Elite Ecology

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Slaugham Garden Nursery, Slaugham

Preliminary Ecological Appraisal

February 2026

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0. Executive Summary

This report has been prepared at the request of WS Planning & Architecture. It relates to the proposed re-development works at Slaugham Garden Nursery, Staplefield Road, Slaugham, West Sussex, RH17 6AG (Central OS Grid Reference: TQ 25474 28139). This survey effort involved both a desktop study and field survey being undertaken.

Under the current proposals, the existing barn is to be converted into a residential dwelling, with associated driveway and landscaping works. Overall, this will result in both the permanent and temporary loss and/or alteration of some of the habitats located on the proposed re-development site.

Sussex Biodiversity Record Centre (SBRC) were commissioned to carry out an ecological data search of all protected species and sites recorded within a 2km radius of the site. No records lay on the proposed re-development site itself, although a number of records are present in close proximity. Please see **Section 3** for a review of the records revealed.

The preliminary ecological appraisal survey revealed multiple habitats on site. The phase 1 habitat map, habitat codes and target notes for the site are located within **Appendix D**. The following habitats were recorded on site (in habitat code order):

- **u1b** – Developed Land; Sealed Surface.
- **u1b5** – Buildings.
- **u1f** – Sparsely Vegetated Urban Land.
- **u1e 612** – Built Linear Features.
- **w1h6 33** – Other Woodland; Mixed – Mainly Broadleaved.

Designated Sites:

No designated sites that were revealed by the ecological data search provided by SBRC fell on the proposed re-development site itself, nor were any revealed immediately adjacent to the site. Therefore, the proposed re-development will have no impact upon any local designated sites as the works are due to remain within the site boundary.

Habitats:

Priority Habitats: No habitats of conservation concern were located on the site itself. Therefore, the proposed scheme of works will not impact upon any rare or valuable habitats.

Species:

Amphibians (including great crested newts): The site could be used by commuting amphibians as it is well connected to the surrounding landscape and there are nine ponds within a 500m radius, with no significant barriers between them and the site. The mixed woodland on site could be utilised by amphibians in their terrestrial phase; however, under the current proposals, this habitat is to be retained, with only three trees removed centrally, and a line of trees adjacent to the existing structure removed. Therefore, a herptile method statement is required to ensure no harm to any specimens that may be using the site during the construction phase.

Badgers (*Meles meles*): At the time of surveying no evidence of badgers (e.g. latrines, paths, setts, etc) were identified on site or within 50m of it. However, the site is well connected to the surrounding landscape, and the woodland area on site could be utilised as a suitable sett creation feature. Therefore, if the works do not commence within six months of the survey date (3rd of February 2026), an updated badger survey should be undertaken.

Precautionary measures are recommended to be undertaken during the construction phase to ensure no harm comes to any badgers that may be utilising the site. While construction works are being undertaken, excavations should be left closed overnight, or a mammal ladder installed. The ladder needs to be of a size suitable for badgers and can be constructed from a piece of wood/timber.

Bats: To limit the potential impacts of artificial light on commuting/foraging bats on site and within the wider landscape, an Artificial Lighting Plan is required. This lighting plan must be in accordance with the provisions set out by the Institute of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/23: Bats and Artificial Lighting in the UK, and must comply with the following general guidance: Any artificial lighting installed on site during construction and post-development must face downwards to limit the spill of artificial light onto the wider landscape, in particular the woodland located on the south of the site. It is also recommended that all external artificial lighting post-development is sensored (such as PIR sensored) and is only triggered by large bodies (so that moths or other small objects do not cause the lights to turn on). It is also recommended that this lighting plan incorporates 'dark zones' around bat foraging/commuting habitats on site. These measures will minimise the negative impacts artificial light could have upon foraging and commuting bats in the area.

Birds: Due to there being suitable bird breeding habitat within the site all building works should be undertaken outside of the bird breeding season (March to August). If vegetation is required to be removed during the bird breeding season, then a further inspection by a suitably qualified ecologist is required no more than twenty-four hours before these are to be removed. This is to ensure that no active nest site is illegally destroyed, due to the protection afforded to all active bird nests under the Wildlife and Countryside Act 1981. If an active nest is found by a site inspection, an exclusion zone around the nest will be necessary, where no vegetation removal can take place, to preserve this feature until the chicks have fledged the nest.

To compensate for the expected loss of two blackbird (*Turdus merula*) nests and two wren (*Troglodytes troglodytes*) nests, a minimum of four compensatory suitable bird boxes are required to be installed in suitable areas on site post-development. Bird boxes installed on buildings should face between north and east to avoid the strong sunlight and wet winds. Boxes installed on trees can face any direction as the trees will provide shelter however the entrance must be kept clear of branches and vegetation. All bird enhancements must be situated in a way that prevents access to predators such as cats.

Hedgehogs (*Erinaceus europaeus*): If hedge or dense vegetation is cleared between the 1st of November and the 31st of March, then an inspection by a suitably qualified ecologist is required to ensure no hibernating hedgehogs are present on site. It is recommended that precautionary measures are incorporated if construction is undertaken at other times of the year. This will be to create provisions for hedgehogs to escape from all trenches dug into the ground, by creating slopes or providing ramps at the end of each working day. Any pipework left on site that is greater than 150mm in diameter will need to be planked off. Should this information be strictly adhered to, then the development works will not negatively impact on the local mammal populations.

Invasive Species: The Himalayan cotoneaster (*Cotoneaster simonsii*) and rhododendron (*Rhododendron ponticum*) present on site are recognised under Schedule 9 of The Wildlife and Countryside Act 1981. In addition, although not formally identified in Schedule 9 of the Wildlife and Countryside Act 1981, the buddleia (*Buddleja davidii*) and cherry laurel (*Prunus laurocerasus*) on site are non-native and exhibiting invasive characteristics. As such, these species are recommended to be removed from the site following an Invasive Non-Native Species removal plan. They can be replaced and enhanced with a variety of native species, such as hawthorn (*Crataegus monogyna*), holly (*Ilex aquifolium*), and wild cherry (*Prunus avium*).

Reptiles: The site could be used by commuting/dispersing reptiles as the site is well connected to the surrounding landscape, and the woodland provides suitable habitat to support them. Therefore, a herptile method statement is required to ensure no harm to any specimens that may be using the site during the construction phases.

Site Enhancements:

For the proposed site enhancements, please see **Section 5.4** of this report.

Biodiversity Net Gain:

Biodiversity net gain needs to be ensured within the scheme of work, and this will be devised utilising the latest DEFRA metric.

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1. Introduction

1.1 Report Rationale

This report has been prepared at the request of WS Planning & Architecture. It relates to the proposed re-development works at Slaugham Garden Nursery, Staplefield Road, Slaugham, West Sussex, RH17 6AG (Central OS Grid Reference: TQ 25474 28139). This survey effort involved both a desktop study and field survey being undertaken.

The main purpose of this assessment was to identify the broad habitats (as stated in the UK Habitat Classification Version 2.0) and the flora species present within the survey area, with any further evidence of protected species usage and/or features of potential ecological interest also included.

The field survey was carried out on the 3rd of February 2026 by **Mr. Matthew Cotterill:** PGDip, Senior Ecologist and **Miss. Katherine Ward:** MSc, Assistant Ecologist.

1.2 Site Description and Works

The site is located in the small village of Slaugham, located in the Mid Sussex district of West Sussex.

The site measures approximately 0.3ha and contains a number of habitats. These include buildings, built linear features, developed land, sparsely vegetated urban land, and woodland. The habitats on site could have the potential to support a number of protected species. The photographs of the site can be found within **Appendix E**.

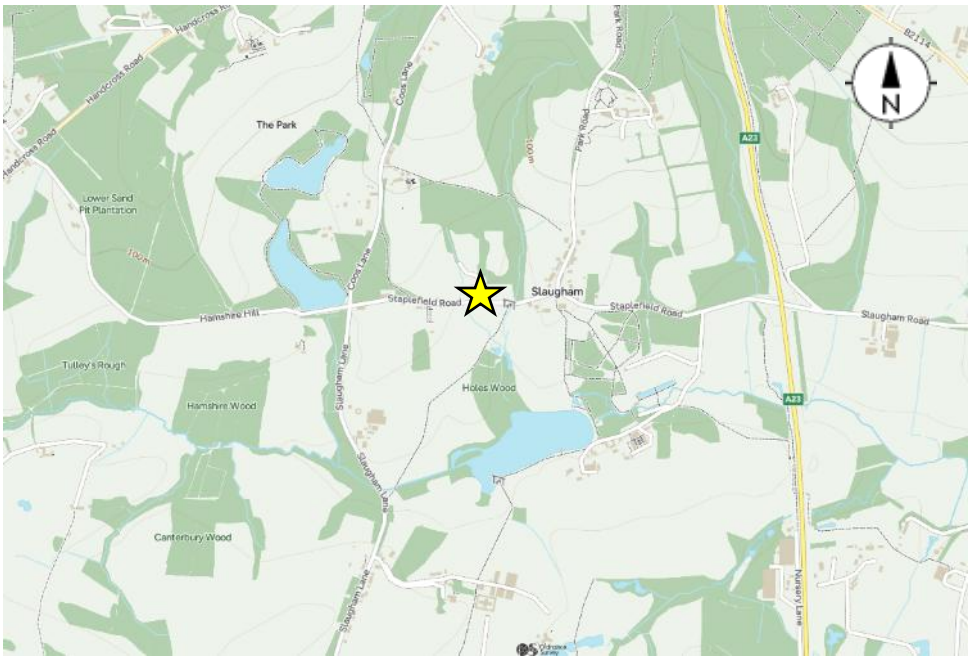
Within the wider landscape further habitats are present. These come in the form of amenity grass, arable land, hard standing ground, hedgerows, improved grassland, residential dwellings (and their associated gardens/yards), scattered trees, standing water, and woodland. This shows that the habitats in the area surrounding the site have the potential to support protected species.

Under the current proposals, the existing barn is to be converted into a residential dwelling, with associated driveway and landscaping works. Overall, this will result in both the permanent and temporary loss and/or alteration of some of the habitats located on the proposed re-development site.

Figure 1: An aerial map showing the boundary of the site at Slaugham Garden Nursery, Slaugham (as shown by the red outline).

Figure 2: An aerial map showing the site at Slaugham Garden Nursery, Slaugham (as shown by the yellow star) in relation to some of the local landscape.

Figure 3: An OS map obtained from the Ordnance Survey website showing the location of Slaugham Garden Nursery, Slaugham (as shown by the yellow star).



2. Survey Methodology

2.1 Desktop Survey

A variety of resources were independently consulted to assess the known local records within the nearby area and the importance of the site within the local landscape from an ecological perspective. The resources used were the Local Records Centre, www.naturalengland.org.uk, www.ordnancesurvey.co.uk, Google Maps, Google Earth, and Bing Maps. A search of other relevant nature conservation information was made through the use of the Multi-Agency Geographic Information for the Countryside (MAGIC) database.

The local records centre was contacted to provide data on all protected species and sites within 2km of the proposed development site. Sussex Biodiversity Record Centre (SBRC) was the relevant local record centre for this project.

2.2 Field Survey

A Preliminary Ecological Appraisal (previously referred to as an Extended Phase 1 Habitat Survey) was carried out using the method outlined in The UK Habitat Classification Version 2.0. This method aims to map and describe the broad habitat types and notable features present on the surveyed site.

The classification of the habitats themselves was done using the definitions outlined in UK Habitat Classification (UKHAB) in *The UK Habitat Classification Version 2.0 (2023).*

As part of the field survey, the floral species will be identified and noted down. This will consider the dominant, abundant, frequent, occasional, and rare (DAFOR) species within each habitat on the survey site. The impacts of the proposed development scheme will be assessed by this report.

Each habitat will be assessed for the presence and/or the potential presence of protected species. The impacts of the proposed scheme of works on all potential protected species on site will be assessed. From this, either remedial action or recommended phase 2 presence/absence surveys will be devised.

Habitat Surveys can be carried out at any time of the year, with the optimal time period falling between the months of April through until September. This survey was carried out in February 2026, which is outside the optimal time period for flora surveys. Elite Ecology feels confident that this report reflects an accurate representation of the site's suitability for protected species to be present.

All sites surveyed by Elite Ecology will be run against the relevant Local Wildlife Site Criteria to assess whether they meet the required standards.

