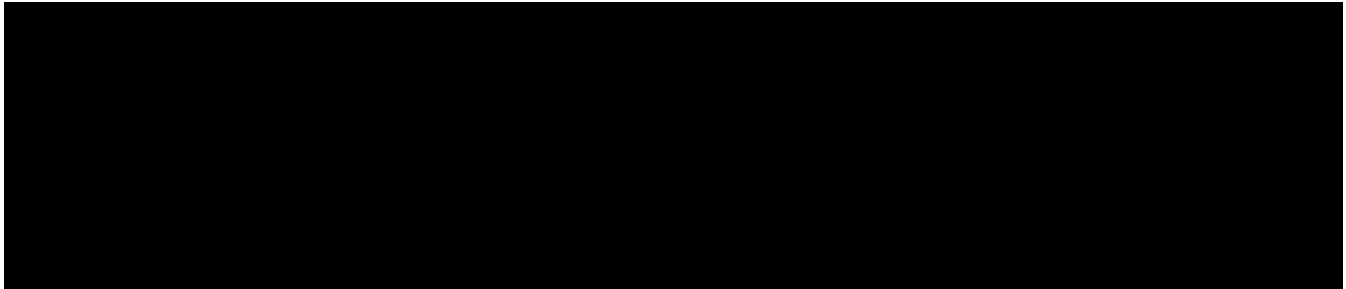
- 4.5. All hedgerow removal on site will be completed under an Ecological Clerk of Works (ECoW) once a licence from Natural England has been secured for the removal outside of the breeding season (June to mid September). The licence will detail the measures taken to mitigate for the impacts to dormice but will likely follow the below principles:
- Creation of at least the same length of hedgerow lost as part of the proposed development as a new species rich hedgerow;
 - New planting to connect to suitable dormice habitat off site (notably the woodland to the north); and
 - Installation of hazel dormice nest boxes in retained hedgerows across the site.

⁶ Institute of Lighting Professionals (2023). *Guidance Note 8 Bats and Artificial Lighting (GN08/23)*, available at <https://theilp.org.uk/asset/D9EBD734%2D85C3%2D4A9F%2D9C518B7E40325D5B/>, [accessed 05/05/2026]



Reptiles

- 4.6. Prior to the erection of the GCN fencing, the site will be mown to 15cm in a directional way from northwest to southeast to allow any reptiles on site to move from the site into adjacent habitat outside of the site. This work will be done in the optimal season for reptiles (April-September) in optimal conditions (when temperatures are above 18°C and dry).
- 4.7. The creation of new habitats (such as mixed scrub, other neutral grassland, and species rich hedgerows) will provide suitable basking habitat for reptiles. In addition to this, the creation of reptile hibernacula is proposed in the north and south of the site.



Birds

- 4.9. Vegetation removal where possible will be timed to avoid the nesting season (generally taken as March August inclusive, although birds can nest at any time of year). Where this is not possible, a pre-clearance nesting bird check should be completed by a suitably experienced ECoW. If nesting birds are found to be present, a buffer zone of at least 5/10 m (this is however bird species dependant) will be instated, with no works to be undertaken within the buffer zone until the chicks are confirmed to have fledged by an ECoW.
- 4.10. New planting will include thorny species where appropriate to discourage predation from domestic pets. To compensate for habitat loss through the proposed development, the creation of new lengths of hedgerow is proposed to replace lost nesting areas for birds. To enhance the site further for nesting birds, the erection of nest boxes (such as 1SP Schwegler sparrow terraces and 1B Schwegler nest boxes or similar) is proposed on retained trees.

Riparian Mammals

- 4.11. The proposed development is located over 10m back from both the Scrase Stream and Northland Brooks. As such, impacts to water vole are not anticipated as they are unlikely to be more than 10m from the streams and as such, no mitigation is required. The otter survey conducted found no evidence of otters and additionally noted that the engineered nature of the banks and the water level makes them unsuitable for commuting, resting, and foraging.

Hedgehogs

- 4.12. All garden fences and boundary treatments will have a 13cm x 13cm hole placed within them at strategic locations to allow hedgehogs to move through the site.



Brown Hairstreak

- 4.13. Brown hairstreak *Thecla betulae* are known to be in Surrey. As the proposals for other species will involve the native planting of thorny species, the inclusion of blackthorn *Prunus spinosa* is anticipated. With this inclusion, it is anticipated that the site will be enhanced for brown hairstreak.

Hedgerows

- 4.14. Additional hedgerow loss across the site is proposed from the original outline scheme due to changes as the scheme progressed through reserved matters. As such, additional hedgerow planting/enhancement is planned as part of the newly designed proposed development.



