

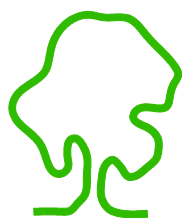
MR OLIVER KNIGHT



3 WEST COMMON, LINDFIELD, RH16 2AE

Preliminary Ecological Appraisal

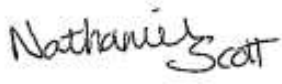
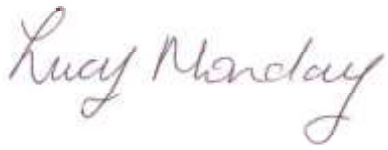
August 2024



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	720/GB/OliverKnight/3WestCommon/PEA
Date	August 2024
Client	Oliver Knight
Report type	Preliminary Ecological Appraisal
Purpose	Submission to Planning
Revisions	N/A
Prepared by	Nathaniel Scott BSc (Hons), MSc  Signed
Approved by	Lucy Monday BSc (Hons), MCIWEM, MEnvSc, ACIEEM  Signed

OLIVER KNIGHT

3 WEST COMMON, LINDFIELD, RH16 2AE

Preliminary Ecological Appraisal

August 2024

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OLIVER KNIGHT

3 WEST COMMON, LINDFIELD, RH16 2AE

Preliminary Ecological Appraisal

August 2024

NON-TECHNICAL SUMMARY

Environmental Assessment Services Ltd has been appointed to prepare a Preliminary Ecological Appraisal in relation to the proposed redevelopment at No. 3 West Common, Lindfield.

The site (as existing) comprises a two-storey residential dwelling with detached garage and surrounding garden. It is proposed to remove the existing garage and develop an additional detached residential dwelling within the site.

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

The assessment comprised consultation with the Sussex Biodiversity Record Centre to obtain records of protected, rare and notable species within 1 km of the site, consultation with Mid Sussex District Council regarding Tree Preservation Orders for trees within and adjacent to the site, and a Preliminary Ecological Appraisal (walkover survey) undertaken on 22 July 2024 to identify features of ecological value and the site's likely potential to support protected and other notable species.

Consultation with Mid Sussex District Council has confirmed that there are no trees within or adjacent to the site which are protected by a Tree Preservation Order and the site does not lie within a conservation zone.

Assessment of the site, along with a review of consultation data provided by Sussex Biodiversity Records Centre, found the site to be of generally low ecological value.

Precautionary protection measures have been given in relation to reptiles, amphibians, breeding birds, and bats, together with recommendations for the ecological enhancement of the site for these species, which may be present within the wider area.

The proposed development is not considered likely to have any significant ecological impacts on notable and/or protected species or habitats. Where ecological enhancement measures are incorporated into the proposed development, there is potential for ecological net gain.

No further ecological surveying is recommended in this case.

OLIVER KNIGHT

3 WEST COMMON, LINDFIELD, RH16 2AE

Preliminary Ecological Appraisal

August 2024

1. INTRODUCTION

1.1 Background

The following report, prepared by Environmental Assessment Services Limited, is a preliminary assessment of the baseline status of the ecology of No. 3 West Common, Lindfield, West Sussex.

The site comprises a two-storey residential dwelling with detached garage and surrounding garden. The site is set within an urban area within Lindfield which is situated to the northeast of Haywards Heath. The Ordnance Survey map reference for the centre of the site is TQ 33711 24891. See Appendix A for the Site Location Plan and Existing Site Plans.

It is proposed to remove the existing, detached garage and develop a second, detached residential dwelling within the existing garden area. The existing dwelling will be retained. See Appendix B for the Proposed Site Plans.

1.2 Aim of the Report

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

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

- Animals and plants listed under Schedules 1 and 5, and Schedule 8, respectively, of the Wildlife and Countryside Act 1981 (WCA) as amended, and those European protected species listed under Schedules 2 and 5 of The Conservation of Habitats and Species Regulations 2017.
- Plants and animals with Red Data Book¹ or Notable² status.
- Plants, animals and habitats identified as Priority Species / Habitats or Species / Habitats of Principal Importance for Conservation in England (formerly UK Biodiversity Action Plan)³.