3. Desktop Survey Results

3.1 Statutory Sites

The ecological data received from Sussex Biodiversity Record Centre (SBRC) revealed one statutory protected site (e.g., LNR, SSSI, SPA, SAC, or Ramsar) within the 2km radius of the site, this was a Site of Special Scientific Interest (SSSI):

Site Name	Designation	Approx. Distance (m)	Heading
Cow Wood and Harry's Wood	SSSI	1,848	NE

3.2 Non-statutory Sites

The ecological data received from SBRC revealed three non-statutory protected sites within 2km radius of the site. These were Local Wildlife Sites (LWS):

Site Name	Designation	Approx. Distance (m)	Heading
Darkalley Ghyll and Canadian Valley Ghyll	LWS	1,761	N
Mill Pond	LWS	242	S
Orange Gill and Homestead Wood	LWS	120	E

3.3 Woodland Sites

The information provided by SBRC and the Multi-Agency Geographic Information for the Countryside (MAGIC) database revealed ten Ancient and Semi Natural Woodland (ASNW) and Ancient Replanted Woodland (ARW) sites within the 2km search radius.

Site Name	Designation	Approx. Distance (m)	Heading
Anne's Wood	ASNW	1,814	S
Anne's Wood West	ASNW	1,736	SW
Canterbury Wood	ASNW	1,217	SW
Hamshire Wood	ASNW	783	SW
Hoadlands Wood	ARW	1,742	N
Holes Wood	ASNW	242	S
Homestead Wood	ASNW	120	E
Scotchbank Wood	ASNW	753	NW
Tulley's Wood	ASNW	1,211	SW
Warren Wood	ASNW	1,607	NW

3.4 Regionally Important Geological Sites (RIGS)

The information provided by SBRC revealed the presence of one Local Geological Sites (LGS) within 2km of the search radius. This is shown in the table below:

Site Name	Designation	Approx. Distance (m)	Heading
Cow Wood, Handcross	LGS	1,848	NE

3.5 Priority Habitats

The MAGIC database revealed seven priority habitats within 500m of the survey site. These were in the form of Deciduous Woodland:

Broad Habitat	Habitat Type	Approx. Distance (m)	Heading
Woodland	Deciduous Woodland	95	E
Woodland	Deciduous Woodland	203	S
Woodland	Deciduous Woodland	272	NW
Woodland	Deciduous Woodland	308	W
Woodland	Deciduous Woodland	425	SE
Woodland	Deciduous Woodland	485	SW
Woodland	Deciduous Woodland	494	NE

3.6 Species Records

3.6.1 Amphibians

Within the ecological data search provided by SBRC, five amphibian species were revealed within 2km of the survey site. These were common frog (*Rana temporaria*), common toad (*Bufo bufo*), great crested newt (*Triturus cristatus*), palmate newt (*Lissotriton helveticus*), and smooth newt (*Lissotriton vulgaris*). The closest record to the site was of common frog, recorded approximately 695m to the west of the site centroid.

The ecological data available on the Multi-Agency Geographic Information for the Countryside (MAGIC) database revealed that there have been four Great Crested Newt Survey Licence returns within 2km of the survey site. The closet occurrence to the site was located approximately 1474m to the south-east of the site centroid and confirmed the presence of great crested newts. In addition, one great crested newt pond survey was revealed to have taken place between 2017 and 2019 within 2km of the site. The survey was located approximately 1,984m to the south-east of the site centroid and revealed that the pond had poor suitability to support great crested newts, and that they were absent from this pond. The ecological data also revealed that there has been one granted European Protected Species Application for great crested newts within 2km of the development site. This was located 1586m to the north-west of the development site.

3.6.2 Birds

Within the ecological data set received by SBRC, fifty-three bird species were revealed. The closest record to the site was of grey wagtail (*Motacilla cinerea*), recorded approximately 392m to the south-east of the site centroid. A table with the collated bird species recorded can be found within **Appendix B**.

3.6.3 Crustaceans

Within the ecological data search provided by SBRC, no records relating to crustaceans were revealed.

3.6.4 Fish

Within the ecological data search provided by SBRC, three records relating to fish species were revealed within 2km of the site. These were brown/sea trout (*Salmo trutta*), bullhead (*Cottus perifretum*) and European eel (*Anguilla anguilla*). These records were all recorded approximately 1,808m to the south-east of the site centroid.

3.6.5 Flora

Within the ecological data search provided by SBRC, sixty-eight floral species were revealed. The closest records to the site were of bluebell (*Hyacinthoides non-scripta*), and ragged robin (*Silene flos-cuculi*), both recorded approximately 106m to the east of the site centroid. A table with the collated floral species recorded can be found within **Appendix B**.

3.6.6 Fungi

Within the ecological data search provided by SBRC, twenty-one records relating to fungi were revealed within 2km of the site. The closest record was of spangle waxcap (*Hygrocybe insipida*), recorded approximately 203m to the east of the site centroid. A table with the collated fungus species recorded can be found within **Appendix B**.

3.6.7 Invertebrates

Within the ecological data search provided by SBRC, forty-eight invertebrate records were identified within a 2km radius of the site. The closest occurrences to the survey site were downy emerald (*Cordulia aenea*), and scarce chaser (*Libellula fulva*), both recorded approximately 442m to the south of the site centroid. A table of the collated invertebrate species can be found in **Appendix B**.

3.6.8 Mammals

Bats

Within the ecological data search provided by SBRC, eleven known species of bat were revealed within the 2km search radius.

The UKBAP species recorded in the search were barbastelle (*Barbastella barbastellus*), brown long-eared (*Plecotus auritus*), noctule (*Nyctalus noctula*), and soprano pipistrelle (*Pipistrellus pygmaeus*) bats. The non-BAP species recorded in the search were Alcathoe (*Myotis alcathoe*), common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's (*Myotis daubentonii*), Nathusius's pipistrelle (*Pipistrellus nathusii*), Natterer's (*Myotis nattereri*), serotine (*Cnephaeus serotinus*) and whiskered (*Myotis mystacinus*) bats.

In addition to this, some records of unidentified bat (*Chiroptera* indet.), unidentified long-eared species (*Plecotus* sp.), unidentified myotis (*Myotis* sp.), and unidentified pipistrelle (*Pipistrellus* sp.) specimens were revealed. The closest record to the survey site was of soprano pipistrelle bat, recorded approximately 32m to the east of the site centroid.

The ecological data available on the MAGIC database revealed that there have been four Granted European Protected Species Applications for bats within 2km of the site centroid. The closest record to the survey site was for brown long-eared (*Plecotus auritus*) and common pipistrelle (*Pipistrellus pipistrellus*) bats, located approximately 685m to the south-east of the site centroid.

Other Mammals

The ecological data search provided by SBRC revealed seven other mammal species within the 2km search radius. These were American mink (*Neovison vison*), grey squirrel (*Sciurus carolinensis*), hazel dormouse (*Muscardinus avellanarius*), hedgehog (*Erinaceus europaeus*), muntjac (*Muntiacus reevesi*), polecat (*Mustela putorius*), and rabbit (*Oryctolagus cuniculus*). The closest occurrence to the site was of rabbit, recorded approximately 108m to the east of the site centroid.

The ecological data available on the MAGIC database revealed that there have been one Granted European Protected Species Application for hazel dormice within 2km of the site centroid. This record was located 1790m to the north-east of the site centroid.

3.6.9 **Molluscs**

Within the ecological data search provided by SBRC, no mollusc records were identified within 2km of the site.

3.6.10 **Reptiles**

Within the ecological data search provided by SBRC, two reptile species were identified within 2km of the survey site. These were grass snake (*Natrix helvetica*), and slow worm (*Anguis fragilis*). The closest occurrence to the survey site was of grass snake, recorded approximately 320m to the south-east of the site centroid.

4. Field Survey

4.1 Habitats

The preliminary ecological appraisal survey revealed multiple habitats on site. The phase 1 habitat map, habitat codes and target notes for the site are located within **Appendix D**. The following habitats were recorded on site and in the surrounding area (in habitat code order):

4.1.1 u1b – Developed Land; Sealed Surface

Several areas of developed land are present on site in the form of an access track and hard standing ground surrounding the building. This habitat is of no ecological significance.

4.1.2 u1b5 – Buildings

There is one building (**B1**) and two containers (**B2** and **B3**) located centrally on the survey site.

Figure 4: An aerial map of the site at Slaugham Garden Nursery, Slaugham with the locations of the building **B1** shown (red outline).

B1 – Storage Building

External Inspection

B1 is a detached storage building with an approximate footprint of 100m². The walls are constructed with metal sheets and feature a large metal door. The roof is gable shaped, constructed of metal and features plastic skylights. Three of the skylights are missing their plastic coverings, leaving three large holes in the roof of the building, providing a potential access point for protected species. No evidence of externally nesting birds or roosting bats was identified during the external inspection of the structure.

Internal Inspection

The internal walls of the structure are constructed with metal, and the roof is supported by steel beams. The open skylights present on the roof allow natural light to permeate the internal of the structure. Four bird nests, and a large amount of bird droppings were identified internally. These were two blackbird (*Turdus merula*) nests and two wrens (*Troglodytes troglodytes*) nests. No anecdotal evidence of internally roosting bats was identified during the internal inspection.

B2 – Container

B2 is a small container located on the east of the development site. This building was found to have no features suitable for protected species and there was no evidence of nesting birds or roosting bats identified.

B3 – Container

B3 is a container located at the north of the development site. This structure was found to have no features suitable for protected species and there was no evidence of nesting birds or roosting bats identified.

Summary of Building Inspection

Due to the amount of potential ingress/egress points and suitable roosting features, the structure was deemed as having the following bat and bird potentials.

Table 1: The potentials of the building **B1**, **B2** and **B3** to support roosting bats and nesting birds, and the number of bat emergence surveys and surveyors required on the structure at Slaugham Garden Nursery, Slaugham.

Building Reference	Bat Potential	Bird Potential	Number of bat emergence surveys required	Number of surveyors required
B1	**Negligible**	**High**	N/A	N/A
B2	**Negligible**	**Negligible**	N/A	N/A
B3	**Negligible**	**Negligible**	N/A	N/A

Table 2: Low/Moderate/High potential building(s) survey recommendations. The full guidance can be found in the Bat Conservation Trust Good Practice Survey Guidelines. These guidelines are what all local authorities abide by.

Table 7.2. Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability or PRF-I	Moderate roost suitability	High roost suitability or PRF-M
One survey visit. One dusk emergence survey[a] (structures). No further surveys required (trees).	Two separate dusk emergence survey visits[b].	Three separate dusk emergence survey visits[b].

a Structures that have been categorised as low potential can be problematic and the number of surveys required should be judged on a case-by-case basis (see para 5.2.44). In some cases, more than one survey may be needed, particularly where there are several buildings in this category.

b Multiple survey visits should be spread out to sample as much of the recommended survey period (see Table 7.1) as possible; it is recommended that surveys are spaced at least three weeks apart, preferably more.

4.1.3 u1f – Sparsely Vegetated Urban Land

A large proportion of the northern section of the site consists of sparsely vegetated urban land. This habitat features occasional occurrences of bramble (*Rubus fruticosus* agg.), common fleabane (*Pulicaria dysenterica*) and creeping cinquefoil (*Potentilla reptans*), with rare occurrences of bristly ox-tongue (*Helminthotheca echioides*), buddleia (*Buddleja davidii*), cleavers (*Galium aparine*), common ragwort (*Jacobaea vulgaris*), creeping thistle (*Cirsium arvense*), moss species (*Bryophyta* sp.), mullein (*Verbascum thapsus*), rough hawkbit (*Leontodon hispidus*), smooth cat's ear (*Hypochaeris glabra*), and wild strawberry (*Fragaria vesca*). This habitat includes patches of bare ground, ruderal and ephemeral vegetation, and small patches of grassland. This habitat has the potential to support protected species in foraging, commuting and as refugia in a limited capacity.

This habitat is currently being used to store building materials, including Heras fencing, bricks and tiles stacked on pallets, and machinery. In addition, there are stacks of empty pallets, and piles of discarded wood. This has limited potential to be used as refugia by protected species.

4.1.4 u1e 612 – Built Linear Features

UKHAB Secondary Code(s)	Definition
612	Fence

A metal chain link fence runs along the southern boundary of the site, with a metal palisade fence and gate running across the access opening for the site. The fence was found to be in good condition and would prevent the movement of ground commuting species. However, within this site it has minimal effect due to it not enclosing any of the major boundaries. In addition, there was a small area of wooden fencing within the woodland, forming a small sitting area. This was found to be in poor condition. This habitat does not have any real ecological importance.

