

Ecological Appraisal

22-24 Sussex Road
Haywards Heath

July 2026 (v01)



Project details		
Site	22-24 Sussex Road, Haywards Heath, RH16 4EA	
Client	Maija Viksne	
Survey type & date	Walkover survey, 9 th July 2026	
Surveyor(s)	Sally Dalrymple-Smith BSc MSc MCIEEM CEnv	
Author	Sally Dalrymple-Smith BSc MSc MCIEEM CEnv	
Review/Approver	Nadine Clark BSc MSc MCIEEM	
Associated reports	N/A	
Document history		
Version	Date issued	Changes/comments
01	July 2026	N/A
Company details		
Deepdene Ecology Ltd	Orchard Gate, Deepdene Gardens, RH4 2BH	
Registered company number	12074251	
VAT number	460 3916 96	
 CIEEM REGISTERED PRACTICE 2025-2026		

The report is provided for the sole and exclusive use of the client in response to their particular instructions for a planning application associated with the Site. This report has been prepared by an environmental specialist and does not purport to provide legal advice. You may wish to seek separate legal advice. All rights in this report are reserved. Any unauthorised reproduction or usage by any other person is prohibited.

The contents of this report have been produced with due consideration of current best practice guidance, and in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct.

Data within this report is valid for a maximum of 18 months from the date of the survey. After this period, an updated site visit will be required to determine a new ecological baseline. More up-to-date survey data may be required for a planning application or licensing, depending on conditions and impacts.

Whilst every effort has been taken to ensure the accuracy of this report and its contents, in view of potential ecological constraints to development or the likely presence or absence of species, it must only be viewed as a snap-shot in time and, therefore, not be viewed as definitive. Due to external factors, such as seasonality, weather etc, having the potential to affect survey results, no liability can be assumed for omissions or changes that may, or may not occur, after the date this report was produced

EXECUTIVE SUMMARY

SITE	A two storey office block with a tarmac parking area at the front and a larger tarmac car park at the rear.
PROPOSAL	It is proposed for the change of use of the building into a day nursery, along with the installation of a cabin in the rear.
STUDIES COMPLETED	Preliminary Ecological Appraisal (PEA), including a Preliminary Bat Roost Assessment (PRA), encompassing a desk study and walkover survey.
KEY FINDINGS	- The Site was comprised entirely of developed land; sealed surfaces (buildings and hardstanding). - The project is exempt from Biodiversity Net Gain (BNG) requirements based on the <i>de minimis</i> exemption. - No statutory or non-statutory designations apply to the Site. - The building within the Site was considered to offer negligible suitability to support roosting bats and no further surveys have been recommended. - There is a treeline outside the western boundary which is of higher value, however, there are no impacts and mitigation for lighting impacts has been recommended. - The Site has the potential to support nesting birds, and foraging/commuting bats. - Precautionary mitigation measures have been recommended for minimising any potential impacts during Site vegetation clearance and construction on valuable habitats and protected/notable species.
OVERALL FINDING	- The proposed works area within the Site had low ecological value and the more valuable mature treeline outside the Site boundary will not be impacted by the works. - No further surveys have been recommended in support of the proposals. - Mitigation measures have been outlined which will minimise potential impacts on protected/notable species. - Enhancement measures have been recommended which, when implemented, will result in an overall net gain for biodiversity at the Site.



CONTENTS

	Page
1 INTRODUCTION	6
1.1 Background	6
1.2 The Site	6
1.3 Proposed development	7
1.4 Scope of the Assessment	7
2 LEGISLATIVE AND POLICY CONTEXT	8
3 METHODOLOGY	8
3.1 Desk study	8
3.2 Field survey	9
3.2.1 Walkover survey	9
3.2.2 Preliminary Bat Roost Assessment (PRA)	10
3.2.3 Categorisation of bat roosting potential	10
3.2.4 Ground Level Tree Assessment (GLTA)	11
3.3 Limitations	12
4 EVALUATION	12
5 RESULTS- ECOLOGICAL DESIGNATIONS	14
5.1 Sites of Nature Conservation Interest and Notable Habitats	14
6 FIELD SURVEY- HABITATS	15
6.1 Developed land; sealed surface (u1b5 u1b6)	15
6.1.1 Evaluation	15
6.2 Treeline	15
6.2.1 Evaluation	15
6.3 Summary	16
	17
7 PROTECTED AND NOTABLE SPECIES	18
7.1 Mammals	18
7.1.1 Bats	18
7.1.2 [REDACTED]	21
7.1.3 Dormice	21
7.1.4 Hedgehogs	22
7.2 Nesting birds	23
7.3 Reptiles & amphibians	23
7.3.1 Great crested newts	23
7.3.2 Reptiles	24
7.4 Invertebrates	24



8	DISCUSSION & MITIGATION RECOMMENDATIONS	25
8.1	Habitats	25
8.2	Bats: foraging & commuting	25
8.3	Nesting birds	26
9	RECOMMENDATIONS FOR ENHANCEMENTS	26
9.1	Habitats	26
9.2	Protected and notable species	26
10	CONCLUSION	27

1 INTRODUCTION

1.1 Background

Deeppene Ecology Ltd was instructed by Maija Viksne to undertake a 'Preliminary Ecological Appraisal' (PEA) of '22-24 Sussex Road, Haywards Heath, RH16 4EA' (from here on in referred to as the 'Site'). It is proposed for the existing building to be converted into a day nursery which will include the siting of a portacabin in the current car park.

1.2 The Site

The Site (TQ33372341) is situated in an urban area in the centre of Haywards Heath (**Figures 1 & 2**). It is located on the western side of Sussex Road and is bordered to the north and south by other commercial premises with a residential property to the west.

The wider setting is typical of an urban environment, being dominated by residential and commercial properties but with relatively large areas of greenspace (parks, small blocks of woodland and the wooded railway embankment) within close proximity.



Figure 1: Site boundary shown in red (indicative only). Image taken from Google Earth.



Figure 2: Site and context (indicative only). Image taken from Google Earth.

1.3 Proposed development

It is proposed for the existing commercial premises to be converted into a children's day nursery. The rear parking area will become a small play area with a portacabin building also sited in the northwestern corner. A small entrance canopy will also be added.

A full set of drawings will be provided with the planning application, and an overview of the plans is provided in **Appendix B**.

1.4 Scope of the Assessment

This report presents ecological information obtained during a desk study and walkover survey undertaken in July 2026 and follows best practice guidance¹.

The walkover survey included an assessment of the potential of the habitats within the Site to support any relevant protected or notable species to ensure that no valuable habitats/protected species are adversely affected by the proposed development.

The purpose of the appraisal is to satisfy the requirements of the National Planning Policy Framework (NPPF) by identifying the potential impacts of the proposed development on protected species and features of ecological value. The findings also help inform how the

¹ CIEEM, (2017). *Guidelines for Preliminary Ecological Appraisal, Second Edition*. Chartered Institute of Ecology and Environmental Management, Winchester.

development can help contribute to local biodiversity priorities, in accordance with the local planning policy, and in-line with the British Standard 42020 (2013) Biodiversity: Code of Practice for Planning and Development.

This report identifies the need for any measures to avoid or mitigate damage and disturbance to species, and provides recommendations for further ecological surveys, as required.

2 LEGISLATIVE AND POLICY CONTEXT

The relevant legislation and planning policy is outlined in **Appendix A**. Where possible, this report has provided guidance on how the proposals can meet the requirements of both local planning policy (Mid Sussex District Council) and the NPPF.