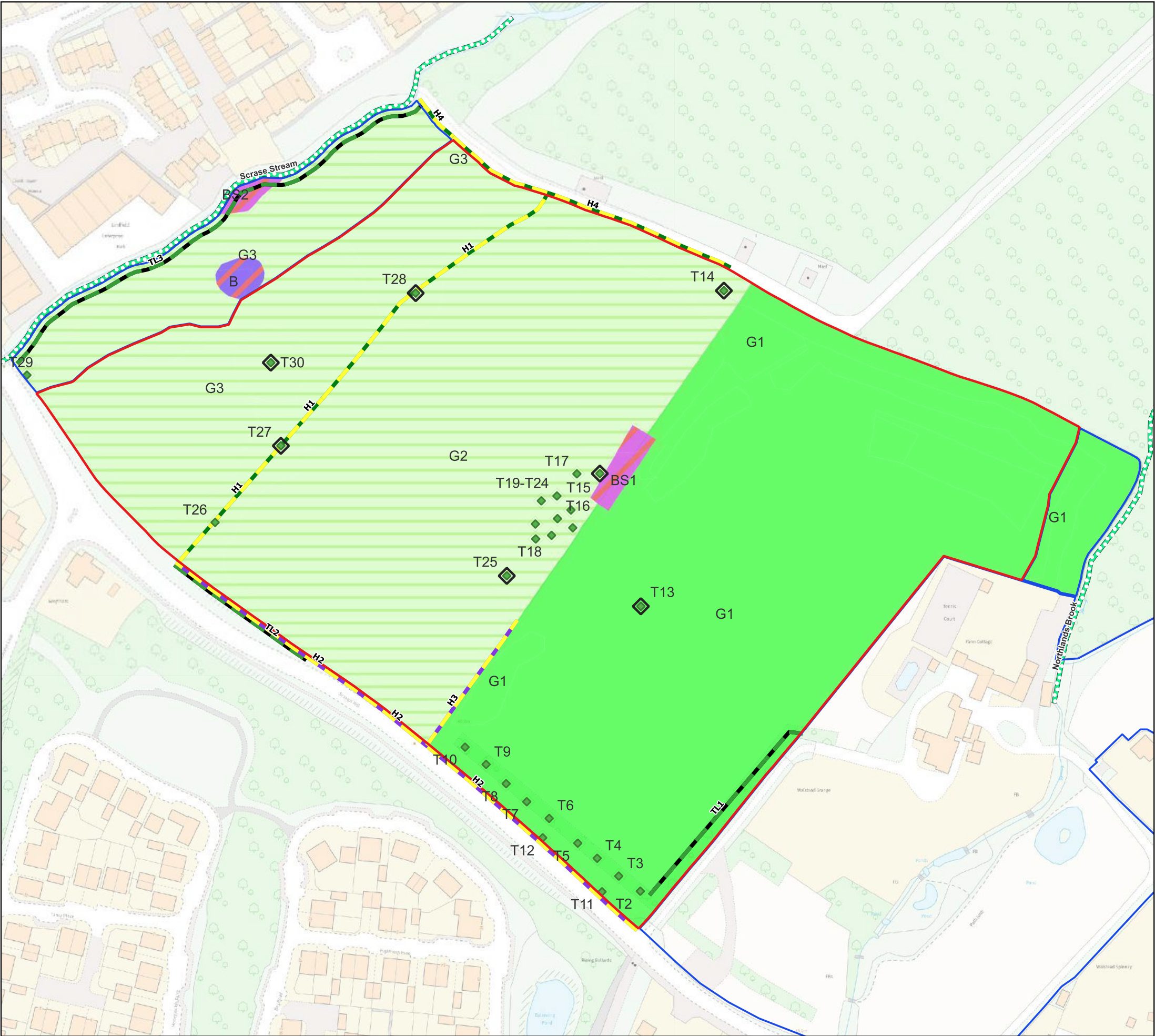
Section 5: Conclusion

- 5.1. Following the updated walkover conducted in January, the conditions on the site remain the same as the previous walkovers of the site.
- 5.2. Mitigation measures for all ecological receptors (apart from hazel dormice and hedgerows) remain the same as per the EclA submitted along with the outline application.
- 5.3. Mitigation for hazel dormice includes the application for a licence from Natural England to allow the removal of c. 90 metres of hedgerows across the site to facilitate the new development and access. The works will be supervised by a suitably qualified and dormouse licensed ecologist.
- 5.4. New hedgerow planting as part of the dormice licence application and to compensate for the loss of hedgerow is anticipated across the site, with the details and lengths to be created contained within a Habitat Management and Monitoring Plan (HMMP).



Appendix 1: Outline Baseline Habitats Plan





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Key

-  **Redline Boundary**
-  **Blueline Ownership Boundary**

Baseline Habitats

-  **Blackthorn scrub**
-  **Bramble scrub**
-  **Modified grassland**
-  **Other neutral grassland**