4.1.5 **w1h5 – Other Woodland; Mixed; Mainly Broadleaved**

There is a patch of woodland present on the southern section of the development site. The canopy is formed of frequent occurrences of cherry laurel (*Prunus laurocerasus*) and Lawson's cypress (*Chamaecyparis lawsoniana*), and occasional occurrences of ash (*Fraxinus excelsior*) and English oak (*Quercus robur*). Species occurring rarely in the canopy include blue atlas cedar (*Cedrus atlantica*), cornelian cherry (*Cornus mas*), goat willow (*Salix caprea*), London plane (*Platanus × acerifolia*), and yew (*Taxus baccata*).

The understorey of the woodland is formed of frequent occurrences of cherry laurel (*Prunus laurocerasus*), Japanese laurel (*Aucuba japonica*), and hazel (*Corylus avellana*), with rare occurrences of buddleia (*Buddleja davidii*), Himalayan cotoneaster (*Cotoneaster simonsii*), holly (*Ilex aquifolium*), privet (*Ligustrum ovalifolium*), rhododendron (*Rhododendron ponticum*), and silver birch (*Betula pendula*). The ground layer consists of frequent occurrences of bramble (*Rubus fruticosus*).

This habitat has the potential to support a variety of protected species in foraging and commuting, and as refugia. It should be noted that no trees in this habitat were identified as having features to support roosting bats.

4.2 Species

The preliminary ecological appraisal survey revealed that the habitats that have been outlined for the proposed development area do contain protected species potential. The following assessment has also considered the adjacent habitats and connectivity to the wider landscape for all protected and rare species.

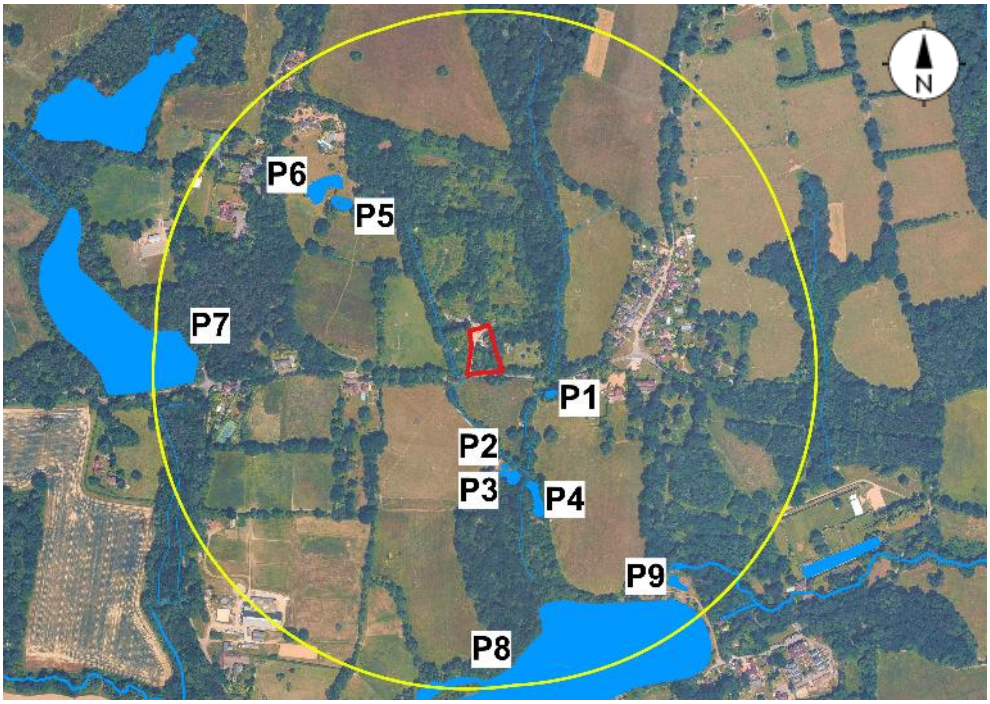
4.2.1 **Amphibians (including great crested newts)**

The woodland located on site has the potential to support amphibians whilst in their terrestrial phase and there is suitable habitat located adjacent to the site in the form of tall forbs. However, there are no ponds located on-site or immediately adjacent.

There are nine ponds located within a 500m radius of the development site. This can be seen in **Figure 5**. The closest waterbody to the site, **P1**, is located approximately 80m to the south-east of the site, situated in a private garden. There are two additional ponds **P2** and **P3** located in an adjacent field approximately 220m from the site and the ponds **P8** and **P9** are located 480m to the south. There is a small road separating **P1** to **P3**, and **P8** and **P9** from the site, but this is not likely to be a significant constraint as the road is narrow, and not likely to be busy. The waterbodies **P5** and **P6** are located approximately 310m to the north-west of the development site, with no significant barriers between them and the site. The waterbody **P7** is located approximately 478m to the west of the development site, and is well connected, with only a small road separating it from the site.

As such, the site has the potential to contain amphibians. Under the current proposals, the site is to be converted for residential use, which will not result in significant disturbance or extra footfall. The woodland area is to be retained, with only three trees removed centrally, and a small strip to be removed adjacent to the existing building. Therefore, precautionary measures are deemed appropriate to ensure that no amphibians are harmed during the construction phase (please see **Section 5.3**).

Figure 5: An aerial map of the site at Slaugham Garden Nursery, Slaugham (red outline) showing the location of ponds (blue fill) and ditches (blue lines) within a 500m buffer zone (yellow outline) of the site.



4.2.2 Badgers (*Meles meles*)

No evidence of badgers (e.g. latrines, paths, setts, etc) were identified on site or within 50m of it. However, the woodland present onsite provides a suitable sett creation feature, and they are likely to be present in the local landscape. Badgers could commute through the site and therefore, precautionary measures are required for the site, these are outlined in **Section 5.3**.

4.2.3 Bats

The site was deemed as having a negligible potential to support roosting bats, due to the lack of potential roosting features found on the trees and buildings onsite.

The woodland found at the south of the development site has **high** potential to support commuting and foraging bat species, and it is well connected to other suitable features in the surrounding landscape. Due to this, further precautionary measures are required (please see **Section 5.3** for additional information).

4.2.4 **Birds**

The woodland area located on site is likely to support breeding birds, and the building **B1** was confirmed to contain two blackbird (*Turdus merula*) nests, and two wren (*Troglodytes troglodytes*) nests. Due to this, further compensatory and precautionary measures are required to ensure that no birds are harmed during the construction phase (please see **Section 5.3**).

4.2.5 **Crustaceans**

The habitats on site are not likely to support any rare or protected species of crustacean, and the impact has been deemed **negligible**. No further consideration is required.

4.2.6 **Fish**

There are no suitable habitats on site with the potential to support protected fish species, and therefore, no further consideration is required.

4.2.7 **Flora**

The site contains no protected floral species, and the habitats are not considered likely to support any. As such, the potential for protected flora species to be affected is **negligible**.

The Himalayan cotoneaster (*Cotoneaster simonsii*) and rhododendron (*Rhododendron ponticum*) present on site are recognised under Schedule 9 of the Wildlife and Countryside Act 1981. In addition, although not formally identified in Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), the buddleia (*Buddleja davidii*) and cherry laurel (*Prunus laurocerasus*) on site are non-native and exhibiting invasive characteristics. As such, further action is required to ensure that these species are removed from the site (see **Section 5.3** for additional information).

4.2.8 **Hazel Dormouse (*Muscardinus avellanarius*)**

The mixed woodland found on the south of the survey site has the potential to support hazel dormice in foraging, commuting, and as refugia and it is well connected to other suitable features within the surrounding landscape. In addition, hazel dormice were recorded as present in the local landscape in the ecological data search provided by SBRC. However, under the current proposals, the site is to be converted for residential use, which will not result in significant disturbance or extra footfall. The woodland area is to be retained, with only three trees removed centrally, and a small strip to be removed adjacent to the existing building. As such, the impact is deemed **negligible** and no further survey effort is required.

4.2.9 **Hedgehogs (*Erinaceus europaeus*)**

The woodland present on site has the potential to support hedgehogs in foraging and commuting, and as refugia. In addition, hedgehogs were recorded as present in the local landscape in the ecological data search provided by SBRC. As such, further precautionary action is required to ensure that hedgehogs that may be utilising the site are not harmed during the construction phase (please see **Section 5.3**).

4.2.10 **Invertebrates**

The habitats on site have the potential to support a variety of common invertebrate species. However, there is no significant vegetation to support rare or protected species, and therefore, no further survey effort is required. It is recommended that enhancements are to be incorporated into the site to increase future invertebrate presence and diversity (please see **Section 5.4**).

4.2.11 **Molluscs**

The habitats on site are not likely to support any rare or protected species of molluscs, and the impact has been deemed **negligible**. No further survey effort is therefore required.

4.2.12 **Otters (*Lutra lutra*)**

The site contains no suitable habitat to support otters, and the impact is therefore deemed **negligible**. No further survey effort is required.

4.2.13 **Reptiles**

The woodland present on site has the potential to support commuting/dispersing reptile species, and the development site is well connected to the surrounding landscape. Reptiles could also utilise the areas adjacent to the woodland for basking, including the sparsely vegetated urban land, and the developed land. As such, further precautionary measures are required to ensure that any reptiles utilising the site are not harmed by the construction phase (please see **Section 5.3**).

4.2.14 **Water Voles (*Arvicola amphibius*)**

The site contains no suitable habitat to support water voles, and the impact is therefore deemed **negligible**. No further survey effort is required.

4.3 Potential Impacts of the Works

Based upon the results from the desktop survey, field survey and using a degree of academic supposition, the uncompensated development impacts have been summarised as follows:

Species	Impact and Justification	
	Construction Phase	Operational Phase
Amphibians	**Low** Low risk of death, injury, and/or disturbance of amphibians on-site during construction phase caused by workers, materials, plant, vehicles, and/or machinery etc.	**Negligible** Little to no adverse impacts to amphibians during the operational phase as habitat is to be retained.
Badgers	**Moderate** Minor risk of death and/or injury of foraging/commuting badgers on site during construction, caused by the potential digging of deep trenches and/or excavations.	**Negligible** Badgers not currently utilising the site so little to no adverse impacts during the operational phase.
Bats	**Moderate** Possible reduction in bat foraging/commuting habitat during construction Possible disturbance and/or fragmentation effects caused by poor luminaire design during construction.	**Low** Possible reduction in bat foraging/commuting habitat during the operational phase of the development. Possible disturbance and/or fragmentation effects caused by poor luminaire design during the operational phase of the development.
Birds	**High** High risk of destruction and/or disturbance of active bird nest(s) during dense vegetation clearance and building renovation.	**High** Increased habitat fragmentation and minor loss of nesting habitat**.**
Crustaceans	**Negligible** No suitable habitat is found on site.	**Negligible** No suitable habitat is found on site.
Fish	**Negligible** No suitable habitat is found on site.	**Negligible** No suitable habitat is found on site.
Flora	**Negligible** No habitats on site have been deemed as suitable for protected flora species therefore the construction phase will have negligible impacts on flora species.	**Negligible** No habitats on site have been deemed suitable for protected flora species therefore the operational phase will have negligible impact on flora species.
Hazel Dormice	**Negligible** Little to adverse impacts to dormice on site during the construction phase due to the limited scope of the works.	**Negligible** Little to no adverse impacts to hazel dormice during the operational phase, as no suitable habitat is to be removed.
Hedgehogs	**Low** Minor risk of death and/or injury of foraging/commuting badgers on site during construction, caused by the potential digging of deep trenches and/or excavations.	**Low** The scheme of works is unlikely to significantly impact any current habitats used by the species therefore the impacts have been deemed as low.