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

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

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

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

1.3 Legislation

The legislation relevant to this study is:

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

1.4 Assessment Method

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

The assessment was undertaken in two stages:

- a) Consultation: comprising data searches by Sussex Biodiversity Records Centre (SxBRC) and Mid Sussex District Council.
- b) Preliminary ecological appraisal (walkover survey) carried out on 22 July 2024 to:
 - Assess the baseline status of the site.
 - Identify its use by species of flora and fauna protected or controlled under the Wildlife and Countryside Act, 1981 and associated European legislation.

- Identify notable features of interest that should or could be retained and/or enhanced as part of the proposals.

2. CONSULTATION AND BASELINE DATA SEARCH

2.1 Sussex Biodiversity Record Centre Data Search

- 2.1.1 Data obtained from Sussex Biodiversity Record Centre (SxBRC) provided information on statutory and non-statutory designated sites and records of protected and notable species within the search area. The search was conducted for a 1 km radius surrounding the Ordnance Survey grid reference TQ 33711 24891. The search area was selected based on the scale and likely impacts of the proposed development.
- 2.1.2 The statutory and non-statutory designated sites identified by SxBRC within 1 km of the site are set out in section 3.2 below, together with an assessment of the potential impact of the proposed development on these sites. Mitigation, where appropriate, is recommended in section 4.
- 2.1.3 Records of protected and rare species within 1 km of the site have been provided by SxBRC. These records are discussed under the protected species headings in Section 3.3 below, together with an assessment of the potential impact of the proposed development on these species. Mitigation, where appropriate, is recommended in section 4.

2.2 Mid Sussex District Council

- 2.2.1 Mid Sussex District Council's online search function was used to identify any tree or group of trees protected by a Tree Preservation Order (TPO) at and/or within the vicinity of the site. There are no trees protected by a TPO within or immediately adjacent to the site.

3. SITE ASSESSMENT

The Preliminary Ecological Appraisal (walkover survey) was carried out on 22 July 2024. The following is based on the findings of that assessment, together with a review of information provided by the Sussex Biodiversity Records Centre (SxBRC) and Mid Sussex District Council. Photographs taken during the site survey are provided in Appendix C.

3.1 Habitat Assessment

- 3.1.1 The site is located to the southwest of Lindfield and northeast of Haywards Heath, West Sussex. The site is set within an urban area surrounded by residential and commercial developments and is accessed off of West Common.
- 3.1.2 Directly adjacent, to the north and northwest of the site, is Summerhill Lane allotments and a number of commercial properties associated with Bridge Road. Land to the south, east and west has been developed for residential use, comprising large, detached dwellings with surrounding garden areas.

- 3.1.3 The site comprises a semi-detached, two-storey residential dwelling, together with a detached garage, shingle parking area, and garden to the rear. The garden area comprises patio and lawn with planted borders, ornamental shrubs and trees (including an ornamental maple in the garden area and a Japanese maple in the parking area to the front of the house).
- 3.1.4 To the north of the existing house is a detached concrete garage with asbestos clad, pitched roof. The garage is in poor condition with gaps present within the roofing material. It is proposed to remove the existing garage to provide for an additional residential dwelling.
- 3.1.5 The garden area to the rear of the dwelling comprises amenity grassland managed to a short sward. A woodstore can be found within the northern area of the garden together with a number of wooden planks.
- 3.1.6 The garden's western and northern boundary comprises post and wire fencing with a hedgerow consisting of Holy, Maple, Hawthorn and Elm. The northern boundary behind the garage consists of panel fencing and Cherry Laurel. The site's southern boundary consists of wooden fencing. The site's eastern boundary, with West Common, comprises wooden fencing with Beech hedging.

3.2 Designated Sites and Priority Habitats

- 3.2.1 There is one Statutory site within 1 km of the site as identified by SxBRC: This is Scrase Valley, a Local Nature Reserve (LNR), situated approximately 438 m to the southeast of the site. There are no other statutory sites within 1 km of the study site.
- 3.2.2 There are two non-statutory sites within 1 km. These are the Local Wildlife Site (LWS) Scrase Valley (also a LNR as mentioned above) and Western Road Cemetery, which is situated 950 m to the south of the site.
- 3.2.3 The proposed redevelopment of the site, comprising one residential dwelling, is not considered likely to have a significant impact on the identified statutory and non-statutory sites.
- 3.2.4 European sites include Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). These, together with Ramsar sites, are protected for their ecological significance. Proposed development should not adversely affect the integrity of European and Ramsar sites. Ashdown Forest SAC and SPA lies within Mid Sussex, however the site does not lie within the 7 km Impact Risk Zone as identified by Mid Sussex District Council.
- 3.2.5 There will be no direct land take from any designated (or non-designated) sites as a result of the proposed development. Designated site habitat management will not be affected by the proposed development. The potential impact of the proposed development on feature species of the European and Ramsar sites (including lighting impacts) and invasive species is considered in section 3.3 below.

