

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

75 Station Road, Burgess Hill, West Sussex RH15 9DY

Client:

Burgess Hill Dental Practice – Dickon Adams

Survey date:

01/05/2025

Project:

This report is prepared to inform a planning application with the Mid Sussex District Council. The proposal is described as:

Demolition of garage, construction of 2 storey rear extension and 1 storey side extension

[Unsubmitted]

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

Site Location and Context					
The survey site is centred on National Grid Reference TQ 31322 18807 and has an area of approximately 0.025ha, situated within the centre of Burgess Hill.					
The site comprises a dental practice (B1), a garage (B2), sealed surface, a vegetated garden with scattered trees, bramble scrub and an ornamental hedgerow. Aerial imagery shows the surroundings to be highly urban, consisting of residential and commercial buildings and infrastructure, as well as gardens and areas of managed grassland. A network of scattered trees is located within the local garden landscape, that connect to further optimal habitat, including woodland, ponds and finally grassland towards the perimeter of Burgess Hill. Therefore, the trees within the site connect to this surrounding habitat.					
A single pond is located within a woodland area ~0.47km southeast past a railway track. This woodland is located along a railway track and connects well with the local landscape and likely enhances the area for a variety of species, including bats, amphibians and reptiles.					
Survey Details					
The site survey was undertaken by Rebecca Gane BSc (Hons) Graduate Ecologist, an accredited agent on the Natural England survey licences for bats [2018-33540-CLS-CLS (class 1).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
01/04/2025	23	49	0	0	None
Survey limitations					
A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.					
Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.				
Conclusion, Impact or Recommendations					
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, PRA map in appendix 3, pond map in appendix 4, proposal plan in appendix 5 and photos in appendix 6 and condition tables in appendix 7).					
Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).					
Summary of Survey Findings.	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). However the site contains scattered trees which are of good quality and could be				

See Appendix 8 for condition tables.	of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km. On-site habitat descriptions <u>u1b5 – Buildings</u> Buildings onsite consist of the dental practice (B1) and a garage (B2). Condition assessment: N/A <u>u1b – Developed land/sealed surface</u> A sealed surface driveway is located to the north and east of B1, and a pathway is present within the garden area that leads from the patio door of the surgery, and along the western aspect of the garage. Condition assessment: N/A <u>u1 - Built-up areas and gardens [vegetated garden 828]</u> A garden consists predominantly of well-managed lawn is present to the south of B1. This amenity grassland is kept at a short ward. Species comprise of (D) Perennial ryegrass (<i>Lolium perenne</i>), (A) spring turf moss (<i>Rhytidiadelphus squarrosus</i>), red fescue (<i>Festuca rubra</i>), creeping buttercup (<i>Ranunculus repens</i>), (F) common cat's ear (<i>Hypochaeris radicata</i>), white clover (<i>Trifolium repens</i>), (O) dandelion (<i>Taraxacum spp</i>), bugle (<i>Ajuga reptans</i>), and (R) common daisy (<i>Bellis perennis</i>). <u>h2b – Non-native and ornamental hedgerow</u> An ornamental hedgerow consisting of cultivated plum (<i>Prunus spp</i>), Franchet's cotoneaster (<i>Cotoneaster franchetii</i>), dogwood (<i>Cornus sanguinea</i>) and holly (<i>Ilex aquifolium</i>), is located on the eastern boundary. The hedgerow does not appear to undergo regular management. Condition assessment: Poor (Automatic poor condition) <u>h3d – Bramble scrub [scattered trees 32]</u> A small area of bramble scrub is located along the southern boundary of the site. The area is dominated by bramble, but cleavers (<i>Gallium aparine</i>) have established in small patches.
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	Three trees are located in the southernmost portion of the garden. T01 and T02 are both mature Leyland cypress (<i>Cupressus x leylandii</i>) trees, and T03 is a cultivated plum. No ecological niches appropriate for bats were noted on any of the trees. <table><tr><th>ID</th><th>Tree species</th><th>Size class and DBH (cm - approximate)</th><th>Ecological niches present (Yes/No) and details.</th></tr><tr><td><u>1</u></td><td>Cypress spp</td><td>Medium - 600mm</td><td>None</td></tr><tr><td><u>2</u></td><td>Cypress spp</td><td>Medium - 600mm</td><td>None</td></tr><tr><td><u>3</u></td><td>Prunus spp</td><td>Small (approximate – trunk not accessible due to substantial ivy)</td><td>None</td></tr></table> Local notable habitats Patches of lowland mixed deciduous woodland (LMDW) are present in close proximity to the site. The closest is located ~0.27km to the southeast, with a second patch of LMDW ~0.32km to the southeast. The trees on-site likely have functional connectivity to these patches of woodland, given their proximity to the site and the presence of numerous trees throughout the garden landscape. LMDW is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site, including: • Ancient woodland – closest parcel ~0.27km southeast • Traditional orchard - closest parcel ~1.3km northeast • Woodpasture and parkland - closest parcel ~1.7km east • Lowland dry acid grassland - closest parcel ~1.7km east	ID	Tree species	Size class and DBH (cm - approximate)	Ecological niches present (Yes/No) and details.	<u>1</u>	Cypress spp	Medium - 600mm	None	<u>2</u>	Cypress spp	Medium - 600mm	None	<u>3</u>	Prunus spp	Small (approximate – trunk not accessible due to substantial ivy)	None
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Foreseen Impacts	On-site habitats The proposed development will result in the loss of building, hardstading and a small area of amenity/modified grassland. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. Notable habitats No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.																
Recommendations	On-site habitats Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012).																