Invasive Species	**High** The Himalayan cotoneaster (*Cotoneaster simonsii*) and rhododendron (*Rhododendron ponticum*) present on site are both recognised under Schedule 9 of The Wildlife and Countryside Act 1981 and is recommended to be removed from the site. Although not formally identified in Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), the buddleia (*Buddleja davidii*) and cherry laurel (*Prunus laurocerasus*) on site are exhibiting invasive characteristics and are recommended to be removed from the site.	**High** The Himalayan cotoneaster (*Cotoneaster simonsii*) and rhododendron (*Rhododendron ponticum*) present on site are both recognised under Schedule 9 of The Wildlife and Countryside Act 1981 and is recommended to be removed from the site. Although not formally identified in Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), the buddleia (*Buddleja davidii*) and cherry laurel (*Prunus laurocerasus*) on site are exhibiting invasive characteristics and are recommended to be removed from the site.
Invertebrates	**Low** Suitable invertebrate habitat will be removed as part of the development.	**Low** Suitable invertebrate habitat will be removed as part of the development.
Molluscs	**Negligible** No suitable habitat is found on site.	**Negligible** No suitable habitat is found on site.
Otters	**Negligible** No suitable habitat is found on site.	**Negligible** No suitable habitat is found on site.
Reptiles	**Low** Minor risk of death and/or injury during construction phase caused by workers, materials, plant, vehicles and/or machinery.	**Negligible** Little to no adverse impacts to reptiles during the operational phase.
Water Voles	**Negligible** No suitable habitat is found on site.	**Negligible** No suitable habitat is found on site.

5. Recommendations

5.1 Designated Sites

No designated sites that were revealed by the ecological data search provided by Sussex Biodiversity Record Centre (SBRC) fell on the proposed re-development site itself, nor were any located immediately adjacent to the site. Therefore, the proposed re-development will have no impact upon any local designated sites as the works are due to remain within the site boundary.

5.2 Habitats

5.2.1 Priority Habitats

No habitats of conservation concern were located on the site itself. Therefore, the proposed scheme of works will not impact upon any rare or valuable habitats.

5.3 Species

The site was found to contain the potential to support protected and/or rare species. Therefore, the following recommendations are required for the site:

5.3.1 Amphibians (including great crested newts)

The site could be used by commuting amphibians as it is well connected to the surrounding landscape and there are nine ponds within a 500m radius, with no significant barriers between them and the site. The mixed woodland on site could be utilised by amphibians in their terrestrial phase. However, under the current proposals, this habitat is to be retained, with only three trees removed centrally, and a line of trees adjacent to the existing structure removed. Therefore, a herptile method statement is required to ensure no harm to any specimens that may be using the site during the construction phase.

5.3.2 Badgers (*Meles meles*)

At the time of surveying no evidence of badgers (e.g. latrines, paths, setts, etc) were identified on site or within 50m of it. However, the site is well connected to the surrounding landscape, and the woodland on site could be utilised as a suitable sett creation feature. Therefore, if the works do not commence within six months of the survey date (3rd of February 2026), an updated badger survey should be undertaken.

Badger surveys can be undertaken at any time of year and to allow sufficient time to obtain a Natural England badger mitigation licence (should a sett be discovered on or immediately offsite) the survey should be scheduled three months prior to the commencement of works.

Precautionary measures are recommended to be undertaken during the construction phase to ensure no harm comes to any badgers that may be utilising the site. While construction works are being undertaken, excavations should be left closed overnight, or a mammal ladder installed. The ladder needs to be of a size suitable for badgers and can be constructed from a piece of wood/timber.

5.3.3 Bats

To limit the potential impacts of artificial light on commuting/foraging bats on site and within the wider landscape, an Artificial Lighting Plan is required. This lighting plan must be in accordance with the provisions set out by the Institute of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/23: Bats and Artificial Lighting in the UK, and must comply with the following general guidance:

Any artificial lighting installed on site during construction and post-development must face downwards to limit the spill of artificial light onto the wider landscape, in particular the woodland located at the south of the site. It is also recommended that all external artificial lighting post-development is sensored (such as PIR sensored) and is only triggered by large bodies (so that moths or other small objects do not cause the lights to turn on). It is also recommended that this lighting plan incorporates 'dark zones' around bat foraging/commuting habitats on site. These measures will minimise the negative impacts artificial light could have upon foraging and commuting bats in the area.

5.3.4 Birds

Due to there being suitable bird breeding habitat within the site all building works should be undertaken outside of the bird breeding season (March to August). If vegetation and/or structures are required to be removed during the bird breeding season, then a further inspection by a suitably qualified ecologist is required no more than twenty-four hours before these are to be removed. This is to ensure that no active nest site is illegally destroyed, due to the protection afforded to all active bird nests under the Wildlife and Countryside Act 1981.

If an active nest is found by a site inspection, an exclusion zone around the nest will be necessary, where no vegetation removal can take place, to preserve this feature until the chicks have fledged the nest.

To compensate for the expected loss of two blackbird (*Turdus merula*) nests and two wren (*Troglodytes troglodytes*) nests, a minimum of four compensatory suitable bird boxes are required to be installed in suitable areas on site post-development. The following bird box models are suggested, but similar alternatives are acceptable:

- Two FSC Blackbird Nest Box
- Two Apex Robin & Wren Bird Box

Bird boxes installed on buildings should face between north and east to avoid the strong sunlight and wet winds. Boxes installed on trees can face any direction as the trees will provide shelter however the entrance must be kept clear of branches and vegetation. All bird enhancements must be situated in a way that prevents access to predators such as cats.

5.3.5 **Hedgehogs (*Erinaceus europaeus*)**

If hedge or dense vegetation is cleared between the 1st of November and the 31st of March, then an inspection by a suitably qualified ecologist is required to ensure no hibernating hedgehogs are present on site.

It is recommended that precautionary measures are incorporated if construction is undertaken at other times of the year. This will be to create provisions for hedgehogs to escape from all trenches dug into the ground, by creating slopes or providing ramps at the end of each working day.

Additionally, any pipework left on site that is greater than 150mm in diameter will need to be planked off. Should this information be strictly adhered to, then the development works will not negatively impact on the local mammal populations.

5.3.6 **Invasive Species**

The Himalayan cotoneaster (*Cotoneaster simonsii*) and rhododendron (*Rhododendron ponticum*) present on site are recognised under Schedule 9 of The Wildlife and Countryside Act 1981. In addition, although not formally identified in Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), the buddleia (*Buddleja davidii*) and cherry laurel (*Prunus laurocerasus*) on site are non-native and exhibiting invasive characteristics. As such, these species are recommended to be removed from the site following an Invasive Non-Native Species removal plan. They can be replaced and enhanced with a variety of native species, such as hawthorn (*Crataegus monogyna*), holly (*Ilex aquifolium*), and wild cherry (*Prunus avium*).

5.3.7 **Reptiles**

The site could be used by commuting/dispersing reptiles as the site is well connected to the surrounding landscape, and the woodland provides suitable habitat to support them. Therefore, a herptile method statement is required to ensure no harm to any specimens that may be using the site during the construction phases.

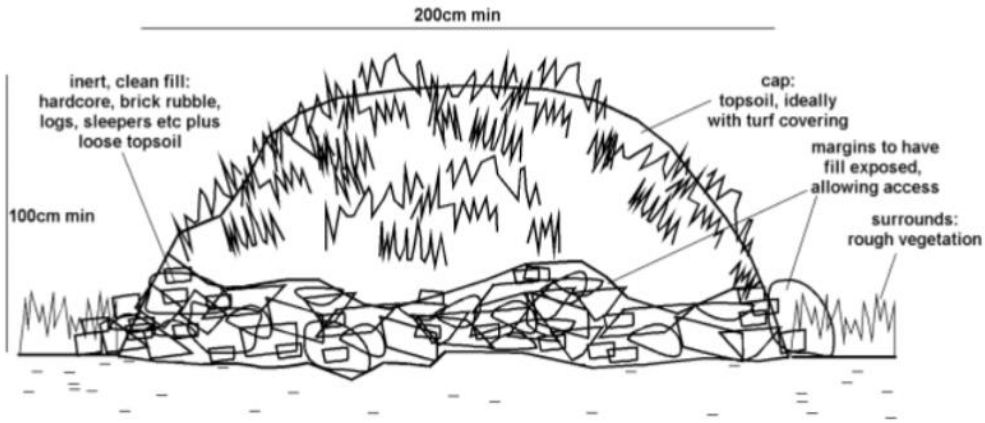
5.4 Site Enhancements

For the proposed development works, the following site enhancement measures could be incorporated into the site post-development. These measures are optional but are bespoke to the site surveyed for the enhancement of biodiversity. Once the options have been finalised, the locations of these features should be placed on a master plan.

5.4.1 **Amphibians**

It is recommended that at least one hibernaculum is included into the design scheme. These are usually comprised of rubble, rock, log piles and earth banks. An example design for the hibernacula can be seen within **Figure 6**. These hibernacula will provide cover and refugia opportunities for herptiles in the local area.

Figure 6: A diagram illustrating the recommended hibernacula (GCN Mitigation Guidelines)



5.4.2 Bats

In order to improve the roosting opportunities on site, a variety of bat boxes can be installed around the site. These can be purchased by contacting admin@eliteecology.co.uk.

The site can be enhanced by introducing a bat friendly planting scheme in the soft landscaping plan. The table below outlines species recommended by the Bat Conservation Trust, all of which could be incorporated into the site post development.

Flowers for borders	Trees, shrubs & climbers
Aubretia	Bramble
Candytuft	Common alder
Cherry pie	Dogrose
Corncockle	Elder
Corn marigold	English oak
Corn poppy	Gorse
Echniacea	Guelder rose
English bluebell	Hawthorn
Evening primrose	Hazel
Field poppies	Honeysuckle (native)
Honesty	Hornbeam
Ice plant 'pink lady'	Ivy
Knapweed	Jasmine
Mallow	Pussy willow
Mexican aster	Rowan
Michaelmas daisy	Silver birch
Night-scented stock	**Herbs**
Ox-eye daisy	Angelica
Phacelia	Bergamot
Poached egg plant	Borage
Primrose	Coriander
Red campion	English marigolds
Red valerian	Fennel
Scabious	Feverfew
St. John's Wort	Hyssop
Sweet William	Lavenders
Tobacco plant	Lemon balm
Verbena	Marjoram
Wallflowers	Rosemary
Wood forget-me-not	Sweet Cicely
Yarrow	Thyme

5.4.3 Birds

The site could be enhanced for birds by installing a variety of bird boxes on site, such as an Apex Bird Box and an Apex Robin Box. This will increase the ecological value of the site and encourage any birds which are present to nest there after the re-development has been completed. Boxes can be ordered by contacting Elite Ecology at: admin@eliteecology.co.uk.

5.4.4 Flora

At present, the site is not considered to have a diverse range of flora. Therefore, it is recommended that wildflowers are incorporated into the proposed rear garden on the new property, using native wildflower seed mixes. A variety of these can be found on the Meadowmania or Wildflower Turf webpages.

To enhance the site for the local bat and bird populations several native shrubs and herbs could be included within the 'wild meadow' which will provide excellent foraging habitat. More information on shrubs for bats can be found on the Wildlife Trust website and more information on shrubs for birds can be found on the RSPB website. There are several different shrubs to choose from, but it is important to avoid invasive species such as buddleia. More information on invasive flora can be found on the RSPB website.

5.4.5 Hedgehogs (*Erinaceus europaeus*)

The site could be enhanced for the local hedgehog population by installing at least one Eco Hedgehog Nest Box on the site. These can be ordered by contacting Elite Ecology at: admin@eliteecology.co.uk. This will create more opportunities for hedgehogs within the local landscape.

5.4.6 Invertebrates

At present, the site is not considered to be of any importance to local invertebrate populations. It is recommended that at least two Bumblebee Boxes are incorporated into the scheme, along with at least two Bug Hotels. These can be ordered by contacting Elite Ecology at: admin@eliteecology.co.uk. This will enhance the site for the local invertebrate populations, which will thus attract species further up in the trophic level.

The site would benefit from plants rich in a pollen source throughout the year to enhance the area for the potential of bees. To ensure a nectar source year-round it is important to use plants that are relevant to the season. The table below includes just a few examples of which plants thrive through the different seasons to ensure a bee friendly area.

