



Preliminary Ecological Appraisal

Land at The Lydhurst Estate,
Warninglid

June 2025

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Land at The Lydhurst Estate, Warninglid

03/06/2025

Lydhurst Estate
Warninglid
West Sussex
RH17 5TG

Document Control:

Project no.:		Project name:		
13362		Land at The Lydhurst Estate, Warninglid		
Version:	Written by:	Checked by:	Authorised by:	Date:
V1	Amber Howie	Paul Carter	Richard Schofield	30 October 2024
V2	Amber Howie	Paul Carter	Richard Schofield	23 May 2025
V3	Amber Howie	Paul Carter	Paul Carter	28 May 2025
V4	Amber Howie	Richard Schofield	Richard Schofield	03 June 2025

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Non-technical Summary

Phlorum Ltd was commissioned by Rural Solutions to undertake a Preliminary Ecological Appraisal (PEA), and Bat Building Inspection (BBI) / Tree Preliminary Roost Assessment (PRA), which was carried out at Land at The Lydhurst Estate, Warninglid Lane, West Sussex, RH17 5SJ on the 2nd September 2024, with an updated site visit undertaken on the 10th April 2025, in order to determine whether any ecological constraints could affect the proposed works for the site.

Current proposals involve demolition of the existing main building (B1) and construction of a new building and associated hard and soft landscaping. The survey area extended over approximately 1.8 hectares (ha).

The main findings of the surveys are as follows:

-  The site is within the High Weald Area of outstanding Natural Beauty (AONB) and is subject to statutory designations.
-  The site comprised buildings (u1b5), other developed sealed surface (u1b6), modified grass (g4), other neutral grassland (g3c), ruderal vegetation (u81), flower beds (u1 846), introduced shrub (u1 847), and scattered trees (w32).
-  During the bat building internal roof inspection a maternity roost of brown long-ear bat was found. Due to the presence of a high conservation status roost in the roof of the building a Natural England European Protected Species Mitigation (EPSM) licence in regard to brown long-eared bats will be required before any works take place on the building.
-  The ECIA by Lizard Landscape Design and Ecology (2021) reported a common pipistrelle day roost within B1. Due to the presence of a roost in the roof of the building a Natural England European Protected Species Mitigation (EPSM) licence in regard to common pipistrelle will be required before any works take place on the building.
-  It is recommended that targeted surveys in respect to bats are carried out.
-  In addition, a precautionary approach to site clearance in respect to breeding birds, foraging badgers, hedgehogs, and herpetofauna is recommended to minimise any adverse impacts on these species group(s).

Further information on precautionary working practices and additional surveys together with recommended mitigation and enhancement measures are discussed in Section 5.

Version (V2) was produced to update the site boundary and include additional habitats.

Version (V3) was produced to update the text and habitats descriptions for the onsite trees.

This version (V4) has been produced to update the client address and minor text amendments.

1. Introduction

Background

- 1.1 Phlorum Ltd has been commissioned by Rural Solutions to undertake a Preliminary Ecological Appraisal (PEA), with a Bat Building Inspection (BBI) / Tree Preliminary Roost Assessment (PRA) to inform the potential ecological constraints of proposed future development of Land at The Lydhurst Estate, Warninglid Lane (hereafter referred to as "the site").
- 1.2 The purpose of the Preliminary Ecological Appraisal was:
 -  to identify the major habitats present;
 -  to identify the potential for any legally protected species to be present; and
 -  to recommend any additional ecological surveys, if required.
- 1.3 As part of the assessment, a desktop review and a site visit were carried out. The results of which were used to assess the nature conservation importance of the site and the potential of the site to support protected species.
- 1.4 This report has been compiled in accordance with current guidelines (British Standard 42020:2013 Biodiversity. Code of Practice for Planning and Development, 2013 and CIEEM, 2017 and 2018).
- 1.5 It is understood that the proposed development is for currently unknown but involve demolition of the existing main building.