3 METHODOLOGY

3.1 Desk study

A detailed desk study was undertaken to inform this assessment with baseline information collated from the following sources:

- Multi-Agency Geographic Information for the Countryside (MAGIC) website² –
 - To identify statutory designated sites of nature conservation importance within 2km of the Site and extended to 5km for Special Protection Areas (SPAs) and Special Areas of Conservation (SACs);
 - To identify any valuable habitats, granted European Protected Species Mitigation (EPSM) Licences, great crested newt survey and class licence returns within 2km of the Site; and
 - To determine if the Site was within a SSSI Impact Risk Zone (IRZ).
- Mid Sussex District Council Planning Map (Mid Sussex District Council³)- to identify non-statutory designated sites (Local Wildlife Sites (LWS) and potential (p)LWSs) within a 1km radius around the Site; and
- Google Earth - use and analysis of aerial photographs to consider the surrounding landscape and identify any potential features that bats may use to access the Site (including hedgerows and lines of mature trees).

A search for water bodies was carried out within 250m⁴ of the Site boundary using the Ordnance Survey website (<http://www.ordnancesurvey.co.uk/oswebsite/>), and aerial photography (<http://maps.google.co.uk>).

² MAGIC – www.magic.gov.uk (accessed July 2026).

³ Mid Sussex District Council Planning Map, Accessed July 2026.

⁴ Surveys of land greater than 250m from the nearest water-body are normally appropriate when all of the following conditions are met (Natural England, 2015): a) Maps, aerial photos, walkover surveys or other data indicate that the water-bodies have potential to support a large great crested newt population; b) The development footprint contains particularly favourable habitat, especially if it constitutes the majority available locally; c) The development would have a substantial negative effect on that habitat; and d) There is an absence of dispersal barriers. The proposed development does not meet the criteria above, and therefore consideration was given to waterbodies on and within 250m of the site using OS maps and aerial images.

3.2 Field survey

3.2.1 Walkover survey

A walkover survey of the Site was undertaken which mapped the existing habitats on Site and assessed their potential to support protected/notable species. Photographs were taken and these are shown in **Sections 6 & 7**.

The survey was completed by Sally Dalrymple-Smith BSc MSc MCIEEM CEnv on the 9th July 2026.

Habitat survey

The main habitats within the Site were mapped using the UK Habitat Classification system⁵ (UKHabs) with features of ecological interest highlighted as Target Notes (TN) in **Figure 3**. The system comprises a principal hierarchy (the Primary Habitats), which include ecosystems, broad habitats, Priority Habitats and Annex 1 habitats, and non-hierarchical Secondary Codes. Any Secondary Codes selected are appropriate to the Site and habitats recorded. The Minimum Mapping Unit used is 25m² and 5m in length.

Protected/notable species

During the walkover survey, the potential for notable/protected fauna to occur in or adjacent to the Site was also assessed. The following assessments were undertaken in respect of the presence of the following legally protected species:

- Assessment of the terrestrial habitat suitability for amphibians, including great crested newts *Triturus cristatus*;
- Assessment of suitable habitats for reptiles;
- Assessment of the habitat suitability for nesting birds;
- Assessment of habitat suitability for hazel dormice *Muscardinus avellanarius*; and

[REDACTED]

There were no watercourses within the Site or nearby and therefore an assessment of habitat suitability and signs of water vole *Arvicola amphibius* and otter *Lutra lutra* was not undertaken.

Consideration was given to the potential for the Site to support other notable habitats and species of conservation interest, including:

- Species of Principal Importance for the conservation of biodiversity listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006); and
- Previously listed UK Biodiversity Action Plan (BAP) Priority Habitats and Species.

⁵ UKHab Ltd, (2023). *The UK Habitat Classification, Version 2.0*. Available online: <https://www.ukhab.org>.

Whilst every effort is made to notify the client of any plant species listed on Schedule 9 of the WCA (1981) (as amended) present on Site, it should be noted that this was not a specific survey for these species.

3.2.2 Preliminary Bat Roost Assessment (PRA)

During the walkover survey, a detailed PRA was also undertaken to look for potential roosting opportunities and any evidence of bats at the building. The inspection was undertaken in accordance with guidance provided by the Bat Conservation Trust (Collins, 2023) and (Mitchell-Jones & McLeish, 2004).

The external inspection comprised of searching for potential access points or roosting locations such as crevices or holes within the brickwork, around windows, missing, broken or slipped tiles, gaps beneath barge boards, soffits and fascias, and any lifted flashing or roof tiles. Evidence of bats such as droppings on window sills or oil staining from bat fur was also searched for. The survey was conducted from the ground around the buildings and was aided by binoculars and a high-powered torch.

The internal inspection assessed the complexity and size of any internal spaces and daytime light levels. A search was also undertaken for potential access points and evidence of roosting bats such as bat droppings, oil staining from bat fur, feeding remains and actual bats.

The weather conditions were dry and cloudy and approximately 15°C and the survey was unconstrained.

3.2.3 Categorisation of bat roosting potential

Following the inspections and taking account of the habitat features, the building was then assigned a level of potential bat roost suitability based on the criteria given in the '*Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th Edition*' (Collins, 2023) and professional judgement (see **Table 1**).

Table 1: Classifying the bat roosting suitability of buildings (Collins, 2023).

Level of bat roosting potential	Rationale
None	No habitat features on Site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible	No obvious habitat features on Site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more features that could be opportunistically used by individual bats. Unlikely to support maternity or hibernation roosts.

Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support roosts of high conservation status.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Confirmed roost	Evidence of bat occupation found.

3.2.4 Ground Level Tree Assessment (GLTA)

A detailed ground level tree assessment (GLTA) was also undertaken of trees on Site to look for potential roosting opportunities and any evidence of bats where trees may be impacted by the proposals. The inspection was undertaken in accordance with guidance provided by the Bat Conservation Trust (Collins, 2023)⁶ and Mitchell-Jones & McLeish (2004)⁷. The inspection comprised of searching for potential roosting features (PRFs) such as woodpecker holes, rot holes, lifted or peeling bark, vertical or horizontal cracks and splits, partially detached ivy, hollows or cavities. Evidence of bats such as droppings or oil staining was also searched for. The survey was conducted from the ground around the trees and was aided by binoculars and a high-powered torch.

Following the survey, the trees were then assigned a level of bat roosting suitability based on guidance (see **Table 2**).

Table 2: Classifying the bat roosting suitability of trees (Collins, 2023)

Suitability	Description
None	No PRF noted from the ground or highly unlikely to be any.
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF
If PRF present, categorise as:	
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to the size or lack of suitable surrounding habitat.
PRF-M	PRF is suitable for multiple bats and therefore may be used by a maternity colony.

⁶ Collins, J. (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th Edition*. London: Bat Conservation Trust.

⁷ Mitchell-Jones, A.J. & McLeish, A.P., (2004). *Bat Mitigation Guidelines*. Peterborough: English Nature.

3.3 Limitations

Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year, migration patterns and behaviour. The ecological walkover survey has not produced a complete list of animals within the Site and the absence of evidence of any particular species should not be taken as conclusive proof that the species is not present, or that it may not be present in the future. Nevertheless, the results of the ecological survey allow evaluation of potential constraints and the potential for negative impacts from the proposed works.