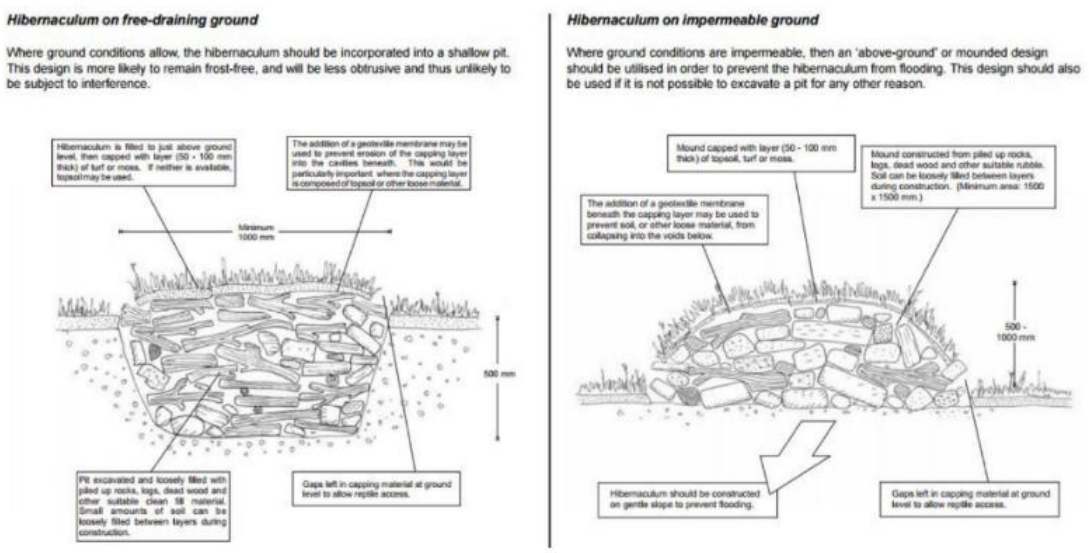
SPRING	SUMMER	AUTUMN	WINTER
• Alliums Bugle • Crab Apple • Daffodils • Flowering Cherry • Hawthorn • Sea Thrift	• Angelica sylvestris • Campanula latifolia • Comfrey • Echinops • Foxgloves • Scabious	• Aster tripolium • Common Ivy • Sedums	• Hellebores foetidus, • Salix aegyptica • Salix caprea • Winter-flowering heather

5.4.7 **Reptiles**

Hibernacula tailored for reptiles can be made of cut timber, brash, inert hardcore, bricks, rubble, rocks, tree roots, and building rubble. Example designs can be seen within **Figure 7**. The key design features of these hibernacula include:

- A sunny location.
- A well-drained section of the site.
- One of the long sides faces south.
- Access for herptiles through openings.
- Locate within suitable habitat, such as along the edge of the mixed woodland at the south of the development site.
- Minimal anthropogenic disturbance.
- Measure at least 4m length x 2m width x 1m height, but the larger the better.

Figure 7: A diagram illustrating the recommended reptile hibernacula.



5.5 Biodiversity Net Gain

Biodiversity net gain needs to be ensured within the scheme of work, and this will be devised utilising the latest DEFRA metric.

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7. Appendices

Appendix A: Site Plans

Appendix B: Desktop Study Table

Appendix C: Desktop Study Maps

Appendix D: Phase 1 Habitat Map

Appendix E: Site Photographs

Appendix F: Biodiversity Legislation and Policy

Appendix G: Bat and Artificial Light

Appendix A: Site Plans

Appendix B: Desktop Study Tables

The results within the following table are a collation of the species identified within the desktop search, undertaken by Sussex Biodiversity Record Centre (SBRC).

Amphibians	
Common Name	**Latin Name**
Common Frog	*Rana temporaria*
Common Toad	*Bufo bufo*
Great Crested Newt	*Triturus cristatus*
Palmate Newt	*Lissotriton helveticus*
Smooth Newt	*Lissotriton vulgaris*
Birds	
Common Name	**Latin Name**
Bar-headed Goose	*Anser indicus*
Barn Owl	*Tyto alba*
Bullfinch	*Pyrrhula pyrrhula*
Canada Goose	*Branta canadensis*
Cuckoo	*Cuculus canorus*
Dunnock	*Prunella modularis*
Egyptian Goose	*Alopochen aegyptiaca*
Firecrest	*Regulus ignicapilla*
Green Woodpecker	*Picus viridis*
Grey Wagtail	*Motacilla cinerea*
Hawfinch	*Coccothraustes coccothraustes*
Hobby	*Falco subbuteo*
House Martin	*Delichon urbicum*
House Sparrow	*Passer domesticus*
Kestrel	*Falco tinnunculus*
Kingfisher	*Alcedo atthis*
Lapwing	*Vanellus vanellus*
Lesser Spotted Woodpecker	*Dryobates minor*
Linnet	*Linaria cannabina*
Little Grebe	*Tachybaptus ruficollis*
Mallard	*Anas platyrhynchos*
Mandarin Duck	*Aix galericulata*
Marsh Tit	*Poecile palustris*
Meadow Pipit	*Anthus pratensis*
Mistle Thrush	*Turdus viscivorus*
Mute Swan	*Cygnus olor*
Nightingale	*Luscinia megarhynchos*
Nightjar	*Caprimulgus europaeus*
Oystercatcher	*Haematopus ostralegus*
Red Kite	*Milvus milvus*
Red-crested Pochard	*Netta rufina*
Redstart	*Phoenicurus phoenicurus*
Red-throated Diver	*Gavia stellata*
Reed Bunting	*Emberiza schoeniclus*
Ring-necked Parakeet	*Psittacula krameri*
Skylark	*Alauda arvensis*
Song Thrush	*Turdus philomelos*
Spotted Flycatcher	*Muscicapa striata*

Starling	*Sturnus vulgaris*
Stock Dove	*Columba oenas*
Swallow	*Hirundo rustica*
Swift	*Apus apus*
Tawny Owl	*Strix aluco*
Tree Pipit	*Anthus trivialis*
Tufted Duck	*Aythya fuligula*
Turtle Dove	*Streptopelia turtur*
Whitethroat	*Curruca communis*
Willow Tit	*Poecile montanus*
Willow Warbler	*Phylloscopus trochilus*
Wood Warbler	*Phylloscopus sibilatrix*
Woodcock	*Scolopax rusticola*
Woodlark	*Lullula arborea*
Yellowhammer	*Emberiza citrinella*
Fish	
Common Name	**Latin Name**
Brown/Sea Trout	*Salmo trutta*
Bullhead	*Cottus perifretum*
European Eel	*Anguilla anguilla*
Flora	
Common Name	**Latin Name**
Aggregate-headed Hawkweed	*Hieracium aggregatum*
Allseed	*Linum radiola*
American Skunk-cabbage	*Lysichiton americanus*
Bell Heather	*Erica cinerea*
Bird's-nest Orchid	*Neottia nidus-avis*
Bitter-vetch	*Lathyrus linifolius*
Bladder-sedge	*Carex vesicaria*
Bluebell	*Hyacinthoides non-scripta*
Bluebell	*Hyacinthoides non-scripta x hispanica = H. x massartiana*
Box	*Buxus sempervirens*
Chaffweed	*Lysimachia minima*
Chamomile	*Chamaemelum nobile*
Cherry Laurel	*Prunus laurocerasus*
Common Cow-wheat	*Melampyrum pratense*
Common Eyebright	*Euphrasia nemorosa*
Common Valerian	*Valeriana officinalis*
Corn Mint	*Mentha arvensis*
Cornish Heath	*Erica vagans*
Cross-leaved Heath	*Erica tetralix*
Crosswort	*Cruciata laevipes*
Devil's-bit Scabious	*Succisa pratensis*
Evergreen Oak	*Quercus ilex*
Fritillary	*Fritillaria meleagris*
Giant Hogweed	*Heracleum mantegazzianum*
Goldenrod	*Solidago virgaurea*
Grape-hyacinth	*Muscari neglectum*
Green-winged Orchid	*Anacamptis morio*
Harebell	*Campanula rotundifolia*
Hay-scented Buckler-fern	*Dryopteris aemula*
Heath Milkwort	*Polygala serpyllifolia*

Heath Speedwell	*Veronica officinalis*
Heather	*Calluna vulgaris*
Hieracium exotericum	*Hieracium exotericum*
Himalayan Balsam	*Impatiens glandulifera*
Himalayan Cotoneaster	*Cotoneaster simonsii*
Ivy-leaved Bellflower	*Wahlenbergia hederacea*
Ivy-leaved Crowfoot	*Ranunculus hederaceus*
Japanese Knotweed	*Reynoutria japonica*
Lamiastrum galeobdolon subsp. argentatum	*Lamiastrum galeobdolon subsp. argentatum*
Least Duckweed	*Lemna minuta*
Lesser Spearwort	*Ranunculus flammula*
Lousewort	*Pedicularis sylvatica*
Marsh Pennywort	*Hydrocotyle vulgaris*
Marsh Valerian	*Valeriana dioica*
Montbretia	*Crocosmia aurea x pottsii = C. x crocosmiiflora*
New Zealand Pigmyweed	*Crassula helmsii*
Pedicularis sylvatica subsp. sylvatica	*Pedicularis sylvatica subsp. sylvatica*
Peppermint	*Mentha aquatica x spicata = M. x piperita*
Pillwort	*Pilularia globulifera*
Purple Toothwort	*Lathraea clandestina*
Quaking-grass	*Briza media*
Ragged Robin	*Silene flos-cuculi*
Red Valerian	*Centranthus ruber*
Rhodendendron	*Rhododendron ponticum*
Royal Fern	*Osmunda regalis*
Rubus britannicus	*Rubus britannicus*
Sanicle	*Sanicula europaea*
Star Sedge	*Carex echinata*
Three-cornered Garlic	*Allium triquetrum*
Tormentil	*Potentilla erecta*
Virginia-creeper	*Parthenocissus quinquefolia*
Wall Cotoneaster	*Cotoneaster horizontalis*
Waterer's Cotoneaster	*Cotoneaster frigidus x salicifolius = C. x watereri*
Welsh Poppy	*Papaver cambricum*
Wild Strawberry	*Fragaria vesca*
Winter Heliotrope	*Petasites pyrenaicus*
Wood-sorrel	*Oxalis acetosella*
Yellow Azalea	*Rhododendron luteum*
Fungus	
Common Name	**Latin Name**
Crimson Waxcap	*Hygrocybe punicea*
Date Waxcap	*Hygrocybe spadicea*
Deceptive Earthtongue	*Geoglossum fallax*
False Chanterelle	*Hygrophoropsis aurantiaca*
Fibrous Waxcap	*Hygrocybe intermedia*
Goblet Waxcap	*Hygrocybe lepida*
Matt Fanvault	*Camarophyllopsis schulzeri*
Mealy Pinkgill	*Entoloma prunuloides*
Oily Waxcap	*Hygrocybe quieta*
Olive Earthtongue	*Microglossum olivaceum agg.*
Orange Polypore Mould	*Hypomyces aurantius*
Orange Waxcap	*Hygrocybe aurantiosplendens*
Pink Waxcap	*Porpolomopsis calyptriformis*
Pointed Club	*Clavaria falcata*
Resinous Bracket	*Ganoderma resinaceum*
Scarlet Caterpillar club	*Cordyceps militaris*

Sepia Bolete	*Xerocomellus porosporus*
Slimy Waxcap	*Gliophorus irrigatus*
Spangle Waxcap	*Hygrocybe insipida*
White Brain	*Exidia thuretiana*
White Dapperling	*Leucoagaricus leucothites*
Invertebrates	
Common Name	**Latin Name**
A Beetle	*Abdera biflexuosa*
A Beetle	*Agrilus laticornis*
A Beetle	*Clemnius decoratus*
A Beetle	*Lissodema denticollis*
A Beetle	*Orchesia micans*
A Beetle	*Tachinus flavolimbatus*
A Millipede	*Brachychaeteuma melanops*
A Spider	*Coelotes terrestris*
A Spider	*Marpissa muscosa*
A Spider	*Pardosa saltans*
A True Fly	*Rhingia rostrata*
Alder Leaf Beetle	*Agelastica alni*
Alfken's Mini-miner	*Andrena alfkenella*
An Ant, Bee, Sawfly or Wasp	*Crossocerus distinguendus*
An Ant, Bee, Sawfly or Wasp	*Dolichovespula media*
An Ant, Bee, Sawfly or Wasp	*Dolichovespula saxonica*
Ash-black Slug	*Limax cinereoniger*
Big-headed Mining Bee	*Andrena bucephala*
Brilliant Emerald	*Somatochlora metallica*
Brown Hairstreak	*Thecla betulae*
Cinnabar	*Tyria jacobaeae*
Common Darter	*Sympetrum striolatum*
Common Wainscot	*Mythimna pallens*
Dingy Skipper	*Erynnis tages*
Downy Emerald	*Cordulia aenea*
Feathered Gothic	*Tholera decimalis*
Great Oak Beauty	*Hypomecis roboraria*
Grizzled Skipper	*Pyrgus malvae*
Harlequin Ladybird	*Harmonia axyridis*
Hawksbeard Mining Bee	*Andrena fulvago*
Hornet Hoverfly	*Volucella zonaria*
Horse-Chestnut Leaf-miner	*Cameraria ohridella*
Lobe-spurred Furrow Bee	*Lasioglossum pauxillum*
Orange-vented Mason Bee	*Osmia leaiana*
Painted Nomad Bee	*Nomada fucata*
Purple Emperor	*Apatura iris*
Red-girdled Mining Bee	*Andrena labiata*
Red-tailed Mason Bee	*Osmia bicolor*
Roesel's Bush-cricket	*Roeseliana roeselii*
Scarce Chaser	*Libellula fulva*
Small Blue	*Cupido minimus*
Small Heath	*Coenonympha pamphilus*
Small Phoenix	*Ecliptopera silaceata*
Small Red-eyed Damselfly	*Erythromma viridulum*
Stag Beetle	*Lucanus cervus*
Variable Damselfly	*Coenagrion pulchellum*
White Admiral	*Limenitis camilla*
White Ermine	*Spilosoma lubricipeda*