	To compensate for the proposed habitat losses at the site, the following habitat creation measures should be incorporated: Addition of shade tolerant wildflowers to the southern portion of the site. Species such as foxgloxe (<i>Digitalis purpurea</i>), red campion (<i>Silene dioica</i>) and betony (<i>Stachys officinalis</i>) are shade tolerant and will increase the value of the area for a variety of species. Notable habitats None required. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. The project is unlikely to trigger the requirement for a biodiversity net gain assessment as it falls under one of the exemptions: Less than 25m2 of habitat impacted.
Locality and Designated Sites	
Summary of Survey Findings	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are 3 statutory sites within 2km of the site, as detailed below: 1. Bedeland Farm Local Nature Reserve (LNR) and Site of Importance to Nature Conservation SINC - ~1.6km north The Nature Reserve consists of ancient meadows, woodland, hedgerows and ponds, covering 33 hectares (80 acres) 2. South Downs National Park - ~1.6km southeast The South Downs' combination of geology and microclimates supports a mosaic of habitats that host rare and internationally important species. Chalk downlands contain sheep-grazed grasslands, several orchid species, and butterflies such as the Adonis blue and chalkhill blue. The Western Weald includes lowland heath, ancient woodlands, and Woolmer Forest, the only site in the UK where all native reptile and amphibian species occur. Farmland and river valleys support declining bird species, rare arable wildflowers, aquatic fauna, and mammals such as otters and water voles, while the eastern sea cliffs provide breeding sites for seabirds including kittiwakes and fulmars. 3. Ditchling Common Site of Specific Scientific Interest (SSSI) ~1.7km east This site on Weald Clay contains a range of grassland types which have resulted from the wide variation in drainage conditions. The flora includes a number of locally uncommon plants. Variable drainage and past management of the site have led to a diversity of habitats. An acidic heath grassland dominates but ungrazed areas consist of bracken, scrub and woodland. Streams

	dissect the site, although all but one are seasonally dry, and there is a small pond. Butterfly and moth populations are of importance and the site is locally valuable for breeding birds. The development site falls within the impact risk zone for this SSSI Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Sussex Biodiversity Record Centre
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers. The site lies within the impact risk zone for Ditchling Common. The proposed development type is not listed as a possible high risk for this designation.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A.
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including lawn, bramble scrub and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.

	Suggested biodiversity enhancements The incorporation of bee bricks (e.g. Ibstock BeeHabitat or similar alternative brand) into the fabric of the new buildings would provide sheltering opportunities for pollinators. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation. The site could be further enhanced via the provision of native wildflowers (see recommendations within the habitats above), which would provide foraging opportunities for invertebrates.																
Bats																	
Summary of Survey Findings	EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is 1 EPSL within a 2km radius of site as detailed below:																
	<table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2020-50065-EPS-MIT</td><td>Brown long-eared, soprano pipistrelle</td><td>~1km south</td><td>Destruction of a resting place</td></tr><tr><td>2016-26440-EPS-BDX</td><td>Common pipistrelle</td><td>~1.2km north</td><td>Damage and destruction of a resting and breeding place/site.</td></tr><tr><td>2017-29042-EPS-MIT</td><td>Soprano pipistrelle</td><td>~1.7km northwest</td><td>Destruction of a resting place</td></tr></table>	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2020-50065-EPS-MIT	Brown long-eared, soprano pipistrelle	~1km south	Destruction of a resting place	2016-26440-EPS-BDX	Common pipistrelle	~1.2km north	Damage and destruction of a resting and breeding place/site.	2017-29042-EPS-MIT	Soprano pipistrelle	~1.7km northwest	Destruction of a resting place
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	Foraging and commuting habitat Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats, albeit in a relatively small area. These habitats are in the form of species-poor semi-improved grassland, ornamental hedgerow and trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the hedgerow on site is mature and extends beyond the site in the local garden landscape adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.																
	Roosting habitat Buildings to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There are a total of 2 buildings on site; the practice (B1), and garage (B2). Both buildings were surveyed as they will be impacted by the proposed development. No evidence of roosting bats was identified on or within the buildings.																