[REDACTED]

4 EVALUATION

Based on the desk study and field survey results, an ecological evaluation of the Site was undertaken using a combination of evaluation criteria for habitats and species, following the general framework provided by CIEEM (*Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial and Freshwater*, 2018).

These guidelines aim to give consistency in evaluating the importance of the ecological features within and around a site, which help inform any effects or impacts a scheme will have upon them.

A value of the ecological features (designated sites or habitats) has been assigned according to their level of importance using the terms outlined in **Table 3**.

Table 3: Examples of the criteria used to define the value/sensitivity of ecological receptors

Level of value/sensitivity	Examples of criteria
International	Very high importance and rarity, international scale and limited potential for substitution: An internationally designated site or candidate site (SPA, SAC, Ramsar Site, Biogenetic reserve). Internationally significant and viable areas of a habitat type listed in Annex 1 of the Habitats Directive. Regularly occurring globally threatened species. Any regularly occurring populations of species listed on Schedules 2 or 5 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 that are rare or threatened in the UK or of uncertain conservation status. A regularly occurring significant population/number of any internationally important species.
National (UK or England)	High importance and rarity, national scale and limited potential for substitution:

	A nationally designated Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR) or a discrete area which meets the published selection criteria for national designation irrespective of whether it has yet to be notified. A viable area of a UK priority habitat or smaller areas of such habitat that is essential to maintain the viability of a larger whole. A regularly occurring significant population/number of any nationally important species i.e. listed on the Wildlife and Countryside Act 1981 (as amended). Any regularly occurring population of a nationally important species that is threatened or rare in the county or region. A priority habitat or species featured on the UK Post-2010 Biodiversity Framework.
Regional or County	High or moderate importance and rarity, regional scale, limited potential for substitution: Viable areas of habitat or smaller areas of such a habitat which are essential to maintain the viability of the larger whole. Regional/County significant and viable areas of habitat identified as being of regional value in the appropriate Natural England Natural Area. Any regularly occurring significant population of a species listed as being nationally scarce, or on the UK Post-2010 Biodiversity Framework or relevant Natural Area on account of its regional rarity or localisation. Significant populations of a regionally/county important species (those listed on the Priority List). Sites such as County Wildlife Sites (CWS) or Sites of Importance for Nature Conservation (SINCs) selected on Regional/County criteria. Any regularly occurring significant population of a protected/notable species on account of its rarity or localisation.
Borough	Low or moderate importance and rarity, borough scale: Areas identified in the relevant natural area profile. Sites/features that are scarce within the locality or which appreciably enrich the local area's habitat resource. A diverse and/or ecologically important valuable hedgerow network. A significant population of a locally important species. Species populations of local importance.
Local	Very low importance and rarity, local scale: Areas of habitat considered to appreciably enrich the habitat resource within the study area itself. A small population of a species of conservation.
Site	Habitats with limited value beyond their capacity to support common and widespread species.
Negligible	Habitats of intrinsically low ecological value including amenity grassland and hard standing.

At the PEA stage, it is not possible to assign value to any species and instead, the potential for the Site to support the species is assessed and recommendations are provided for further surveys/mitigation.

5 RESULTS- ECOLOGICAL DESIGNATIONS

5.1 Sites of Nature Conservation Interest and Notable Habitats

There are three statutory designated sites within 2km of the Site (see **Table 4**).

Table 4: Statutory designated sites within 2km of the Site.

Site Name	Distance & direction	Description
National designation		
Ashenground and Bolnore Woods LNR	700m west	The woodland consists of relic stands of hornbeam, ash and hazel coppice, with oak and mature beech also common. It is also noted for supporting bats, owls and woodpeckers.
Blunts and Paiges Wood LNR	1.4km northwest	The reserve was extended to include several meadows in June 2003. Habitats include hazel coppice, mixed coppice, birch woodland, bluebell woodland, meadow, grassland, hedgerows, pond and wetland area.
Scarse Valley LNR	1.3km northeast	Habitats include marshland, woodland and grassland. There are several locally and nationally rare plants within the reserve such as marsh cinquefoil (<i>Potentilla palustris</i>), meadow thistle (<i>Cirsium dissectum</i>), and marsh speedwell (<i>Veronica scutellata</i>). Along the banks of the stream purple toothwort (<i>Lathraea clandestina</i>) has been recorded which is only present on a handful of sites within Sussex. The Friends of The Scrase Valley have recently planted three black poplar trees which is a species of national rarity.

SSSI: Site of Special Scientific Interest.

The Site is within a SSSI IRZ, however, the development is not of a type that triggers the requirement for further consultation and therefore, no further action is required in relation to the IRZ.

There are two non-statutory designated sites (SNCI) within 1km of the Site (see **Table 5**).

Table 5: Statutory designated sites within 2km of the Site.

Site Name	Distance & direction	Description
Catt's Wood Complex LWS	700m west	The site supports a network of semi-natural ancient woodland with a series of interconnected ponds across the woodland.
Western Road Cemetery LWS	750m east	The more undisturbed patches support unimproved acid grassland with a variety of wildflowers. Also supports a mixture of native trees and valuable invertebrates.

There are scattered areas of Priority Deciduous Woodland (habitat of principal importance under Section 41 of the NERC Act) and Ancient Woodland within 1km of the Site. The closest notable habitat is a small block of priority woodland approximately 350m north of the Site.

Due to the small size of the proposals and the distance, the proposed development is highly unlikely to have a significant effect on designated sites or notable habitats nearby, subject to best practice working methods being followed during construction. Notable habitats and designated sites will not be considered any further within this assessment.

6 FIELD SURVEY- HABITATS

The main habitats within the Site have been described below and are depicted on the map in **Figure 3**, with photographs in **Table 6**. Target Notes (TN) have been used to highlight any features of interest on **Figure 3**.

6.1 Developed land; sealed surface (u1b5 u1b6)

The only habitat within the Site was developed land which included the main building and areas of parking. There was a small parking area at the front of the Site and a larger carpark at the rear.

6.1.1 Evaluation

The buildings and hardstanding supported limited botanical interest with little encroachment by vegetation due to their regular use. As such, these habitats are considered to be of negligible ecological value at the local level.

6.2 Treeline

Whilst not within the Site boundary, a mature treeline ran along the rear boundary, beyond a panel fence. The treeline was comprised of ash *Fraxinus excelsior* and hawthorn *Crataegus monogyna*.

6.2.1 Evaluation

The mature trees that were present added value in a residential setting that was largely dominated by buildings and hardstanding. Overall, they were considered to offer **Local** value. Whilst direct impacts are not anticipated, recommendations have been provided in relation to avoidance of lighting impacts (see **Section 8**).

Table 6: Habitats around the Site.

	
Photograph 1: Building and front parking area.	Photograph 2: Rear parking area (tarmac) with overhanging treeline along the rear.

6.3 Summary

The Site consisted of hardstanding/buildings which are of low ecological value. The treeline to the rear of the Site offered value to the local area and whilst there are no direct impacts, precautionary mitigation will be required to ensure there are no indirect impacts

Figure 3: UKHabs Habitat Map



7 PROTECTED AND NOTABLE SPECIES

The following section summarises the assessment of the Site's potential to support protected/notable species. Photographs are provided in **Table 8** with any TN displayed on **Figure 3**.

7.1 Mammals

7.1.1 Bats

Desk study

There are three existing EPSM licence that has been granted within 2km of the Site and both are for bats (see **Table 7**).