Mammals	
Common Name	**Latin Name**
Alcathoe Bat	*Myotis alcathoe*
American Mink	*Neovison vison*
Barbastelle	*Barbastella barbastellus*
Bat	*Chiroptera*
Brown Long-eared Bat	*Plecotus auritus*
Common Pipistrelle	*Pipistrellus pipistrellus*
Daubenton's Bat	*Myotis daubentonii*
Grey Squirrel	*Sciurus carolinensis*
Hazel Dormouse	*Muscardinus avellanarius*
Hedgehog	*Erinaceus europaeus*
Long-eared Bat species	*Plecotus*
Muntjac	*Muntiacus reevesi*
Myotis Bat	*Myotis*
Nathusius's Pipistrelle	*Pipistrellus nathusii*
Natterer's Bat	*Myotis nattereri*
Noctule	*Nyctalus noctula*
Pipistrelle	*Pipistrellus*
Polecat	*Mustela putorius*
Rabbit	*Oryctolagus cuniculus*
Serotine	*Eptesicus serotinus*
Soprano Pipistrelle	*Pipistrellus pygmaeus*
Whiskered Bat	*Myotis mystacinus*
Whiskered/Brandt's	*Myotis mystacinus/brandtii*
Reptiles	
Common Name	**Latin Name**
Grass Snake	*Natrix helvetica*
Slow-worm	*Anguis fragilis*

Appendix C: Desktop Study Maps

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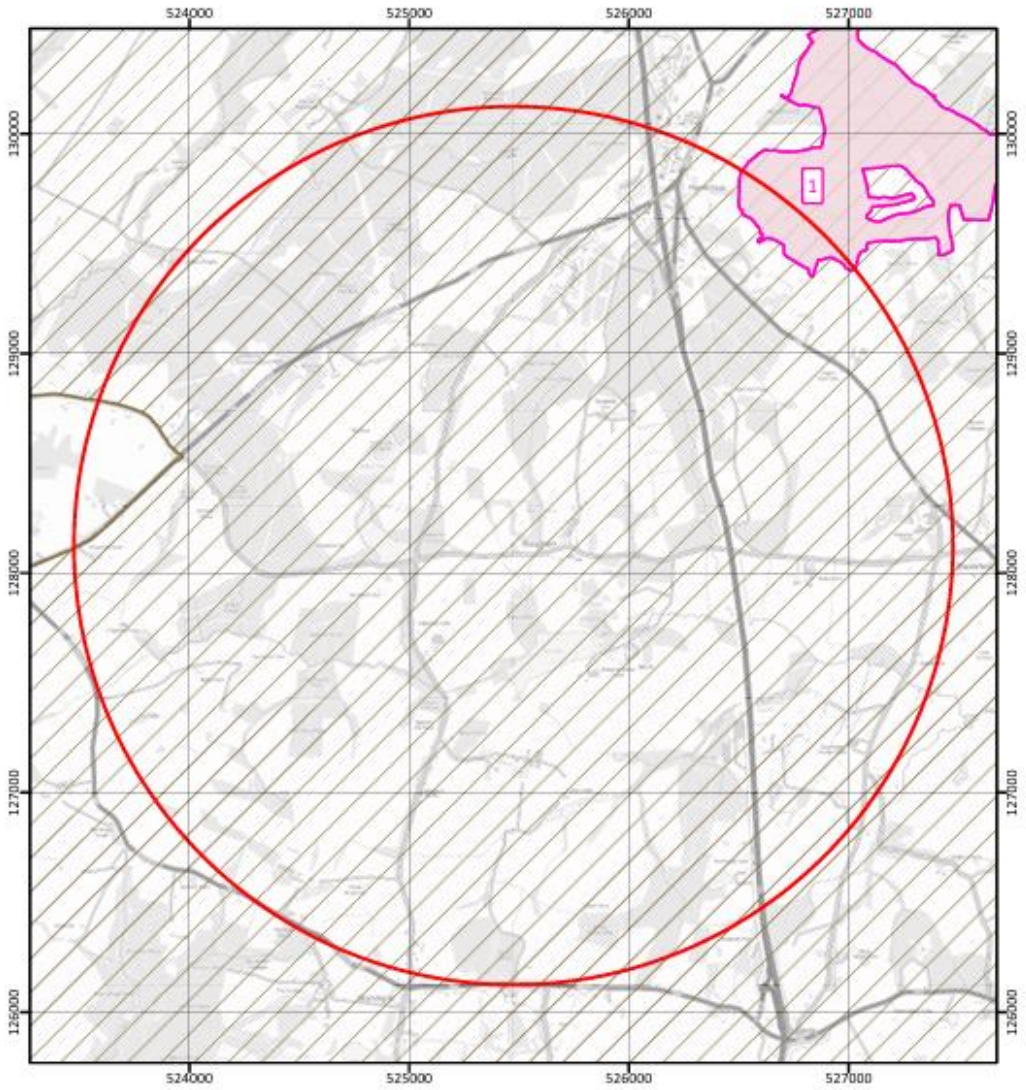
Map 1: Statutory site designations

Slaugham Garden Nursery + 2km radius

SxBRC/25/859 - 11/02/2026

Sussex Biodiversity Record Centre



Key to Map:

- Search area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Local Nature Reserve
- National Park
- Area of Outstanding Natural Beauty
- Country Park
- Marine Conservation Zone

Statutory designated site boundaries supplied by Natural England. Contains public sector information licensed under the Open Government Licence v3.0.

Contains Ordnance Survey data © Crown copyright and database rights 2026

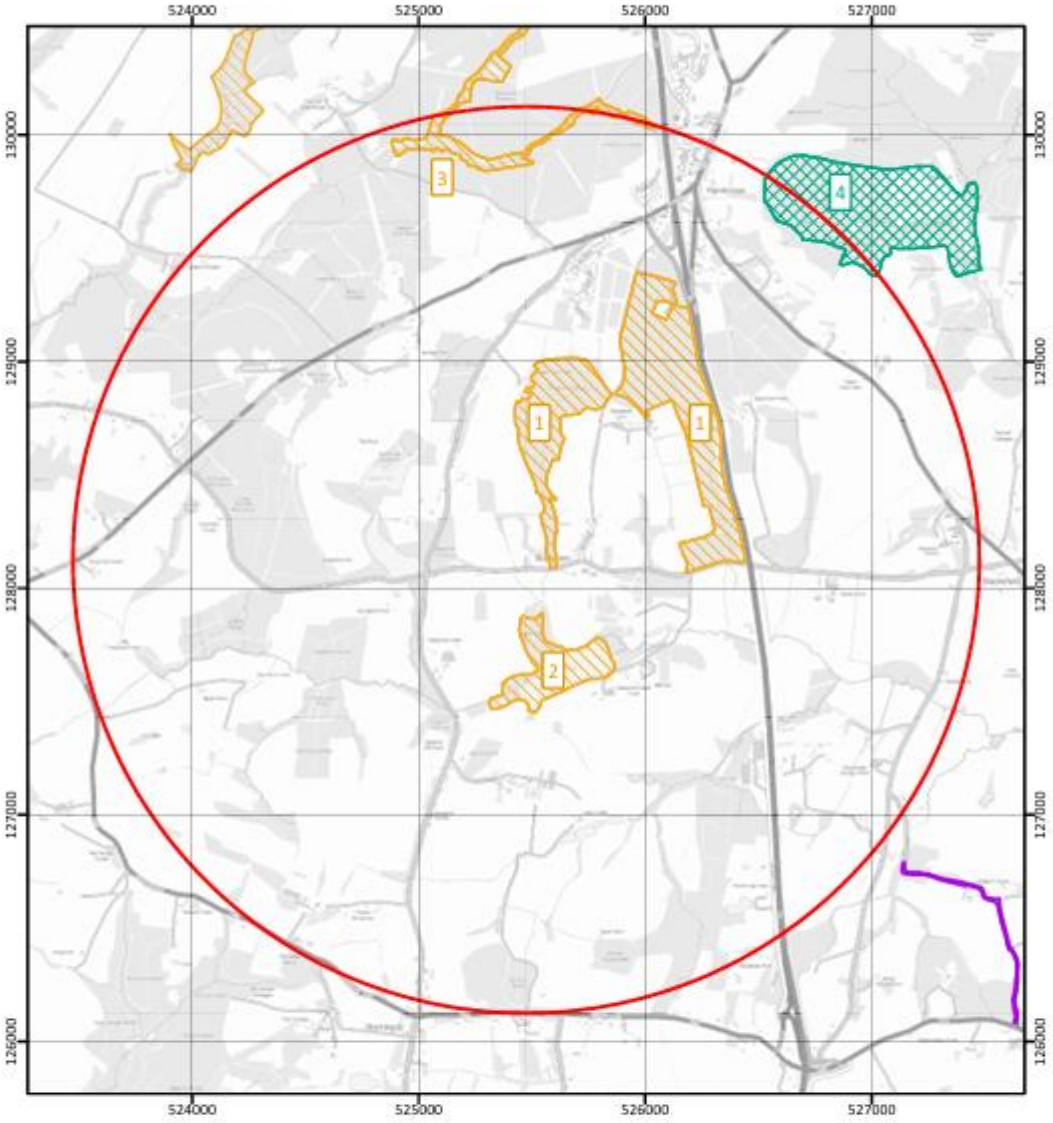
0 0.5 1 km

N

Map 2: Non-statutory site designations

Slaugham Garden Nursery + 2km radius
SxBRC/25/859 - 11/02/2026

Sussex Biodiversity Record Centre



Key to Map:
- Search area
- Local Wildlife Site
- Local Geological Site
- Designated Road Verge
- Marine SNCI

Local Wildlife Site boundaries maintained by Sussex Biodiversity Record Centre (SxBRC) on behalf of Sussex Local Wildlife Sites Initiative. Notable Road Verge data provided by local authorities. Local Geological Site data created by SxBRC in partnership with Sussex Geodiversity Group.