B1 Building description			Photographs
<i>Summary</i> B1 is a dental practice with a loft that has mostly been converted into usable space, with vaulted ceilings. One portion of the loft remain a separate void, however, this was no accessible. This was not considered to be a significant limitation, as the development will not impact the roof of this building. Nevertheless, the building was assessed to provide context of the site and the development. The roof is clay tiled and walls are rendered with pebbledash. The structure presenting suitable bat roosting and access features under the eaves. The building has low habitat value.			
Feature	Materials	Condition/description/suitability	Photograph(s)
Walls	Pebble dash	Condition/description Rendered, in good condition. Suitability/access/evidence of bats None	

Roof	Clay	Condition/description Hipped, clay tiled roof with a gable on the southern elevation. Tiles lie flat and the ridge tiles are intact. One broken tile was observed on the southern elevation, however this breakage did not appear to create any gapping. Mortar on the chimney is in poor condition, however the crevices created were superficial and did not appear to lead to deeper holes that would be considered suitable for roosting. Mortar on the southern gable verge is in good condition, with no cracks or crevices noted. Suitability/access/evidence of bats None.	
			

Eaves	Overhanging	Condition/description No soffit boxes, tiles underneath exposed. Visibility was impaired by bright backlighting, but a sparrow nest was present under the eaves during the survey. Implying that there are crevices available within the eaves. Suitability/access/evidence of bats Provides possible bat roosting for individual or a small group of crevices dwelling species. No evidence found but recent and current rain would wash this away externally.	
Window/doors frames and lintels	Timber	Condition/description Tight fitting Suitability/access/evidence of bats None	

Internal voids	Vaulted ceilings	Condition/description N/A Suitability/access/evidence of bats None	
B2 Building description			Photographs
<i>Summary</i> B2 is a rendered garage with an asbestos sheet roof. There is a high level of clutter and light ingress within the building, making it suboptimal for crevice and void dwelling species. Gaps present at the periphery of the roof are considered unsuitable as the crevices they create are subject to this light ingress and are low enough that the constant usage of the building would like to disturb any roosting bats. B2 is negligible value for roosting bats.			

<i>Foreseen Impacts</i>	Roosting habitat [Buildings] B1 The proposed development will result in the alteration of this building and the construction of the new extension in close proximity to suitable roosting features. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. B2 Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. Foraging and commuting habitat The proposed development will result in the loss of small areas of building, sealed surface and amenity/modified grassland, but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat [Buildings] One bat emergence survey is required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. This survey visit should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Sub-optimal timings (early May and September) would require greater justification of timing e.g., weather conditions, known local bat activity. Two surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located. If any bat roosts are confirmed from this survey schedule, a bat licence would be required to alter the buildings as it would involve the destruction/ disturbance of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. Lighting mitigation may be required based on the outcome of the night bat survey(s).

	Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 Suggested biodiversity enhancements Enhancements are dependent on the outcome of further surveys.
Birds	
<i>Summary of Survey Findings</i>	Buildings An active house sparrow nest was identified with the eaves of B1. This building is considered suitable for nesting for species such as this, as well as other birds that may roost with eaves, such as swallows. No evidence of nesting birds was identified within B2, however gaps under the corrugated roof material provide possible access to smaller species such as robins, that may use the internal space to nest. Trees and vegetation No bird nests were identified within the hedgerow, bramble scrub and trees on-site, however, a fledging robin was noted within the bramble scrub, therefore a nest is likely present within that area, highlighting the gardens potential for nesting birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

	Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes within the fabric of the new building or on the retained trees will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees) Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.

	Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability The dominant habitat onsite (modified/amenity grassland) is considered suboptimal for reptiles due to the species content (common and widespread species with minimal diversity) and associated management regime, where at the time of the survey the grassland was recorded as being a relatively short sward. Given the management regime employed on the modified grassland, as well as the species composition, it is considered unlikely that this faunal group would be present within this habitat. However, the tree lines and bramble scrub provide sheltering and hibernation opportunities for reptiles. In any case, the tree lines are to be retained as part of the development proposals, albeit loss of bramble scrub to facilitate development. Wider landscape The adjacent sections of the site are largely urban with heavy traffic flow to the north of the site. The western and eastern boundaries of the site adjoin a network of gardens that likely provide suitable habitat for reptiles such as slow worm.
<i>Foreseen Impacts</i>	Although a small area of suitable habitat is being removed as part of the development, there is a low risk that a low number of reptiles could be present in the vicinity of the works. These could be injured or killed without mitigation.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