Table 7: Existing EPSM Licences within a 2km buffer.

Licence number	Distance & direction	Species	Description	Dates
2014-1649-EPS-MIT	1.1km west	Brown long-eared, common pipistrelle, soprano pipistrelle, Natterer's	Destruction of a breeding place	2014-2019
2020-44421-EPS-MIT	1.7km northwest	Brown long-eared, common pipistrelle	Destruction of a resting place	2020-2030
2014-1916-EPS-MIT	1.8km northwest	Brown long-eared	Damage to a resting place	2014-2015

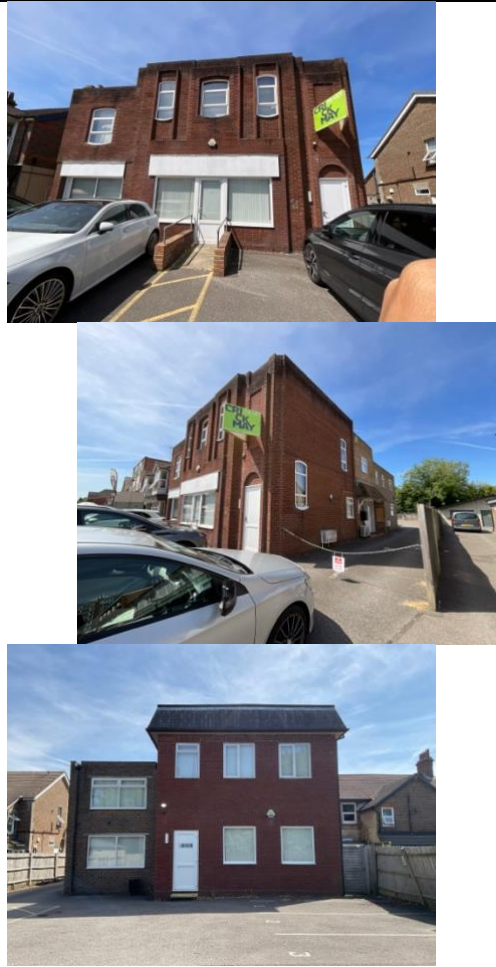
Foraging & commuting bats

The treeline along the rear of the Site was considered to offer low suitability for foraging/commuting bats and the Site is connected to areas of other natural habitats.

Field survey- buildings

The one building within the Site was subject to a PRA assessment. The details of the findings are provided within **Table 8**.

Table 8: PRA Survey Findings

Building	Description	Survey findings	Bat suitability	Photos
B1	Commercial property	External: Detached, two-storey commercial property of traditional brick construction. The external elevations are formed of red facing brickwork beneath a flat roof concealed behind a brick parapet on all visible elevations. The front elevation incorporates large modern uPVC-framed windows and doors at ground-floor level, with uPVC-framed sash-style windows at first-floor level. The external brickwork and window frames appeared to be in good overall condition, with no obvious signs of significant deterioration or structural defects visible from ground level. No soffits, fascias or exposed roof coverings are present due to the parapet design. The parapet walls appear well pointed and intact, with no obvious open mortar joints, lifted masonry or visible crevices capable of supporting roosting bats. Likewise, no gaps were observed around the window frames or door surrounds that would provide suitable access into the building fabric.	Negligible suitability- no suitable potential roosting features noted. No further surveys have been recommended.	

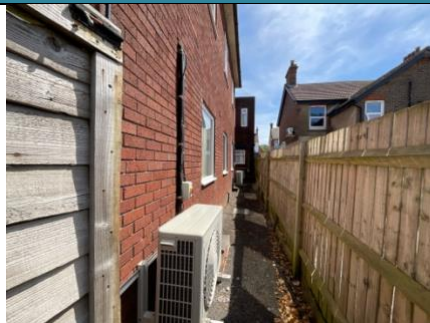
Building	Description	Survey findings	Bat suitability	Photos
		Internal: The inside of the building had been in use as an active office and there were no internal voids/cavities/cupboards that could be accessed and utilised by bats. No evidence of roosting bats found and no potential features noted.		 

Table 9: Existing EPSM Licences within a 2km buffer.

Licence number	Distance & direction	Species	Description	Dates
EPSM2012-4015	880m west	Dormouse	Destruction of a breeding place & resting site	2012-2015
2018-36773-EPS-MIT	1.2km south	Dormouse	Destruction of a breeding place & resting site	2018-2024
EPSM2012-5355	1.3km northwest	Dormouse	Destruction of a breeding place & resting site	2013-2016

Field survey

Dormice typically require dense, species-rich hedgerows or woodlands made up of native plants that provide a continuous canopy for safe movement and a seasonal supply of flowers, nuts, and insects. In contrast, other habitats are often composed of non-native or heavily managed species, with limited layering and fewer food sources. This reduces both shelter from predators and access to nutrition, making such habitats inadequate for supporting healthy dormouse populations.

The urban Site did not have suitability to support dormice since it had no natural habitats within the Site boundary. The treeline overhanging the rear was within the garden of a residential property on an urban street and therefore isolated from wider suitable habitat.

Evaluation

Whilst the Site falls within the dormouse's natural range, no areas of suitable habitat will be impacted by the proposals, and the linear feature adjacent to the Site is not connected to any wider habitat that could support a population of dormouse. Therefore, no further surveys or mitigation are considered necessary for dormice and dormice are not a notable consideration in respect of the development and are not discussed further.

7.1.4 Hedgehogs

Field survey

The habitat within the Site was entirely comprised of man-made buildings and tarmac. A panel fence also ran along the rear and sides of the Site, isolating it from the wider area.

Evaluation

Overall, with the isolated and developed nature of the Site, it is not considered likely to support hedgehogs and they are not a notable consideration for this project.

7.2 Nesting birds

Field survey

The building within the Site has the potential to support low numbers of common and widespread species of nesting birds.

Evaluation

The Site offers some opportunities for bird species for nesting. The Site is considered to be of value at the Site level for common species of nesting birds only and precautionary mitigation has been recommended in **Section 8**.

7.3 Reptiles & amphibians

7.3.1 Great crested newts

Desk study

There are four existing EPSM licences that have been granted for great crested newts within 2km of the Site (see **Table 10**).

Table 10: Existing EPSM Licences within a 2km buffer.

Licence number	Distance & direction	Species	Description	Dates
EPSM2009-649	1.1km south west	Great crested newt	Destruction of a resting place	2009-2010
EPSM2010-2100	1.2km southwest	Great crested newt	Destruction of a resting place	2011-2017
2015-11014-EPS-MIT	1.4km southeast	Great crested newt	Destruction of a resting place	2015-2019
2016-27365-EPS-MIT	1.5km southeast	Great crested newt	Destruction of a resting place	2017

There are five great crested newt class licence returns from between 2014-2017, all at least 1.3km northwest of the Site, from the other side of the railway line. There is one positive great crested newt pond survey licence return from 2019 from the similar cluster, approximately 1.5km northwest.

There are no waterbodies within the Site and no visible ponds or waterbodies within 250m (or 500m of the Site) which could support breeding great crested newts.

Field survey

There were no ponds or standing open water within the Site. Great crested newts spend a large amount of time on land and so both breeding ponds and terrestrial habitat around breeding ponds are protected and require assessment.

The only habitat within the Site was developed land with no areas of natural habitats. The Site was, therefore, considered to be unsuitable habitat for foraging or sheltering great crested newts.