3.2.6 The site has been assessed for its potential to include or be part of (BAP) Priority Habitat as listed on Section 41 of the Natural Environment and Rural Communities Act 2006 (NERC Act).

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

- Ancient / Veteran tree
- Coastal & floodplain grazing marsh
- Open water
- Ancient woodland
- Deciduous woodland

3.2.8 The flood plain grazing marsh habitat is associated with the Scrase Valley Local Nature Reserve and Local Wildlife Site, which also includes a water course, and ancient and deciduous woodland including one ancient/veteran tree. Other areas of deciduous woodland are also found within the developed area of Haywards Heath, together with ancient and veteran trees. A body of water runs to the south of the adjoining property and extends east and west of the site.

3.2.9 The site comprises a well (regularly) maintained residential garden dominated by lawn and ornamental planting. No Priority Habitats were identified within or immediately adjacent to the site.

3.3 Protected and Controlled Species

3.3.1 *Trees and Hedgerows*

There is a mixture of both deciduous and evergreen trees and shrubs within the site including a number of *Acer* spp. together with a large fir set within close proximity to the existing garage.

A segment of the site's northern boundary together with the eastern and western boundaries comprises hedging which consist of a mix of species including Holly, Beech, Maple, and Hawthorn.

The proposed redevelopment of the site will result in the removal of the Fir tree to facilitate the provision of a single residential dwelling. This tree is not considered to be of significant ecological value but could be used by nesting birds (see section 3.3.6). Compensation planting of the same or better ecological value would mitigate this loss.

No other trees, shrubs or hedging are considered likely to be impacted by the proposal.

3.3.2 *Plants*

There are a total of 43 records of protected and/or rare flowering plants within 1 km of the site, together with one recorded fungi species (Devil's Finger, *Clathrus archeri*) and three moss species (Short Pottia (*Hennediella macrophylla*), Slender Thread-moss (*Orthodontium gracile*), and Marble Screw-moss (*Syntrichia papillosa*)).

The site consists of an area of amenity grassland (lawn) which is subject to regular management (cutting), together with areas of ornamental planting including flower beds. No notable plant communities were noted during the site walkover assessment.

The redevelopment of the site will result in the loss of a small area of amenity grassland considered to be of low ecological value.

No further botanical surveying is recommended in relation to the current proposal.

3.3.3 *Invertebrates*

Record held by SxBRC indicate the presence of fourteen rare, notable, and protected invertebrate species. These include the Purple Emperor (*Apaturus iris*) and Chalk Hill Blue (*Polyommatus coridon*) butterfly, both of which are fully protected under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended).

The regularly maintained (to short sward) amenity grassland that will be lost as a result of the proposed development is considered to be of low ecological value to invertebrates.

No further recommendations are given in this case.

3.3.4 *Amphibians*

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

According to the Mid Sussex District Council: Impact Risk Zones map (produced by Nature Space) the site appears to lie within the amber/green (mapping at the scale provided is difficult to read), suggesting that the site lies within an area that has been designated suitable habitat / moderate habitat suitability (GCN may be present).

Records from 2013 indicate the presence of Great Crested Newt within 1 km of the site, the closest record situated approximately 750 m to the northwest of the site. Mapping shows a small number of water bodies within 500 m of the site, however, it is acknowledged that there may be a number of small garden ponds that have not been mapped.

There are no water features within the site. There is a water course adjacent to the property to the south of the site, however, the status of this watercourse is not known. The site appears to have generally low potential for GCN dominated by hardstanding and short lawn with sparsely planted, narrow planting beds. There are some potential cover items within the site, limited to the log / wood piles within the northern corner of the garden.