Baseline Hedgerows

-  **Line of trees**
-  **Native hedgerow**
-  **Native hedgerow with trees**

Baseline Watercourses

-  **Other rivers and streams**

Baseline Trees

-  **Existing Large Urban Tree**
-  **Existing Medium Urban Tree**



client
Gladman Developments Ltd.
project
Land off Scamps Hill, Lindfield

drawing title
BASELINE HABITATS

scale @ A3
1:1,600

drawing / figure number

Figure 3
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CHK

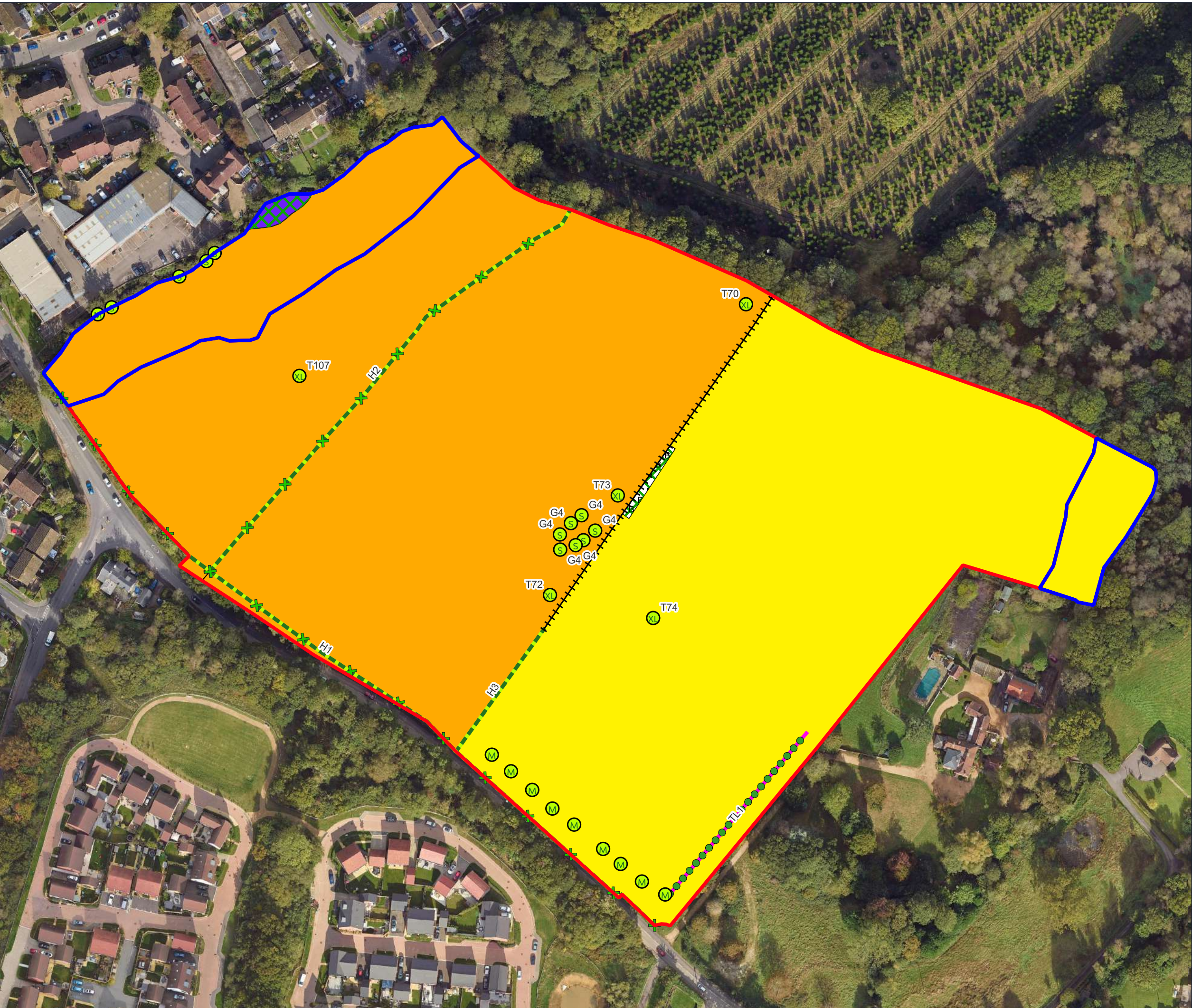
issue date
24/1/2024

Plans:

Plan 1: Baseline Habitats Plan (18545/P01a)

Plan 2: GCN Exclusion Fencing Plan (18545/P03)





Legend

Redline Boundary

Redline Boundary

Blue Line Boundary

Ownership Boundary

Baseline Habitats

Grassland
Other neutral grassland

Grassland
Modified grassland

Heathland and shrub
Blackthorn scrub

Heathland and shrub
Bramble scrub

Trees

Small >7.5cm to 30cm

Medium >30cm to 60cm

Very Large >90cm

Ecologically valuable line of trees

Fence

Native hedgerow

Native hedgerow with trees

N

0 30 60 m

Project Land off Scamps Hill, Lindfield

Drawing Title Baseline Habitats Plan

Scale 1:1,466

Drawing No. 18545/P01a

Date July 2026

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Legend

- Redline Boundary
- Ownership Boundary
- GCN Fencing
 - Semi-Permanent Fencing
 - Temporary Drift Fencing
- Vehicle Gate



Project	Land off Scamps Hill, Lindfield
Drawing Title	GCN Exclusion Fencing Plan
Scale	1:1,466
Drawing No.	18545/P03
Date	May 2026
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