Evaluation

Overall, based on the lack of potential waterbodies and the unsuitable habitat on Site, it is considered unlikely that great crested newts are present in the surrounding area and therefore no surveys or mitigation is considered necessary. Great crested newts are not considered any further.

7.3.2 Reptiles

Field survey

Reptiles require a mosaic of vegetation and structural features to provide opportunities for foraging, commuting, and hibernation. The Site was comprised of developed land which was not suitable to support a population of reptiles.

Evaluation

The Site was entirely comprised of developed land which was not suitable to support reptiles. No further surveys or mitigation are therefore required.

7.4 Invertebrates

Field survey

The Site was comprised of entirely manmade habitat with no natural habitats present within the Site boundary. This habitat does not offer any nectar-rich sources or mosaic of habitats typically required by notable invertebrate species.

Evaluation

The Site was not considered suitable to support a notable invertebrate assemblage. Therefore, no further surveys or assessments for invertebrates are considered necessary.

8 DISCUSSION & MITIGATION RECOMMENDATIONS

This section summarises the findings of the desk study and walkover survey and provides initial recommendations of outline mitigation required.

8.1 Habitats

Whilst there are no natural habitat on Site, and excavations are not considered likely, the existing treeline along the rear boundary of the Site should be protected through the use of root protection zones following best practice guidelines (i.e. BS5837:2012 Trees in Relation to design, demolition and construction – Recommendations).

8.2 Bats: foraging & commuting

A variety of bat species are likely to forage/commute within the Site and artificial lighting is known to result in the loss of foraging habitat available and can also interfere with commuting routes from roosts (Stone, 2013). Therefore, there should be no night-time working or lighting and operational lighting post-development should be kept to a minimum (and avoiding the woodland areas) and follow guidance from the Bat Conservation Trust 'Bats and artificial lighting at Night' (2023). This includes:

- Avoid artificial lighting close to any mature trees, hedgerows or treelines within the Site or close to the boundary;
- Directing any task lighting used during construction away from vegetation;
- White and blue wavelengths of the light spectrum should be avoided and the brightness should be kept as low as feasibly possible;
- All luminaires should lack UV elements and metal halide fluorescent sources should not be used;
- LED luminaires are preferred due to the lower intensity, sharp 'cut-off', colour rendition and dimming capability;
- A warm white light source (2700Kelvin or lower) should be adopted to reduce the blue light component;
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be used;
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt;
- Any necessary security lighting should be set on short timers (e.g. 1 minute) with a sensitivity to large moving objects only;
- Lighting times will be limited to provide dark periods; and
- The height of columns will be carefully considered to avoid light spill.

If the measures above are fully implemented, it is considered that any bats utilising the Site during the construction and operational phase of the development will be protected.

8.3 Nesting birds

The building within the Site has the potential to support common species of nesting birds.

It is recommended that any localised demolition that may be required is undertaken outside the bird nesting season, which is generally accepted to extend from late February-August inclusive (although dates vary by species and are subject to prevailing weather conditions).

If this is not possible, and demolition is required during the bird nesting season, the following measures will be implemented:

- The area to be removed should be inspected for evidence of nesting activity by a suitably experienced ecologist no more than 24 hours in advance of clearance.
- If this identifies any nesting activity, the feature should be left undisturbed with an appropriate exclusion zone until the end of the nesting season or until the birds have fledged and it is confirmed that the nest is no longer in use.
- All resultant brash should be immediately moved away from the working area.

If the measures above are fully implemented, it is considered that nesting birds will be protected during the construction phase of the development.

9 RECOMMENDATIONS FOR ENHANCEMENTS

The NPPF states that local planning authorities should aim to conserve and enhance biodiversity where possible when determining planning applications. The development plans should maximise opportunities for enhancement, in order to achieve a net increase in biodiversity. This is in accordance with the NERC Act (2006) which requires that *“every 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 biodiversity. Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.”*

The measures below will help improve the Site overall for biodiversity.

9.1 Habitats

The Site is currently of low ecological value and enhancement to habitats post-development is recommended. Areas of new tree, shrub or hedgerow planting should be included within the Site Plan and include a diverse mix of native species, and a suitable list has been provided in **Appendix C**.

9.2 Protected and notable species

In order to increase the available nesting opportunities at the Site, at least one bird box should be installed on the existing building within the Site. Suitable boxes include the Vivara Pro Seville bird box (see **Figure 4**) with a 32mm hole⁸ or the Schwegler 2GR nest box (see **Figure 5**) as these boxes are suitable for species such as house sparrow *Passer domesticus*, blue tit

⁸ <https://www.nhbs.com/vivara-pro-seville-32mm-woodstone-nest-box>

Cyanistes caeruleus, great tit *Parus major*, nuthatch *Sitta europaea* and coal tits *Periparus ater*. All these species are commonly found within habitats such as those in the immediate vicinity of the Site.

All boxes should be installed at least 2 meters above ground level, away from possible sources of predation and away from strong direct sunlight and in proximity to vegetation where possible. This is in line with the RSPB⁹ and British Trust for Ornithology's (BTO) guidance¹⁰ on where to site a bird box.



Figure 4: Vivara Pro Seville bird box



Figure 5: Schwegler 2GR

10 CONCLUSION

This report is based on an ecological desk study and a walkover survey undertaken in July 2026. Overall, the habitats within the works area of the Site were found to be of limited ecological value as it was entirely dominated by developed land. The treeline to the rear of the Site is of more value and therefore mitigation has been recommended to ensure there are no indirect impacts.

The Site had potential to support nesting birds and foraging/commuting bats. Mitigation has been outlined for minimising potential impacts during construction. Enhancements have been recommended that should be incorporated into the design to improve the overall value of the Site for wildlife.

⁹ <https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/making-and-placing-a-bird-box/>

¹⁰ <https://www.bto.org/how-you-can-help/providing-birds/putting-nest-boxes-birds/putting-nest-box>

Appendix A – Summary of relevant legislation and policy

Legislation

The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019

The Habitats Regulations 2017 (as amended) transposed the marine and terrestrial elements of the Habitats Directive (Council Directive 92/43/EEC) and certain parts of the Wild Birds Directive (EC Directive 2009/147/EC) (known as the Nature Directives) into English law.

The duty of a competent authority in the 2017 Regulations is for the protection of sites or species and the competent authority is a public body, statutory undertaker, minister or department of government, or anyone holding public office.

The Habitats Regulations 2019 created a ‘National Site Network’ (NSN) on land and at sea, including both the inshore and offshore marine areas in the UK. The NSN includes:

- Existing Special Areas of Conservation (SACs), which are designated due to their importance to the habitats and species listed in Annexes I and II of the Habitats Directive;
- Existing Special Protection Areas (SPAs), which are designated due to their importance for wild birds in accordance with the Wild Birds Directive; and,
- New SACs and SPAs designated under these Regulations.

Designated Wetlands of International Importance (known as Ramsar sites) do not form part of the NSN. Many Ramsar sites overlap with SACs and SPAs and may be designated for the same or different species and habitats. All Ramsar sites remain protected in the same way as SACs and SPAs.

The 2019 Regulations sets out management objectives for the NSN, which are to:

- Maintain or, where appropriate, restore habitats and species listed in Annexes I and II of the Habitats Directive to a favourable conservation status; and,
- Contribute to ensuring, in their area of distribution, the survival and reproduction of wild birds and securing compliance with the overarching aims of the Wild Birds Directive.