Whilst the site lies within an area with potential to support GCN, the site is considered to have low potential, and the proposed development within the site will result in the loss of a small area of amenity grassland which is not considered likely to have a significant impact on GCN.

No further recommendations are made in relation to GCN and other amphibians.

3.3.5 *Reptiles*

The more widespread reptiles: Grass Snake (*Natrix natrix*), Slow-worm (*Anguis fragilis*), Viviparous Lizard (*Zootoca vivipara*) and Adder (*Vipera berus*), are protected under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended). It is an offence, amongst other things, to intentionally kill or injure any individual. The more restricted species: Sand Lizard (*Lacerta agilis*) and Smooth Snake (*Coronella austriaca*), are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations, 2017, making them European Protected Species.

The more common reptile species as mentioned previously have been recorded within 1 km of the site. Most recent survey efforts (2014) have recorded Grass Snake to the northeast of the site.

The grassland within the site is considered to have low potential for use by reptiles. The wood store and scrub present within the northern area of the garden may provide some suitable refuge / shelter, as well as the site boundary hedging, however, the overall suitability of the site to support reptiles is considered to be low.

The redevelopment of the site is not thought likely to significantly impact any suitable reptile habitat within the site.

No further reptile surveying is recommended in this case.

3.3.6 *Birds*

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

A summary of the notable bird species recorded within 1 km of the site and their protection status was provided by SxBRC and has been reviewed as part of this assessment.

The area of amenity grassland within the site is considered to offer low ecological value for birds. However, other features including the hedging and trees within the site may be used by nesting birds during the nesting season (February to August,

inclusive). No evidence of nesting within the garage was identified during the site walkover, and no significant nesting opportunities within/on the buildings was noted.

It is considered that there will be no significant loss of habitat as a result of the proposed development. However, nesting birds may be disturbed by the proposed development where appropriate mitigation is not implemented. See Section 4 below for recommendations.

3.3.7 *Bats*

All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (meaning all species of bat are both UK and European Protected Species).

It is illegal to:

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

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

There are records of Noctule (*Nyctalus noctule*), Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), and Brown Long-eared (*Plrcotus auritus*) bat within 1 km of the site.

The garden offers some foraging potential, but the existing garage offers negligible roosting potential. The garage has single skinned walls and asbestos board roofing offering no significant roosting opportunities. No evidence of roosting bats was identified during the site walkover.

The proposed development will involve the removal of the existing garage and a loss of a small amount of amenity grassland. In this case there will be no loss of bat roosting habitat, and the proposed development is considered unlikely to significantly impact the local population.

No further recommendations are given in this case.

3.3.8 *Badgers*

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

No evidence of the presence of badgers was identified within the site during the site walkover assessment. It is considered unlikely that the site is used by badgers.

No recommendations have been given in this case.

3.3.9 *Common/Hazel Dormice*

The Common (or Hazel) Dormouse (*Muscardinus avellanarius*) is protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017, making common dormice a European Protected Species.

There are no records of Hazel Dormice within 1 km of the site. The surrounding area, comprising a built-up urban area, is not thought to offer suitable habitat for Dormice.

The proposed development and future site use is considered unlikely to have a significant impact on Hazel Dormice or their habitat. No further recommendations are given in this case.

3.3.10 *Other Protected and Notable Species*

SxBRC hold records for Hedgehog (*Erinaceus europaeus*) and Rabbit (*Oryctolagus cuniculus*) within 1 km of the site. There are no other records of notable species considered likely to be impacted by the proposed development within 1 km of the site.

The site is considered likely to be used by hedgehog as part of this species wider habitat. The proposed development of the site, including the removal of the existing garage and loss of a small area of amenity grassland, is not considered likely to impact this species.

3.3.11 *Non-native Invasive Species*

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

Sussex Biodiversity Records Centre hold records for 11 plant species and seven animal species within 1 km of the site.

Recorded plant species include:

- Japanese Knotweed (*Fallopia japonica*),
- Himalayan Balsam (*Impatiens glandulifera*),
- *Rhododendron ponticum*.

Cherry Laurel, a Schedule 9 species, can be found within the site adjacent to the existing garage along the site's northern boundary. Any waste material containing invasive species should be appropriately disposed of to prevent spread to the wild.