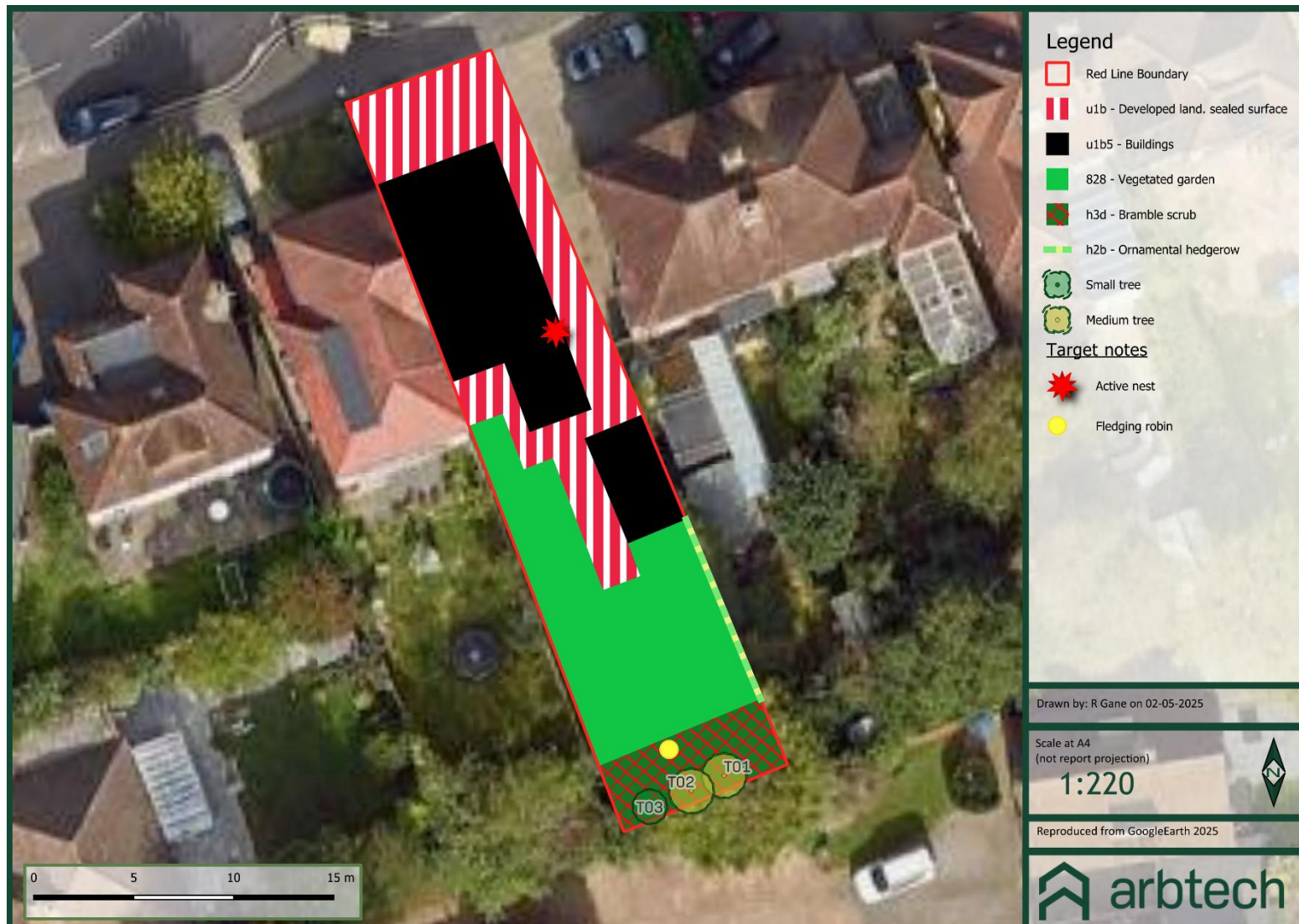
	In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.																					
Amphibians																						
Summary of Survey Findings	EPSL and survey data A review of the MAGIC database returned 19 granted EPSL records for great crested newts within 2km of the site. However, the MAGIC database did return evidence indicating the presence of great crested newts resulting from historic pond surveys undertaken in 2017. These two records are located ~1km northeast and 2km southeast. Great crested newts exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton <i>et al.</i> 2001). As such, the great crested newt metapopulation known to be present 1km northeast are not suitably connected to the site.																					
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	Aquatic habitat suitability (including ponds within 500m) Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of a singular pond within 500m; the pond (P1) is located ~440m southeast of the site and is situated on the far side of the railway tracks. This landscape feature is likely to represent a significant barrier to dispersal due to heavy traffic flow and high kerbs along the road, eliminating connectivity to the site for great crested newts. A pond map showing approximate pond locations is provided in Appendix 4. Terrestrial habitat suitability Areas of bramble scrub and hedgerow may provide foraging and sheltering opportunities for common amphibians. No hibernation opportunities were identified on-site.
<i>Foreseen Impacts</i>	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: • A staged approach will be adopted for any vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. • Retained vegetation will be maintained at a short sward (5cm) • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