The Wildlife and Countryside Act (WCA) 1981 (as amended)

The WCA, as amended, consolidates and amends pre-existing national wildlife legislation in order to implement the Bern Convention and the Birds Directive. It offers protection to a wide range of species alongside the Habitat Regulations 2019 & 2017.

The Countryside Rights of Way (CRoW) Act 2000

The CRoW Act amends and strengthens existing wildlife legislation detailed in the WCA. It places a duty on government departments to have regard for biodiversity, and provides

increased powers for the protection and maintenance of Sites of Special Scientific Interest (SSSIs). Habitats and species are listed (Section 74) for which conservation measures should be promoted, in accordance with the recommendations of the Convention on Biological Diversity (Rio Earth Summit) 1992.

The Natural Environment and Rural Communities (NERC) Act 2006

Under Section 40 of the NERC Act, a duty is placed upon all local authorities and public bodies in England and Wales to promote and enhance biodiversity in all of their functions. Lists of habitats and species (Section 41) of principal importance to the conservation of biodiversity are provided which supersede Section 74 of the CRow Act 2000.

The Hedgerow Regulations 1997

The Hedgerow Regulations protect ‘important’ hedgerows from being removed without permission from the Local Planning Authority. Hedgerows are protected if they are at least 30 years old and meet at least one of the criteria listed in part II of Schedule I.

Guidance

UK Post-2010 Biodiversity Framework

The UK Biodiversity Action Plan (UKBAP) has been replaced by the UK Post-2010 Biodiversity Framework (2012) and the England Biodiversity Strategy has been replaced by the ‘Biodiversity 2020: A strategy for England’s wildlife and ecosystem services’ (2011). This sets out how the quality of our environment on land and at sea will be improved over the next ten years and follows on from policies contained in the Natural Environment White Paper.

Species and Habitats of Material Consideration for Planning in England

Previous planning policy (and some supporting guidance which is still current, e.g. ODPM Circular 06/2005, now under revision), refers to UK BAP habitats and species as being a material consideration in the planning process. Equally many local plans refer to BAP priority habitats and species. Both remain as material considerations in the planning process but such habitats and species are now described as Species and Habitats of Principal Importance for Conservation in England, or simply priority habitats and priority species under the UK Post-2010 Biodiversity Framework. The list of habitats and species remains unchanged and is still derived from Section 41 list of the NERC Act 2006.

Biodiversity and Planning in Surrey (2019)

This document replaces the 1999 Surrey Biodiversity Action Plan and details areas in Surrey which have been identified as opportunities for biodiversity enhancement, cross-referencing relevant policies within the NPPF. This document, together with Appendix 1 Protected Species in Surrey and Appendix 2 Statutory designated sites in Surrey, details protected sites and protected and priority habitats and species in Surrey. Surrey County Council states that the document’s central purpose is “to help those involved in planning in Surrey to ensure that

development within the county protects and enhances our valuable local biodiversity, which underpins our Natural Capital”.

Planning Policy

National Planning Policy Framework (NPPF) December 2024

The NPPF aims to minimise impacts on biodiversity and provide net gains where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity. Chapter 15 ‘*Conserving and enhancing the natural environment*’ details what local planning policies should consider with regard to planning applications.

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

180 a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

180 d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

185 a) Identify map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors, and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

185 b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity;

186 a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; and

186 d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

Regional Planning Policy

Relevant regional planning policies for South East England are detailed in the following documents:

- **The South East Plan (2009);** and

• **Biodiversity and Planning in Surrey (2019).**

The South East Plan (2009)

The South East Plan was published in May 2009. It has since been revoked with the exception of Policy NRM6 on the Thames Basin Heaths Special Protection Area (SPA). Policy NRM6 states “New residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths SPA will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects, such measures must be agreed with Natural England.”

Local Planning Policy

Mid Sussex District Plan 2014 – 2031

Mid Sussex District Council’s planning policy in relation to biodiversity includes Policy DP12 in the district plan (Adopted 2018) which states:

DP12: Protection and enhancement of countryside

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

Evidence Base: A Landscape Character Assessment for Mid Sussex, A Strategy for the West Sussex Landscape, Capacity of Mid Sussex District to Accommodate Development Study. The countryside will be protected in recognition of its intrinsic character and beauty.

Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- it is necessary for the purposes of agriculture; or
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

Agricultural land of Grade 3a and above will be protected from non-agricultural development proposals. Where significant development of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.

The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character.

Built-up area boundaries are subject to review by Neighbourhood Plans or through a Site Allocations Development Plan Document, produced by the District Council.

Economically viable mineral reserves within the district will be safeguarded.

The District Plan also has specific planning Policy in relation to Ashdown Forest SPA and SAC in Policy DP17

DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities.

Evidence Base: Ashdown Forest Visitor Survey Data Analysis, Habitats Regulations Assessment for the Mid Sussex District Plan, Visitor Access Patterns on Ashdown Forest. In order to prevent adverse effects on the Ashdown Forest SPA and SAC, new development likely to have a significant effect, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Within a 400 metres buffer zone around Ashdown Forest, mitigation measures are unlikely to be capable of protecting the integrity of the SPA and, therefore, residential development will not be permitted. Within a 7km zone of influence around the Ashdown Forest SPA, residential development leading to a net increase in dwellings will be required to contribute to mitigation through:

- 1) The provision of Suitable Alternative Natural Greenspace (SANG) to the minimum level of 8Ha per 1,000 net increase in population; or a financial contribution to SANGs elsewhere; or the provision of bespoke mitigation; and
- 2) A financial contribution to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) Strategy.

Large schemes proposed adjacent or close to the boundary of the 7km zone of influence may require mitigation for the SPA. Such proposals for development will be dealt with on a case-by case basis. Where bespoke mitigation is provided, these measures will need to be in place before occupation of development and must be managed and maintained in perpetuity. The effectiveness of such 63 mitigation will need to be demonstrated prior to approval of the development. Bespoke mitigation will need to be discussed and agreed by the District Council as the competent authority following advice from Natural England.