4. MITIGATION

The preliminary ecological appraisal identified some features of ecological value and habitat types that may potentially be used by protected species. The following recommendations are given:

4.1 Trees

Under current development plans the fir tree close to the existing garage will be removed. Compensation planting of equal or better ecological value will be required to mitigate the loss of this tree.

4.2 Amphibians and Reptiles

The site is considered to have generally low potential for reptiles and amphibians, however, precautions should still be taken during the clearance of the site prior to redevelopment.

Should any amphibians or reptiles be observed within the site during site clearance, work should cease, and advice should be sought from a suitably experienced ecologist.

4.3 Birds

The proposed development will include the removal of one fir tree and works within close proximity to hedging which could be used by birds to nest. Works should be scheduled outside of the bird nesting season. Where this is not possible, a check for nesting birds should be undertaken immediately prior to the start of works. Should nesting birds be confirmed to be present, works should be delayed until all chicks have fledged.

4.4 Bats

Under current development plans the redevelopment of the site will not result in the loss of any suitable habitat or roosting potential for bats. However, the incorporation of any new and/or additional external lighting may impact bats ability to navigate and forage through the area. Additional external lighting should therefore be avoided.

4.5 Non-native Invasive Species

Cherry Laurel has been identified within the site. The disposal of cherry laurel should be managed to avoid spread to the wild.

Any new planting within the site should exclude the introduction of non-native, invasive plant species.

4.6 Other Protected and Notable Species

If any new evidence of protected species is discovered whilst site clearance and construction work is in progress, Natural England should be informed immediately

and appropriate advice on how to deal with the situation should be sought from a qualified ecologist.

5. ENHANCEMENT

5.1 Some ecological enhancement should be included within the development site to secure biodiversity improvement beyond that of the existing site. The following recommendations are given:

- i. Roosting and nesting features for both birds and bats should be included within the proposed redevelopment of the site. The features to be installed should include both bat boxes and nesting boxes and should be positioned onto suitable trees within the garden area and within the fabric of the proposed building to provide long-term roosting / nesting features within the site.
- ii. Any additional planting within the site should include a variety of native trees, shrubs, and flowering plants to increase diversity within the site, foraging habitat, and provide shelter, hibernation, and roosting opportunities. Non-native, invasive planting should be avoided.
- iii. The grassland within the garden area is presently managed to maintain a short sward. The ecological improvement of the grassland could be achieved allowing the grass in some areas to grow to provide a varied sward length with seasonal cutting to promote grassland flowers.
- iv. Features including log piles, earth mounds, and hibernacula could be incorporated within the site to improve the site for a variety of species including reptiles, amphibians and invertebrates.

6. CONCLUSIONS

- 6.1 The site comprises a well (regularly) maintained urban garden with lawn, ornamental planting, hedging and several trees. The site is considered to be of generally low ecological value.
- 6.2 The proposed development, comprising the removal of an existing double garage and development of a second detached residential dwelling within the site, is deemed unlikely to have a significant impact on local ecology.
- 6.3 The proposed development is not considered likely to have a significant impact on European (SPA and SAC) or Ramsar sites, or wildlife associated with these sites.
- 6.4 Mitigation recommendations in this case have been limited to precautionary protected measures for amphibians, reptiles, bats and birds. Recommendations for the ecological enhancement of the site have been given in section 5 above. Where enhancement measures are incorporated into the development of the site, there may be an overall net gain in ecological value of the site.

- 6.5 It should be noted that planning permission for development does not provide a defence against prosecution relating to protected species. Should any protected species be identified before or during development, all works should cease, and a suitably qualified / experienced ecologist should be contacted for advice.