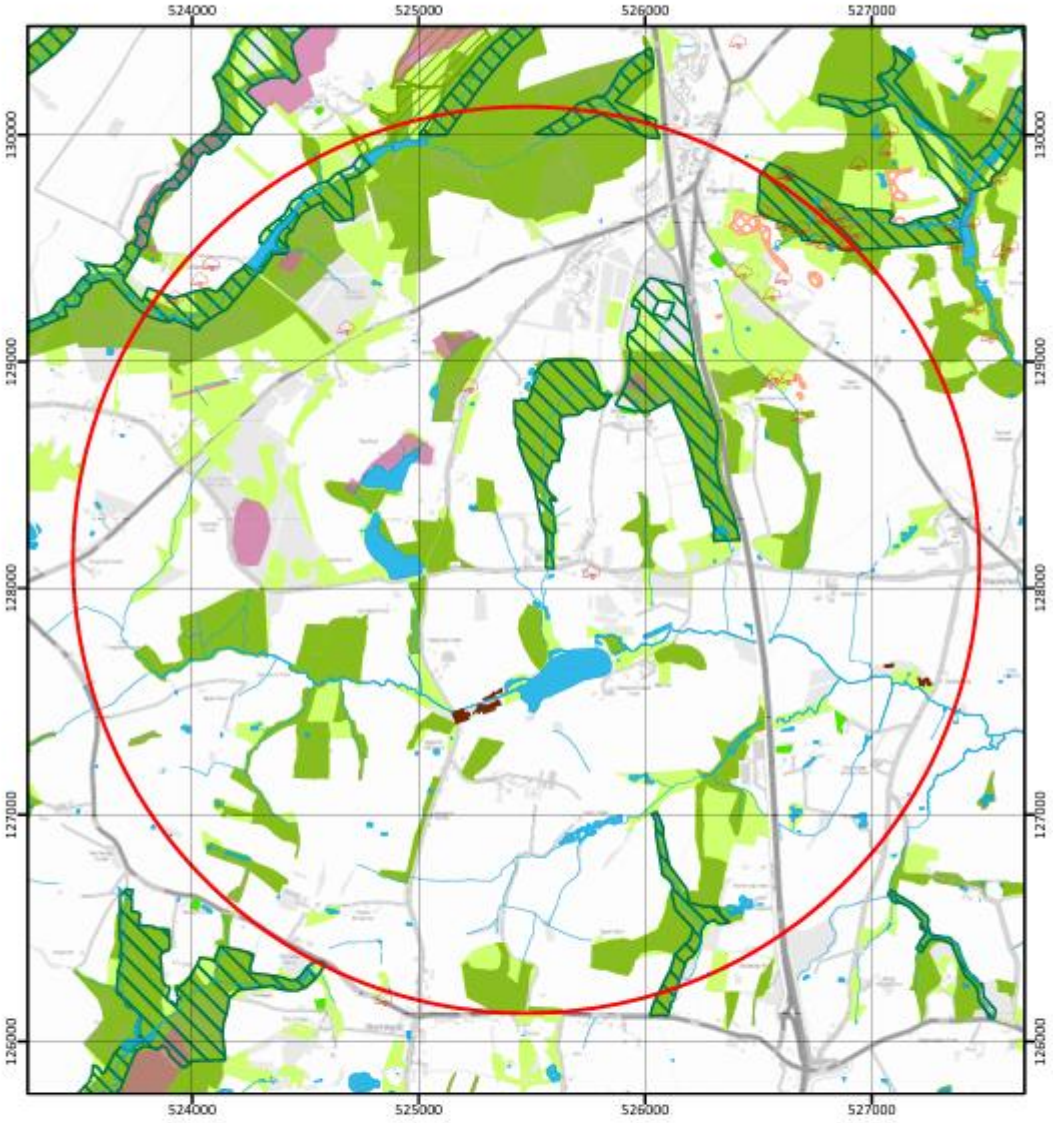
0 0.5 1 km

N

Map 4: Section 41 habitats and other

Slaugham Garden Nursery + 2km radius
SxBRC/25/859 - 11/02/2026

Sussex Biodiversity Record Centre



Key to Map:

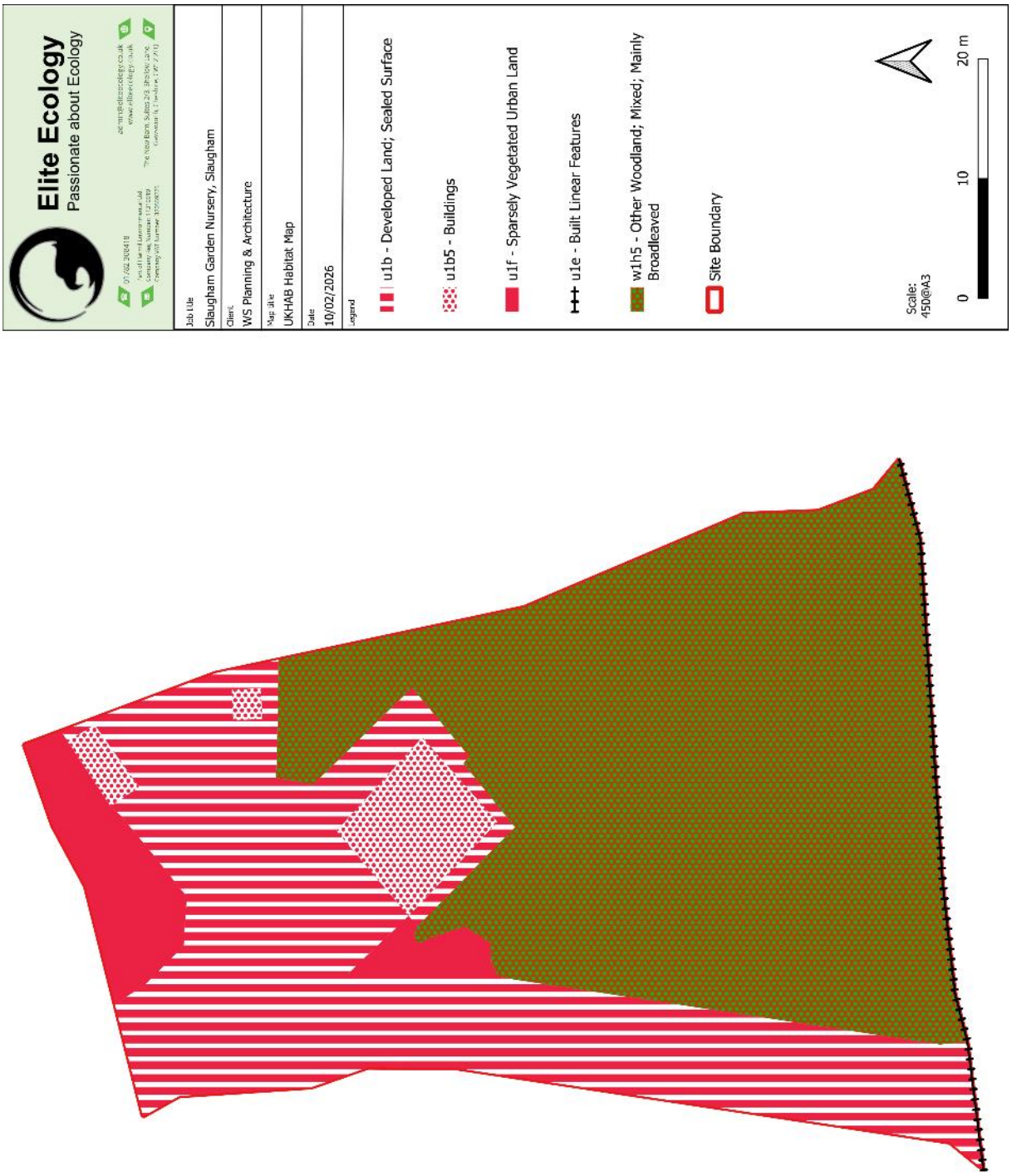
- Search area
- Ancient or veteran tree
- Lowland fen
- Open Water
- Ghyll woodland
- Traditional orchard
- Lowland meadow
- Lowland heathland
- Wood-pasture & parkland
- Ancient woodland
- Deciduous woodland

Ancient woodland, and section 41 habitat data supplied by Natural England. Contains public sector information licenced under the Open Government Licence v.3.0. Additional contributors of habitat data include Sussex Wildlife Trust, South Downs Conservation Board, Environment Agency, Sussex Wetlands Landscapes Project, WSCC, RSPB, High Weald AONB Unit, Ancient Tree Hunt, and Tree Register of the British Isles.

0 0.5 1 km

N

Appendix D: Phase 1 Habitat Map



Appendix E: Site Photographs

Plate 1: A photograph of the developed land present on site.

Plate 2: A photograph of the north-eastern and north-western elevations of the structure **B1**.

Plate 3: A photograph of the south-eastern elevation of the building **B1**.

Plate 4: A photograph of the internal of the building **B1**.

Plate 5: A photograph of one of the nest's located in **B1**.

Plate 6: A photograph of one of the containers located on the development site.

Plate 7: A photograph of the sparsely vegetated urban land located on the development site.

Plate 8: A photograph of the woodland located on the development site.

Plate 9: A photograph of the rhododendron (*Rhododendron ponticum*) found on the survey site.

Plate 10: A photograph of the Himalayan cotoneaster (*Cotoneaster simonsii*) found on the survey site.

Appendix F: Biodiversity Legislation and Policy

General Legislation and Policy:

The framework of legislation and policy which underpins nature conservation in England. This is a material consideration in the planning process in England.

Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2010 as amended)

The Conservation of Habitats and Species Regulations 2017 consolidate and update the Conservation Regulations 1994 and the conservation of habitats and species regulations 2010 (and all their amendments). The Conservation of Habitats and Species Regulations 2017 are the principal means by which the EEC Council Directive 92/43 (The Habitats Directive) as amended is transposed into English and Welsh law.

The Conservation of Habitats and Species Regulations 2017 place duty upon the relevant authority of government to identify sites which are of importance to the habitats and species listed in Annexes I and II of the Habitats Directive. Those sites which meet the criteria are, in conjunction with the European Commission, designated as Sites of Community Importance, which are subsequently identified as Special Areas of Conservation (SAC) by the European Union member states. The regulations also place a duty upon the government to maintain a register of European protected sites designated as a result of EC Directive 79/409/EEC on the Conservation of Wild Birds (The Birds Directive). These sites are termed Special Protection Areas (SPA) and, in conjunction with SACs, form a network of sites known as Natura 2000. The Habitats Directive introduces for the first time for protected areas, the precautionary principle; that is that projects can only be permitted having ascertained no adverse effect on the integrity of the site. Projects may still be permitted if there are no alternatives, and there are imperative reasons of overriding public interest.

The Conservation of Habitats and Species Regulations 2017 also provide for the protection of individual species of fauna and flora of European conservation concern listed in Schedules 2 and 5 respectively. Schedule 2 includes species such as otter and great crested newt for which the UK population represents a significant proportion of the total European population. It is an offence to deliberately kill, injure, disturb or trade these species. Schedule 5 plant species are protected from unlawful destruction, uprooting or trade under the regulations.

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 complements the Conservation (Natural Habitats. & c.) Regulations 1994 (as amended), offering protection to a wider range of species. The Act also provides for the designation and protection of national conservation sites of value for their floral, faunal or geological features, termed Sites of Special Scientific Interest (SSSIs).

Schedules of the act provide lists of protected species, both flora and fauna, and detail the possible offences that apply to these species.

The Countryside and Rights of Way (CRoW) Act 2000

The CROW Act, introduced in England and Wales in 2000, amends and strengthens existing wildlife legislation detailed in the WCA. It places a duty on government departments and the National Assembly for Wales to have regard for biodiversity and provides increased powers for the protection and maintenance of SSSIs.

The Act also contains lists of habitats and species (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

Section 40 of the NERC Act places a duty upon all local authorities and public bodies in England and Wales to promote and enhance biodiversity in all their functions. Sections 41 (England) and 42 (Wales) list habitats and species of principal importance to the conservation of biodiversity. These lists supersede Section 74 of the CRoW Act 2000. These species and habitats are a material consideration in the planning process.

The Hedgerow Regulations 1997

The Hedgerow Regulations make provision for the identification of important hedgerows which may not be removed without permission from the Local Planning Authority.

UK Biodiversity Action Plan

The United Kingdom Biodiversity Action Plan (UKBAP), first published in 1994 and updated in 2007, is a government initiative designed to implement the requirements of the Convention of Biological Diversity to conserve and enhance species and habitats. The UKBAP contains a list of priority habitats and species of conservation concern in the UK, and outlines biodiversity initiatives designed to enhance their conservation status. Lists of Broad and Local habitats are also included. The priority habitats and species correlate with those listed on Section 41 and 42 of the NERC Act.

The UKBAP requires that conservation of biodiversity is addressed at a County level through the production of Local BAPs. These are complementary to the UKBAP, however are targeted towards species of conservation concern characteristic of each area. In addition, a number of local authorities and large organisations have produced their own BAPs. UKBAP and Local BAP targets with regard to species and habitats are a material consideration in the planning process.

Sussex Urban Biodiversity Action Plan

The aim of the Sussex Urban Biodiversity Action Plan (BAP) is to broaden and deepen understanding of sustainable development and the role that biodiversity plays, encourage partnerships to implement biodiversity targets, safeguard and manage biodiversity, encourage key policy frameworks for urban regeneration, encourage more environmentally informed decisions, support delivery of environmental action at a local level, and to promote an urban environment where quality of life and quality of the environment are integral.