DP38- Biodiversity

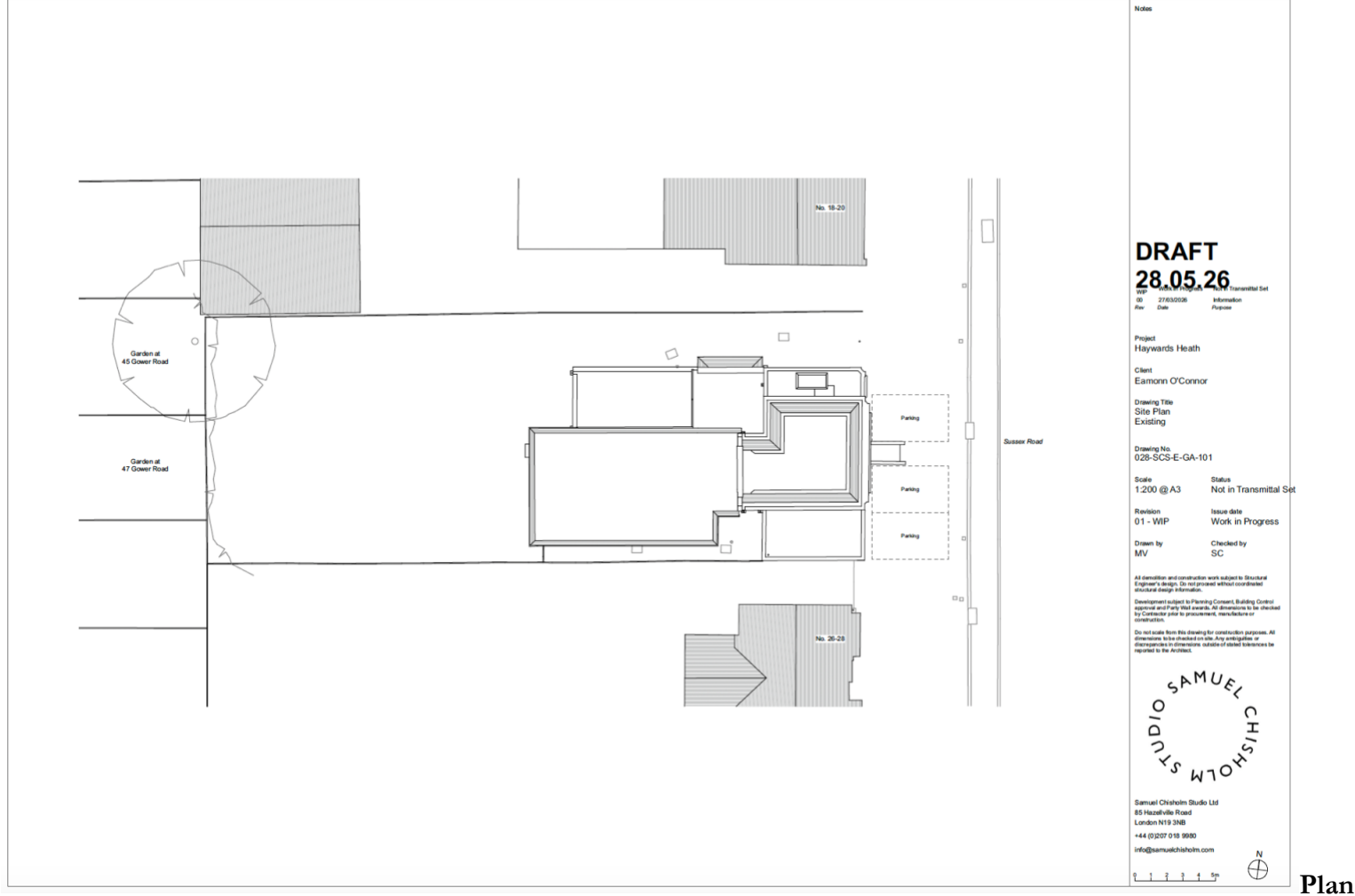
Development should protect, conserve and enhance biodiversity.

- Applicants are expected to follow the mitigation hierarchy:
 1. Avoid impacts where possible.
 2. Minimise unavoidable impacts.
 3. Restore habitats on site.
 4. Compensate only as a last resort.
- Development should contribute to improvements in biodiversity and green infrastructure, with an overall net gain for biodiversity.

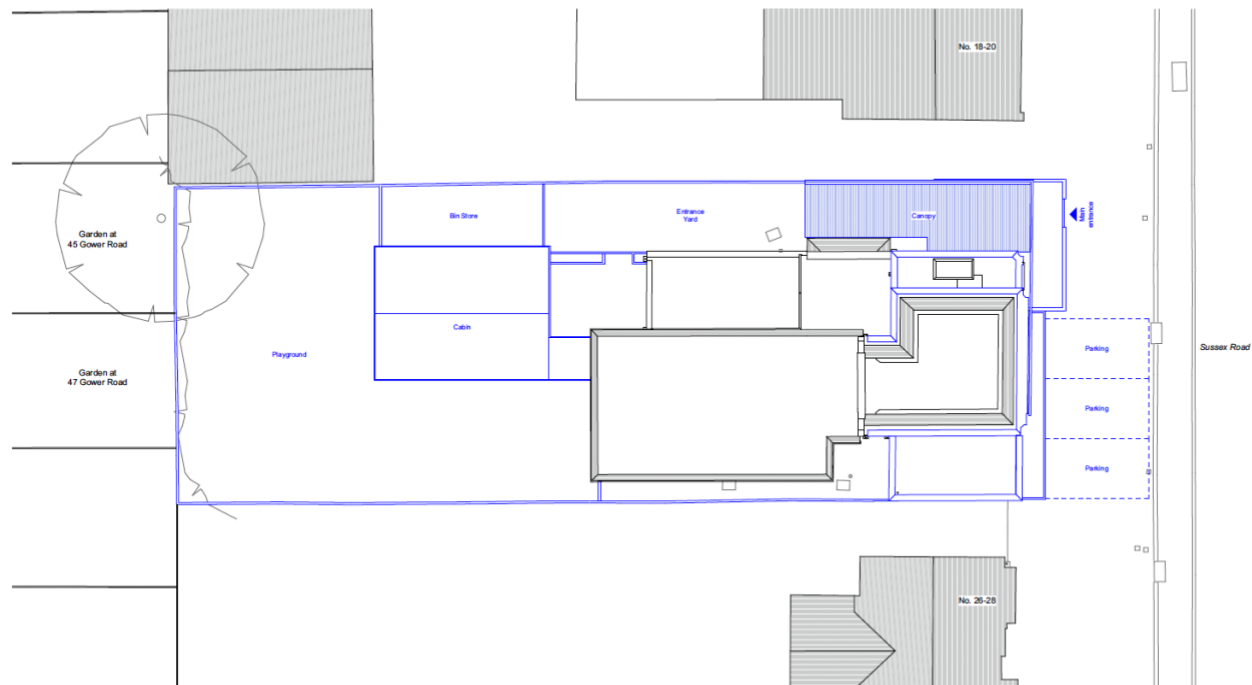
Species	Legislation (England & Wales)	Offences	Licensing procedures and guidance (England & Wales)
Bats <i>European protected species</i>	Conservation of Habitats and Species Regulations 2017 (as amended) Reg 41	Deliberately capture, injure or kill a bat; deliberate disturbance of bats; or damage or destroy a breeding site or resting place used by a bat. [The protection of bat roosts is considered to apply regardless of whether bats are present.]	A Natural England (NE) licence in respect of development is required in England. <i>European Protected Species: Mitigation Licensing-How to get a licence</i> (NE 2010) <i>Bat Mitigation Guidelines</i> (English Nature 2004) <i>Bat Workers Manual</i> (JNCC 2004)
	Wildlife and Countryside Act 1981 (as amended) S.9	Intentionally or recklessly obstruct access to any structure or place used for shelter or protection or disturb ³ a bat in such a place.	Licence from NE is required for surveys (scientific purposes) that would involve disturbance of bats or entering a known or suspected roost site.
Great crested newt <i>European protected species</i>	Conservation of Habitats and Species Regulations 2017 (as amended) Reg 41	Deliberately capture, injure or kill a great crested newt; deliberate disturbance of bats; or damage or destroy a breeding site or resting place used by a great crested newt.	A Natural England (NE) licence in respect of development is required in England. <i>European Protected Species: Mitigation Licensing-How to get a licence</i> (NE 2010) <i>Great crested newt mitigation guidelines</i> (English Nature 2001)
	Wildlife and Countryside Act 1981 (as amended) S.9	Intentionally or recklessly obstruct access to any structure or place used for shelter or protection or disturb ³ a great crested newt in such a place.	Licence issued for science (survey), education and conservation by Natural England.
Birds	Wildlife and Countryside Act 1981 (as amended) S.1	Intentionally kill, injure or take any wild bird; intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built; intentionally take or destroy the nest or eggs of any wild bird. [Special penalties are liable for these offences involving birds on Schedule 1 (e.g. most birds of prey, kingfisher, barn owl, black redstart, little ringed plover).] Intentionally or recklessly disturb a Schedule 1 species while it is building a nest or is in, on or near a nest containing eggs or young; intentionally or recklessly disturb dependent young of such a species.	No licences are available to disturb any birds in regard to development. Licences are available in certain circumstances to damage or destroy nests, but these only apply to the list of licensable activities in the Act and do not cover development. General licences are available in respect of 'pest species' but only for certain very specific purposes e.g. public health, public safety, air safety.
██████	██████ ██████ ██████	████████████████████ ████████████████████ ████████████████████ ████████████████████	████████████████████ ████████████████████ ████████████████████ ████████████████████ ████████████████████ ████████████████████ ████████████████████ ████████████████████ ████████████████████