☆ ☆ ☆ ☆ ☆ ☆ ☆

APPENDIX A

Site Location and Existing Site Plans



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Scale as Shown

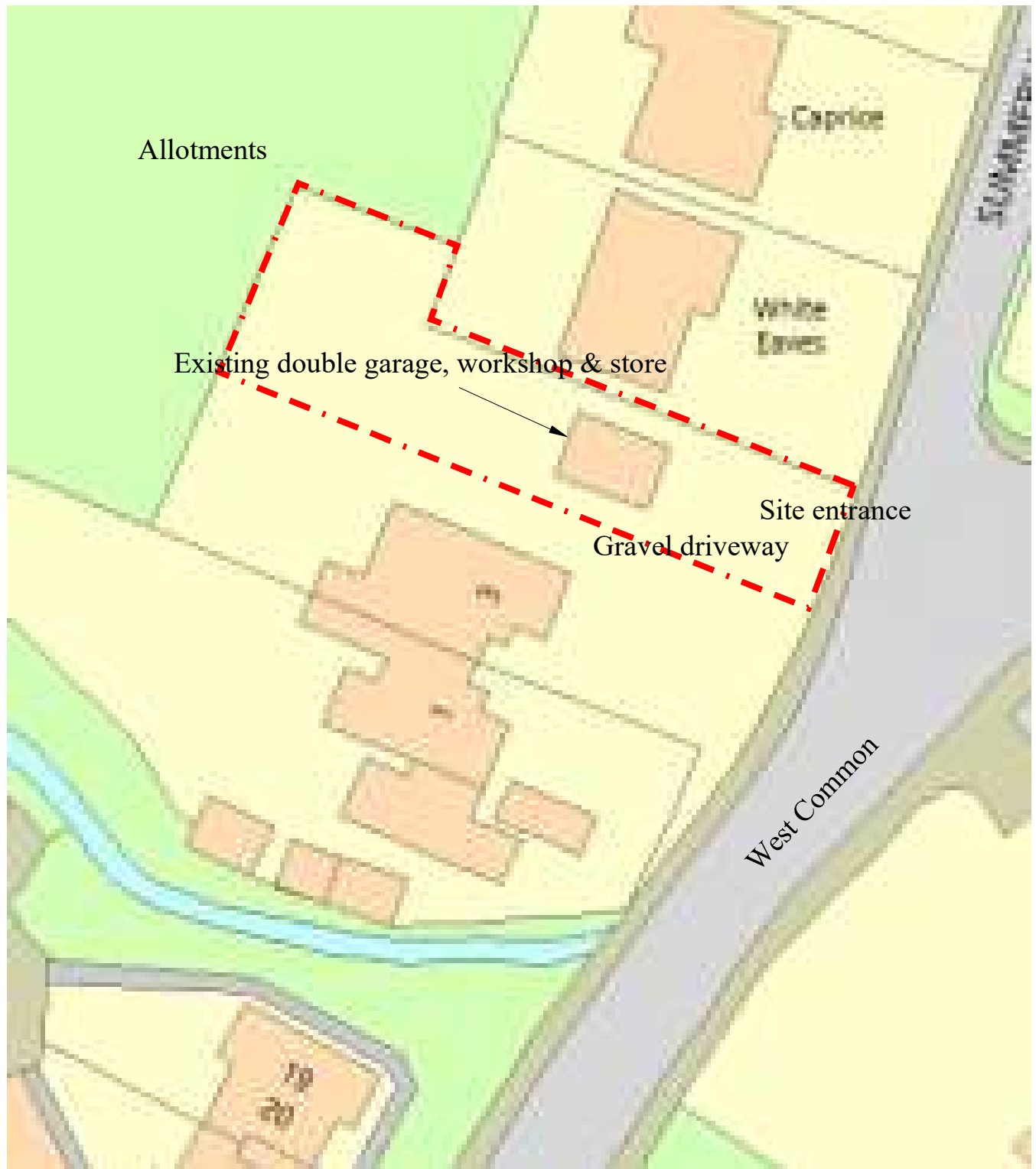


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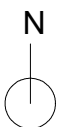
3 WEST COMMON, LINDFIELD, WEST SUSSEX, RH16 2AE

Figure 1: Site Location Plan

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Scale as Shown



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Figure 2: Existing Site Layout

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Key:



Hardstanding



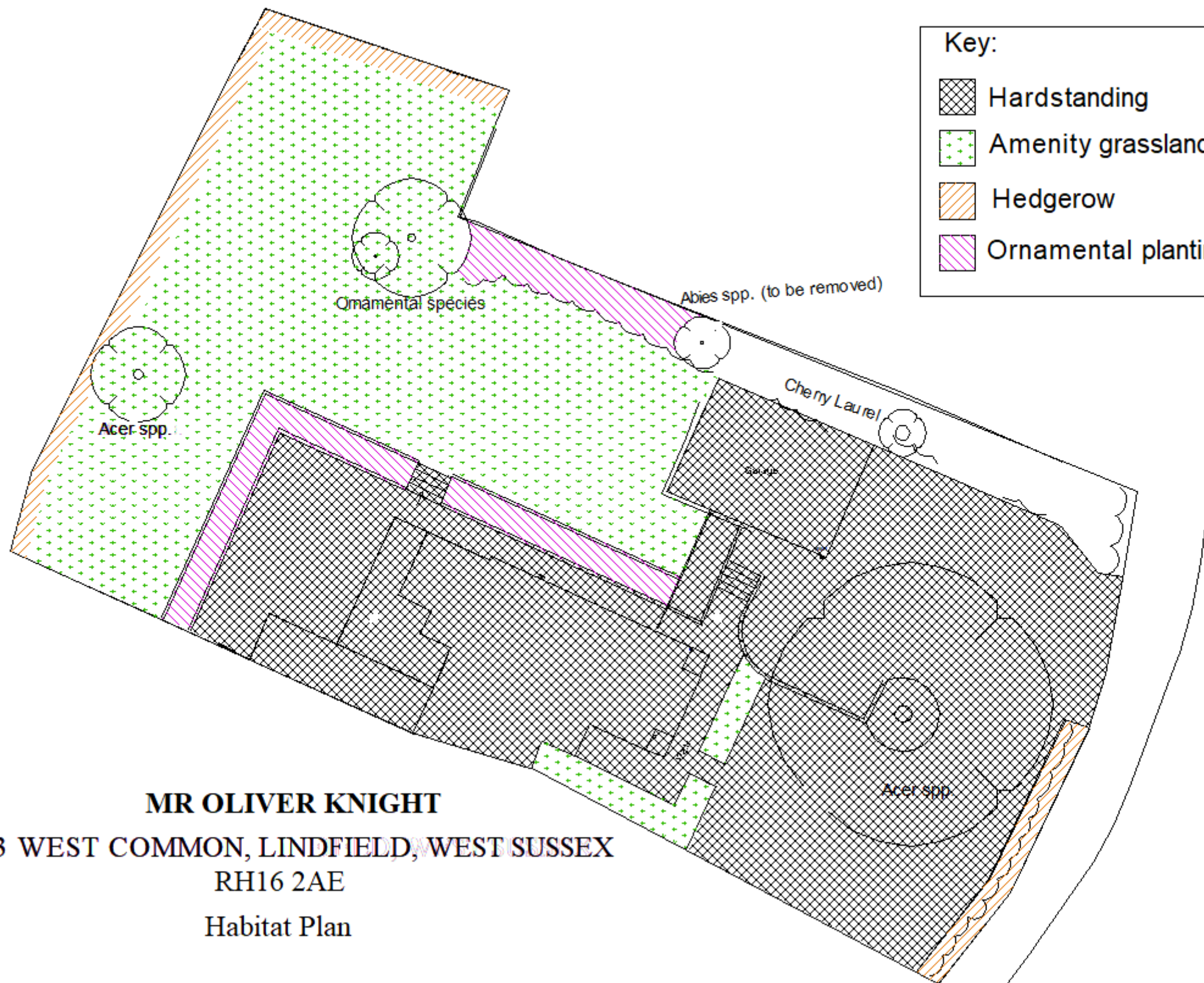
Amenity grassland



Hedgerow



Ornamental planting



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Habitat Plan



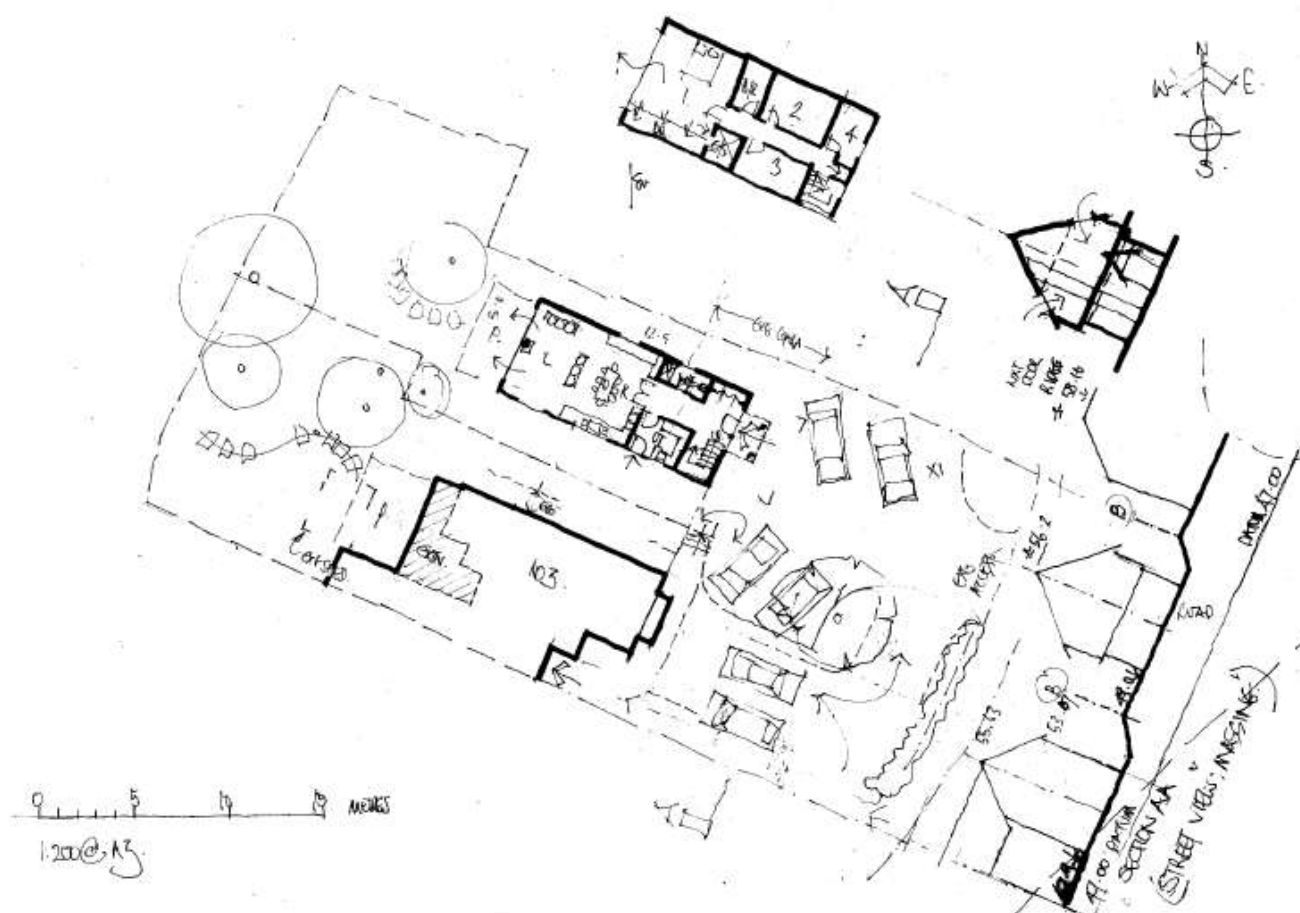
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APPENDIX B

Proposed Site Plans

PROPOSED NEW DWELLINGS: NO3 WEST COMMON LINDFIELD
 PRELIMINARY REDRAWN: APPROX 1:250 @ A3 NOV 2020 GB
 SK1 REVISION JAN'24: PRELIM

0 5 10 15 METRES



Scale as Shown



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3 WEST COMMON, LINDFIELD, WEST SUSSEX, RH16 2AE

Figure 3: Proposed Redevelopment

August 2024

APPENDIX C

Photographs



Photograph 1: The site comprises a residential dwelling with a detached garage and residential garden area to the rear.



Photograph 2: The garage is of concrete construction with asbestos board pitched roof.



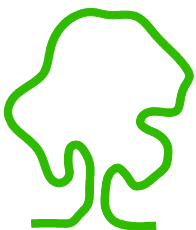
Photograph 3: Inside the garage. No evidence of bats was identified during the site walkover.



Photograph 4: The garden to the rear of the residential dwelling comprises amenity grassland. Ornamental trees and plantings can be found throughout the site.



Photograph 4: a wood store/pile together with wooden planks and piles of scrub can be found within the northern section of the garden.



eas ltd

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