	- If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. - In the unlikely event that a great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist.		
Badger			
Summary of Survey Findings	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounding by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.		
Foreseen Impacts	No impacts are anticipated on badgers as a result of the proposed development.		
Recommendations	None required.		
Riparian animals			
Summary of Survey Findings	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.		
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.		
Recommendations	None required.		
Hazel dormouse			
Summary of Survey Findings	EPSL data		
	A review of the MAGIC database returned 4 granted EPSL records for hazel dormice within 2km of the site.		
	EPSL reference	Distance from site	Impacts allowed by licence
	2020-44380-EPS-MIT-1 2020-44380-EPS-MIT	~1.4km east	Damage and destruction of a resting place. Damage and destruction of a breeding site.
	2020-44380-EPS-MIT 2020-44380-EPS-MIT-1 2020-44380-EPS-MIT-2	~1.7km north	Damage and destruction of a breeding and resting place. Damage and destruction of a breeding and resting place. Damage and destruction of a resting place
	Habitat suitability		

	Habitats on site are assessed to provide commuting, and nest building opportunities for dormice in the form of ornamental hedgerow. However, the value of this hedgerow is limited and the site is enclosed by urban infrastructure including roads and significant residential development. These landscape features fragment suitable dormice habitat in the wider landscape and are likely to limit dispersal opportunities to the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The garden habitat onsite provides foraging and commuting opportunities for hedgehogs. Further, this habitat is connected to a network of habitat that further increases the likelihood that hedgehogs are present within the local landscape.
<i>Foreseen Impacts</i>	Building, sealed surface and a small amount of grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: - Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site. - Installation of a hedgehog house along the southern boundary would provide refuge.