Reptiles	Wildlife and Countryside Act 1981 (as amended) S.1 Smooth snakes, sand lizards and pool frogs are designated and protected as European protected species (EPS). EPS are protected under The Conservation of Habitats and Species Regulations 2017.	For an EPS animal, it is an offence to: -deliberately kill, injure, disturb or capture them -deliberately take or destroy their eggs -damage or destroy their breeding sites and resting places -possess, control or transport them (alive or dead) For smooth snakes and sand lizards, it is also an offence under the Wildlife and Countryside Act 1981 to intentionally or recklessly: -disturb them while they occupy a structure or place used for shelter or protection -obstruct access to a place of shelter or protection Other native reptiles are protected under the Wildlife and Countryside Act 1981. It is an offence to kill or injure: Adder, grass snake, common or viviparous lizard slow worm All native reptiles are listed as rare and most threatened species under Section 41 of the Natural Environment and Rural Communities Act (2006). You must have regard for the conservation of Section 41 species as part of your planning decision.	The developer may need a licence for a development proposal or activity that affects sand lizards or smooth snakes.
-----------------	--	---	--

Appendix B – Existing & Proposed Site Plans



Plan



Notes

DRAFT
28.05.26

WIP Work in Progress Not in Transmittal Set
Rev Date Purpose

Project
Haywards Heath

Client
Eamonn O'Connor

Drawing Title
Site Plan
Proposed

Drawing No.
028-SCS-P-GA-101

Scale 1:200 @ A3 Status Not in Transmittal Set

Revision 00 - WIP Issue date Work in Progress

Drawn by MV Checked by SC

All demolition and construction work subject to Structural Engineer's design. Do not proceed without coordinated structural design information.

Development subject to Planning Consent, Building Control approval and Party Wall awards. All dimensions to be checked by Contractor prior to procurement, manufacture or construction.

Do not scale from this drawing for construction purposes. All dimensions to be checked on site. Any ambiguity or discrepancies in dimensions outside of stated tolerances be reported to the Architect.

SAMUEL CHISHOLM
STUDIO

Samuel Chisholm Studio Ltd
85 Wexham Road
London N19 3NB
+44 (0)207 018 9980
info@samuelchisholm.com

0 1 2 3 4 5m



Appendix C - Wildlife Friendly Planting (Natural England, 2008. Gardening with Wildlife in Mind. London: Natural England)

Native and wildlife-friendly trees

Common Name	Scientific Name
Pedunculate oak	<i>Quercus robur</i>
Ash	<i>Fraxinus excelsior</i>
Wych elm	<i>Ulmus glabra</i>
Whitebeam	<i>Sorbus aria</i> agg.
Rowan	<i>Sorbus aucuparia</i>
Aspen	<i>Populus tremula</i>
Apple	<i>Malus domestica</i>
Bird cherry	<i>Prunus padus</i>
Common alder	<i>Alnus glutinosa</i>
Crab apple	<i>Malus sylvestris</i>
Crack willow	<i>Salix fragilis</i>
Downy birch	<i>Betula pubescens</i>
Field maple	<i>Acer campestre</i>
Hornbeam	<i>Carpinus betulus</i>
Juniper	<i>Juniperus communis</i>
Large-leaved lime	<i>Tilia platyphyllos</i>
Small-leaved lime	<i>Tilia cordata</i>
Pear	<i>Pyrus communis</i>
Scots pine	<i>Pinus sylvestris</i>
Sessile oak	<i>Quercus petraea</i>
Silver birch	<i>Betula pendula</i>
Sweet chestnut	<i>Castanea sativa</i>
Wild cherry	<i>Prunus avium</i>
Wild service-tree	<i>Sorbus torminalis</i>
Yew	<i>Taxus baccata</i>

Native and wildlife friendly shrubs

Common Name	Scientific Name
Hazel	<i>Corylus avellana</i>
Elder	<i>Sambucus nigra</i>
Goat willow	<i>Salix caprea</i>
Hawthorn	<i>Crataegus monogyna</i>
Dog rose	<i>Rosa canina</i>
Guelder rose	<i>Viburnum opulus</i>
Gorse	<i>Ulex europaeus</i>
Broom	<i>Cytisus scoparius</i>
Wayfaring tree	<i>Viburnum lantana</i>
Shrubby cinquefoil	<i>Potentilla fruticosa</i>
Raspberry	<i>Rubus idaeus</i>
Alder buckthorn	<i>Frangula alnus</i>
Wild privet	<i>Ligustrum vulgare</i>
Barberry	<i>Berberis × stenophylla</i>
Barberry	<i>Berberis vulgaris</i>
Bell heather	<i>Erica cinerea</i>
Bilberry	<i>Vaccinium myrtillus</i>
Black currant	<i>Ribes nigrum</i>
Blackthorn	<i>Prunus spinosa</i>
Buckthorn	<i>Rhamnus catharticus</i>
Butcher's-Broom	<i>Ruscus aculeatus</i>
Cowberry	<i>Vaccinium vitis-idaea</i>
Cross-leaved heath	<i>Erica tetralix</i>
New Zealand holly	<i>Olearia macrodonta</i>
Daphne	<i>Daphne odora</i>
Dogwood	<i>Cornus sanguinea</i>
Field rose	<i>Rosa arvensis</i>
Firethorn	<i>Pyracanthus angustifolia</i>
Flowering Currant	<i>Ribes sanguineum</i>
Gooseberry	<i>Ribes uva-crispa</i>
Hebe 'Midsummer Beauty'	<i>Hebe</i> sp.
Holly	<i>Ilex aquifolium</i>
Japanese quince	<i>Chaenomeles japonica</i>
Lilac	<i>Syringa vulgaris</i>
Mexican orange	<i>Choisya ternata</i>

Mezereon	<i>Daphne mezereum</i>
Midland hawthorn	<i>Crataegus laevigata</i>
Oregon grape	<i>Mahonia aquifolium</i>
Osier	<i>Salix viminalis</i>
Portugal laurel	<i>Prunus lusitanica</i>
Privet	<i>Ligustrum ovalifolium</i>
Purple willow	<i>Salix purpurea</i>
Snowy mespilus	<i>Amelanchier canadensis</i> , <i>Amelanchier lamarckii</i>
Spindle	<i>Euonymus europaeus</i>
Spurge laurel	<i>Daphne laureola</i>
Sweet briar	<i>Rosa rubiginosa</i>
Wild privet	<i>Ligustrum vulgare</i>