Planning Policy (England) and National Planning Policy Framework

In early 2012, the National Planning Policy Framework (NPPF) replaced much previous planning policy guidance, including Planning Policy Statement 9: Biological and Geological Conservation. The government circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System, which accompanied PPS9, still remains valid. A presumption towards sustainable development is at the heart of the NPPF. This presumption does not apply however where developments require appropriate assessment under the Birds or Habitats Directives. The latest National Planning Policy Framework was updated in December 2024, with the section in relation to conserving the natural environment being located within section 15.

Section 15, on conserving and enhancing the natural environment, sets out how the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and, where possible, provide net gains in biodiversity. Opportunities to incorporate biodiversity gains into a development should be encouraged.

If a proposed development would result in significant harm to the natural environment which cannot be avoided (through the use of an alternative site with less harmful impacts), mitigated or compensated for (as a last resort) then planning permission should be refused.

Species Specific Legislation

This section contains a summary of legislation with relation to the species present or potentially present in the survey area. The reader should refer to the original legislation for definitive interpretation.

Nesting and Nest Building Birds

Nesting and nest building birds are protected under the Wildlife and Countryside Act WCA 1981 (as amended). Some species (listed in Schedule 1 of the WCA) are protected by special penalties.

Subject to the provisions of the act, if any person intentionally:

- kills, injures or takes any wild bird;
- takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- takes or destroys an egg of any wild bird, he shall be guilty of an offence.

'Reckless' offences with regard to the disturbance of nesting wild birds included in Schedule 1 of the Wildlife and Countryside Act were added by the Countryside and Rights of Way Act 2000.

The Natural Environment and Rural Communities (NERC) Act 2006 places a duty on Government Departments to have regard for the conservation of biodiversity and maintains lists of species and habitats which are of principal importance for the purposes of conserving biodiversity in England and Wales. These lists include a number of bird species.

The reader is referred to the original legislation for the definitive interpretation.

Badger

The main legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992 (the 1992 Act). Under the 1992 Act it is an offence to:

- wilfully kill, injure, take or attempt to kill, injure or take a badger;
- possess a dead badger or any part of a badger;
- cruelly ill-treat a badger;
- use badger tongs in the course of killing, taking or attempting to kill a badger;
- dig for a badger;
- sell or offer for sale or control any live badger;
- mark, tag or ring a badger; and
- interfere with a badger sett by:
- damaging a sett or any part thereof;
- destroying a sett;
- obstructing access to a sett;
- causing a dog to enter a sett; and
- disturbing a badger while occupying a sett.

The 1992 Act defines a badger sett as: "any structure or place which displays signs indicating current use by a badger".

Bats

All species of bat are fully protected under a variety of domestic, European and international legislation and conventions. These include:

- Bern Convention (Appendix II)
- Bonn Convention (Appendix II)
- Conservation Regulations (Northern Ireland) 1995
- Conservation of Habitats and Species Regulations 2017
- Countryside Rights of Way Act 2000
- Eurobats Agreement
- Habitats Directive (Annexes IV and II)
- Habitats Regulations 1994 (as amended) Scotland
- NERC Act 2006
- Wildlife and Countryside Act 1981 (as amended)
- Wild Mammals Protection Act

In addition to this, some species have additional protection by being listed on the UK Biodiversity Action Plan (UKBAP).

The legislation afforded to bats makes it illegal to possess or control any live or dead specimens, to damage, destroy or obstruct access to any structure or place used for shelter, protection or breeding, and to intentionally disturb a bat while it is occupying a structure or place which it uses for that purpose.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended), which protects birds, nests, eggs and nestlings from harm. In addition to this, some rarer species, such as barn owls are afforded extra protection.

National Planning Policy Framework, Section 15:

The published framework in 2018 replaces the previous Planning Policy Statement 9 and National Planning Policy (dated 2012).

Section 15: Conserving and enhancing the natural environment reaffirms the government's commitment to maintaining green belt protections and preventing urban sprawl, retains the protection of designated sites and preserves wildlife. It also aims to improve the quality of the natural environment and halt declines in species and habitats, protects and enhances biodiversity and promotes wildlife corridors.

Biodiversity 2020:

This sets out to halt overall biodiversity loss and support healthy well-functioning ecosystems by establishing coherent ecological networks, with more and better places for nature, to the benefit of wildlife and people. The government's policy is aimed at individuals, communities, local authorities, charities, business and government, which all have a role to play in delivering Biodiversity 2020.

Freshwater White-clawed Crayfish

The white-clawed crayfish is partially protected under Wildlife and Countryside Act 1981 (as amended). It is listed on schedule 5 and therefore afforded protection under Section 9 (1 and 5). Therefore, it is an offence to take white-clawed crayfish and to sell, or attempt to sell, any part of the species, alive or dead, or intend to buy or sell.

Great Crested Newt

The great crested newt (*Triturus cristatus*) is fully protected under a variety of legislation and conventions. These include:

- Bern Convention (Appendix II)
- Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)
- Conservation of Habitats and Species Regulations 2017
- EU Habitats Directive (Annex II and IV)
- Nature Conservation (Scotland) Act 2004
- NERC Act 2006 (Section 41 England; Section 42 Wales)
- Wildlife and Countryside Act 1981 (as amended)

In addition to this, the great crested newt has been listed as a priority species on the UK Biodiversity Action Plan (UKBAP).

This legislation covers all aspects of newt life stages (eggs, efts and adult newts) and makes it illegal to damage, destroy or obstruct access to any structure or place used for shelter, protection or breeding, and to intentionally disturb a great crested newt while it is occupying a structure or place which it uses for that purpose.

Licenses can be obtained from Natural England (DEFRA) under the Conservation (Natural Habitats etc.) Regulations 1994, to permit activities for the purposes of:

- Regulation 44(2)(e): Preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment, or
- Regulation 44(2)(f): Preventing the spread of disease
- Regulation 44(2)(g): Preventing serious damage to any form of property or fisheries
  Or
- If there is no satisfactory alternative.

The above regulations allow people to carry out activities which would otherwise be illegal.

Hazel Dormouse

Hazel Dormouse and their habitats are protected by:

- Wildlife and Countryside Act 1981 (as amended)
- Countryside Rights of Way (CROW) 2000
- The Natural Environment and Rural Communities Act 2006
- Conservation of Habitat and Species Regulations 2017

These make it an offence to:

- Capture, injure or kill a Hazel Dormouse
- Disturb a Hazel Dormouse
- Damage or destroy breeding or nesting sites in use by Hazel Dormice
- Disturb a Dormouse whilst it is occupying a structure or place that they use for shelter or protection
- Obstruct access to any structure or place that the Dormouse uses for shelter and protection.
- To possess or control any live or dead specimens.

Otter

Otters are fully protected by the European Habitats Directive (92/43/EEC) by being incorporated in annex II of the legislation. In addition to this, otters are listed on schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to:

- To intentionally kill, injure or take an otter.
- To possess or control any live or dead specimens.
- To intentionally or recklessly damage, destroy or obstruct access to any structure, feature or place of shelter in use by otters.
- To intentionally or recklessly disturb an otter whilst it is in occupation of a feature or structure.
- To sell, possess or transport for the purpose of sale or publicly declare the desire to buy or sell otters.

Reptiles

All six native reptiles within Great Britain are legally protected, with the extent of protection varying dependent upon their rarity and conservation importance.

Those that receive full protection under the Wildlife and Countryside Act 1981 (as amended) are the rare sand lizard and smooth snake. These species also receive protection under the Conservation (Natural Habitats &c.) Regulations 1994 (also referred to as the Habitats Directive). This means that they are protected from deliberate disturbance, killing, injury or capture and the habitat in which they live is also fully protected against damage or destruction. Any activity involving disturbance or damage to habitats utilised by sand lizards or smooth snakes would require a licence issued by the Department of the Environment, Food and Rural Affairs (DEFRA) following consultation with the statutory nature conservation organisation (Natural England).

The remaining four reptile species are 'partially protected' under the Wildlife and Countryside Act 1981 (as amended), with these species being slow-worm, common lizard, grass snake and adder. This means that these species are protected against intentional killing, injuring and against sale, but their habitat is not protected. In planning terms this means that the presence of these species is a material consideration and there is a requirement to ensure that any reptile interest is safeguarded. If a proposed development is likely to have an impact on these reptiles, then the statutory nature conservation organisation must be notified, particularly if capture and translocation is being proposed. In some parts of the UK, sites that support common reptile species such as common lizards and slow-worms can qualify as County Wildlife Sites. Sites of this designation may receive protection in planning policy.

Water Voles

Water Voles are fully protected under the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to:

- To intentionally kill, injure or take a water vole.
- To possess or control any live or dead specimens.
- To intentionally or recklessly damage, destroy or obstruct access to any structure, feature or place of shelter in use by water voles.
- To intentionally or recklessly disturb a water vole whilst it is in occupation of a feature or structure.
- To sell, possess or transport for the purpose of sale or publicly declare the desire to buy or sell water voles.

Non-native Floral Species

It is an offence under schedule 9 of the Wildlife and Countryside Act 1981 (as amended) to plant or otherwise cause non-native flora to grow in the wild. This includes the transportation of earth that has previously had non-native species growing and includes the spread of the species.

All stands of non-native floral species need to be disposed of safely at a licenced landfill site according to the Environmental Protection Act (Duty of Care) Regulations 1991.

Appendix G: Bats and Artificial Light

Artificial lighting is known to affect bat's roosting and foraging behaviour, with lighting resulting in a range of impacts that includes roost desertion (BCT, 2009), delayed emergence of roosting bats (Downs et al., 2003), increased activity of some bat species and decreased activity by others (Stone et al., 2012).

An experimental approach using LED units, demonstrated that relatively fast-flying bat species, including the common pipistrelle, showed no significant impacts as a result of new artificial lighting, even when lighting was set at relatively high levels close to 50 lux.

In contrast, slow flying bats such as the myotid bats (Myotis spp.) showed sharp reductions in presence, even at low light levels of 3.6 lux (Stone et al., 2012).

Current recommendations for all bat species specify that no bat roost should be directly illuminated.

Due to the impacts of lighting, mitigation and sensitive lighting design schemes are required for projects where bats are present. These should include bat friendly lighting plans that should aim to avoid lighting wherever possible. If this is not possible, then the minimisation of any lighting impacts is required by adopting the following measures:

- To introduce lighting curfews or use of PIR sensors.

  Lighting curfews can be an effective way of avoiding impacts on bats. These curfews may involve either turning off lighting or dimming light units at specific times of the night, dimming units at key times of the year, providing the luminaire allows for this option via a control unit. Lighting to be triggered by PIR sensors can be expected to be illuminated only when required and for a low proportion of time.

- To consider no lighting solutions where possible.

  Options such as white lining, good signage and LED cats eyes should be considered as preferable. Reflective fittings may help make use of headlights to provide any necessary illumination in some areas.

- To use only high pressure sodium or warm white LED lamps where possible.

  High pressure sodium and warm white LED lamps emit lower proportions of insect attracting UV light than mercury, metal halide lamps and white LED lighting. Generally, lamps should have a lower proportion of white or blue wavelengths, with a colour temperature <4200 kelvin recommended (BCT, 2014).

- To minimise the spread of light.

  The light spread should be kept at or near horizontal to ensure that only the task area is lit. Flat cut-off lanterns or accessories should be used to shield or direct light to where it is required. Baffles, hoods, louvres and shields should be used where necessary to reduce light spill.

- To consider the height of the lighting column.

  While downward facing bollard lighting is often preferable, it should be noted that a lower mounting height does not automatically reduce impacts to bats as bollard lighting can often be designed to provide up-lighting. Where bollard lighting is considered to be the most appropriate system, bollard spacing or unit density should be kept to a minimum and units should be fitted with the appropriate hoods/deflectors to reduce any up-lighting.

- To avoid reflective surfaces below lights.

  The polarisation of light by shiny surfaces attracts insects increasing bat activity (BCT, 2012). Consequently, surface materials around lighting require consideration.

8. Notice to Readers: Conditions of this Report

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The survey results purport the current status of the site and its potential for protected species utilisation at the time of surveying. It should not be viewed as a complete list of the possible flora and fauna species that could be using the site at different times of the year.

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No reliance should be made on any such comments in relation to the structural integrity of the features located on the surveyed site. All information within the report is based solely on evidence that has been found on site during the service provided. No individual opinion or inference will be made other than that of the suitably qualified ecologist appointed to the project.