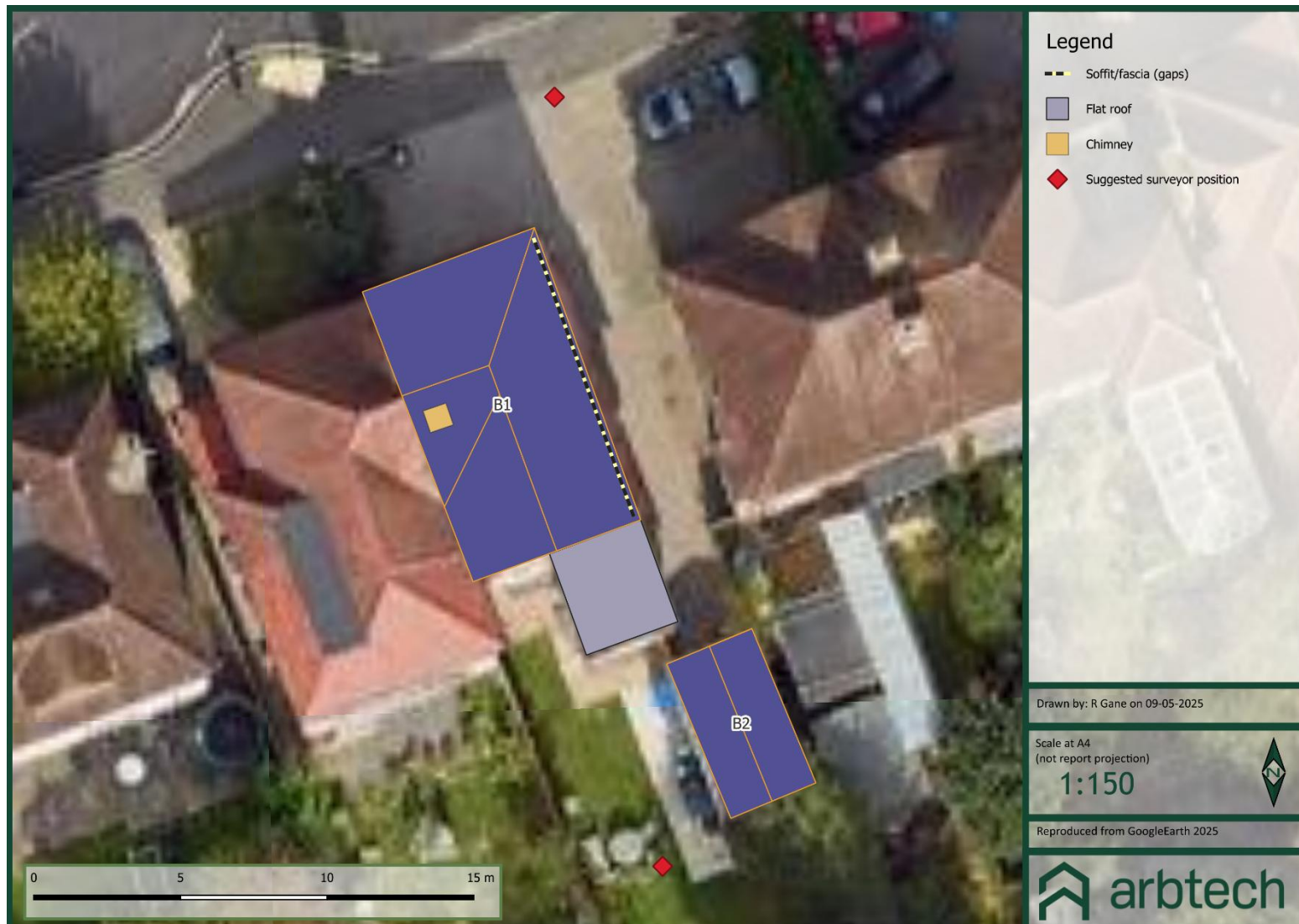
Appendix 1: Survey/Habitat map



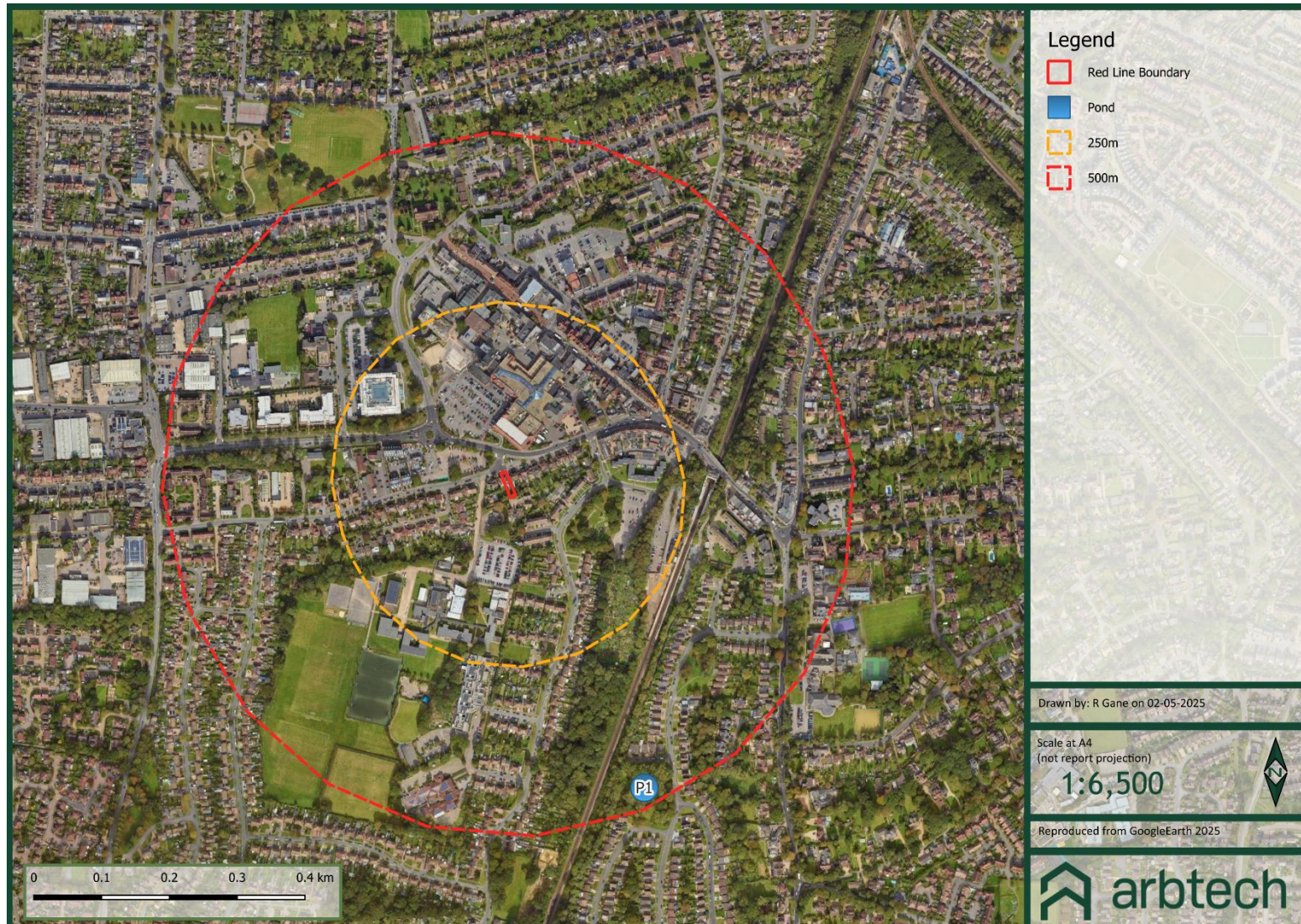
Appendix 2: Location map



Appendix 3: PRA map



Appendix 4: Ponds within 500m



Architectural Drawings:

- FRONT ELEVATION:** Shows the front facade with a gabled roof, a central entrance, and a large window. Dimensions: 10m 1.0m 1.0m 1.0m, 10m 1.0m 1.0m 1.0m, 10m 1.0m 1.0m 1.0m, 10m 1.0m 1.0m 1.0m.
- REAR ELEVATION:** Shows the rear facade with a gabled roof, a central entrance, and a large window. Dimensions: 10m 1.0m 1.0m 1.0m, 10m 1.0m 1.0m 1.0m, 10m 1.0m 1.0m 1.0m, 10m 1.0m 1.0m 1.0m.
- REAR SIDE ELEVATION:** Shows the rear side facade with a gabled roof, a central entrance, and a large window. Dimensions: 10m 1.0m 1.0m 1.0m, 10m 1.0m 1.0m 1.0m, 10m 1.0m 1.0m 1.0m, 10m 1.0m 1.0m 1.0m.
- SIDE ELEVATION:** Shows the side facade with a gabled roof, a central entrance, and a large window. Dimensions: 10m 1.0m 1.0m 1.0m, 10m 1.0m 1.0m 1.0m, 10m 1.0m 1.0m 1.0m, 10m 1.0m 1.0m 1.0m.

Table 1: Material and Construction Details

Material / Construction	Notes
POWDER COATED METAL FINISH TO FIBREGLASS ROOF SHEET	
TIMBER CLADDING	
ROOFLIGHTS	
POWDER COATED METAL FINISH TO FIBREGLASS ROOF SHEET	
POWDER COATED METAL WINDOWS	
TIMBER CLADDING	
EXISTING BRICK DETAILING CONFINED AROUND BASE OF EXTENSION	

Table 2: Client and Project Information

Client	Drawing Title	Scale	Date	Revisions	Notes
BURGESS HILL DENTAL PRACTICE	PROPOSED ELEVATIONS	1:100 @ A3	FEB 2025		
Job Title	Drawing Status	Drawing No.	Rev.	A 27.02.25 REAR OPENING DIMENSION AMENDED	
BURGESS HILL DENTAL PRACTICE	FOR PLANNING	2876 - 07	A		
75 STATION ROAD	Drawn By	Checked By			
BURGESS HILL RH15 9DY	LT	LT			

Client Information:

Client: BURGESS HILL DENTAL PRACTICE

Job Title: BURGESS HILL DENTAL PRACTICE, 75 STATION ROAD, BURGESS HILL RH15 9DY

Revisions:

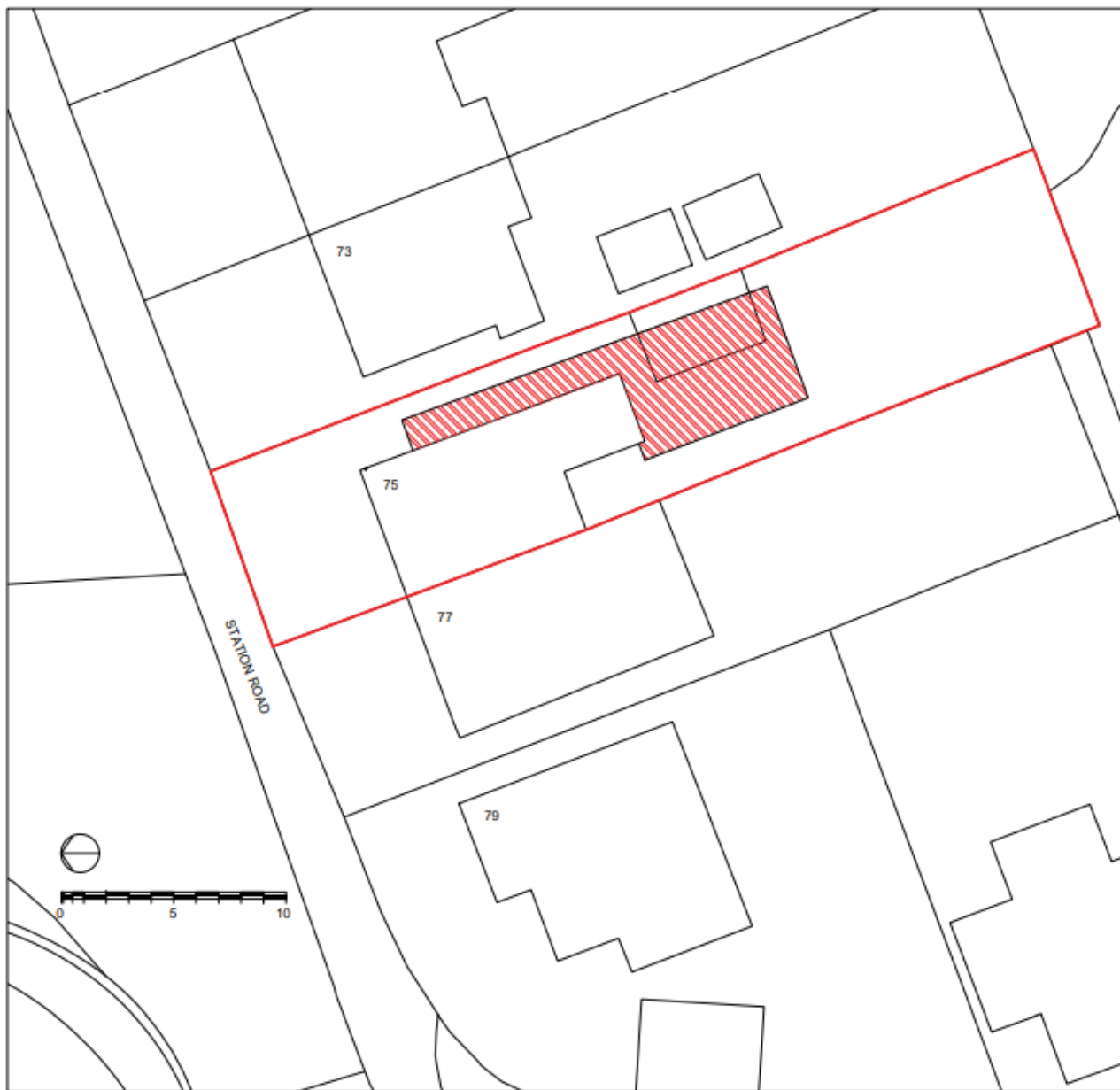
A 27.02.25 REAR OPENING DIMENSION AMENDED

Notes:

All site dimensions and levels to be verified by contractors and subcontractors on site prior to manufacture. Do not Scale from this drawing except for planning purposes. To be used in conjunction with all other drawings and contract documentation. Contractor to refer to all relevant consultants and engineers drawings throughout the course of the works. All works to comply to local authority requirements. Any errors, dimensional discrepancies or omissions to be reported to inature prior to manufacture. Drawing is for design intent only.

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www.inature.co.uk
T: 0207 223 8100
T: 01273 710 056
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Appendix 6: Habitat Photos

Sealed surface	
Photograph	Description
	Figure 1: Driveway
	Figure 2: Hardstanding within garden area.

Modified grassland	
Photograph	Description
	Figure 3: Amenity grass lawn on site (to rear of B1)
Bramble scrub	
Photograph	Description
	Figure 4: Southern boundary dominated by bramble

Scattered trees	
Photograph	Description
	Figure 5: Scattered trees present on site (along southern site boundary)
Ornamental hedgerow	
Photograph	Description
	Figure 6: Mixed ornamental; hedgerow along eastern site boundary

Appendix 7: Condition table

Individual Trees - Multiple Individuals							
Condition Assessment Criteria			Criterion passed		Condition Assessment Result	Metric Score	Score Achieved ×/✓
			T01-T02	T03	Good	3	
A	The tree is a native species (or at least 70% within the block are native species).		N	N	Passes 5 or 6 criteria		
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).		Y	Y	Moderate	2	✓
					Poor	1	
C	The tree is mature (or more than 50% within the block are mature) ¹ .		Y	Y	Score achieved:	MODERATE	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		Y	N			
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		N	N			
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Y	Y			
Number of criteria passed			4	3			

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Version control			
Status	Issue	Name	Date
Draft	0.1	Rebecca Gane BSc (Hons) Graduate Ecologist	02/05/2025
Proof	0.2	Elen Griffin BSc (Hons), MRSB, Consultant Ecologist	07/05/2025
Final	1.0	Rebecca Gane BSc (Hons) Graduate Ecologist	09/05/2025