Site Location

- 1.6 The site is located within the grounds of the Lydhurst Estate. The estate is private and includes several buildings within the wider ownership boundary, with the main house within the site boundary. The wider surroundings are predominantly rural, Warninglid village, with woodland and agricultural fields in the immediate and wider surroundings, to the east is a small urban area and there are scattered farm buildings around the area with minor roads.
- 1.7 The National Grid Reference for the centre of the site is TQ24612593. The survey area extended over approximately 1.8 hectares (ha).

2. Methodology

Desk Study & Consultations

Database and Map Search

- 2.1 The desktop study involved conducting database searches for statutory and non-statutory designated sites, legally protected species and features of interest within a 2km radius of the site. The database and map search was based on available information provided by the following sources:
-  Sussex Biodiversity Records Centre (SxBRC, 2024);
 -  Multi-Agency Geographical Information for the Countryside (MAGIC, 2025);
 -  Ordnance Survey mapping;
 -  Aerial photography; and
 -  The Woodland Trust online Ancient Tree Inventory.
- 2.2 The desktop study also involved a search of all international designated sites within 12km of the site.

Review of Previous Report

- 2.3 The desk study has involved the review of the following previous reports carried out for the site:
-  Ecological Impact Assessment (EIA) Lizard Landscape Design and Ecology (2021)

Habitat Survey and Assessment

- 2.4 Phlorum Limited carried out an ecological survey of the site on 2nd September 2024, with an updated site visit undertaken on the 10th April 2025. The survey was carried out by Amber Howie, a suitably qualified ecologist, (BSc (Hons), qualifying member CIEEM) who holds a Bat Level 1 Survey Class Licence CL17 (Ref:2025-12638-CL17-BAT) with experience in undertaking a range of ecological surveys.
- 2.5 The survey results and assessment was reviewed by Paul Carter (BSc (Hons), MBA, MCIEEM), an ecologist with over twenty years of experience of managing ecological and landscaping projects, and by the project director Richard Schofield (BSc (Hons), MSc, CSJK, MCIEEM, MIEMA, CEnv), with over twenty years of experience in managing projects. The weather conditions during both of the surveys were sunny and dry.

- 2.6 The field survey comprised a walkover inspection of the land and habitats present. The survey followed standard Phase 1 survey methodology (JNCC, 2010) and covered all accessible parts of the site, including boundary features. The description of the site habitats has used the code/referencing from The UK Habitat Classification User Manual Version 2.0 (UKHab 2023). UKHab uses primary habitat codes, either on their own or followed by one or more secondary codes. Each individual code is separated by a space. Habitats were described and mapped (Figure 1: Appendix A). A list of plant species was compiled, together with an estimate of abundance made according to the DAFOR scale. The DAFOR scale provides an estimate of the relative abundance of plant species within the Survey Area (Appendix D).
- 2.7 This assessment provides information on the habitats in the survey area and identifies actual or potential presence of legally protected or otherwise notable species/habitats in or immediately adjacent to the site.
- 2.8 Target notes highlighting a particular feature of ecological interest are provided in Appendix B, with associated photographs.
- 2.9 Scientific names are given after the first mention of a species, thereafter, common names only are used. Nomenclature follows Stace (2010) for vascular plant species.

Protected Species Assessment

- 2.10 The potential for the site to provide habitat for protected species was assessed from field observations in conjunction with results of the desk study. The site was inspected for indications of the presence of protected species including:
 -  Habitat considered suitable to support widespread reptile species including areas with a scrub/grassland mosaic and potential hibernation sites;
 -  On-site ponds offering potential breeding opportunities for great crested newts (*Triturus cristatus*) and the presence of suitable terrestrial habitat including hedgerows and rough grassland;
 -  The presence of features in and on trees indicating potential for roosting bats (*Chiroptera*), including knot and rot holes and loose bark. Secondary evidence of bats including staining, droppings, and feeding remains were also looked for;
 -  The presence of nesting habitat for breeding birds, including mature trees, dense scrub, and hedgerows, and direct evidence of bird nesting including bird song, old nests etc.;
 -  Habitats considered suitable to support badger (*Meles meles*) setts, and evidence in the form of hair, pathways, and latrines;
 -  Presence of woodland and/or hedgerows providing suitable habitat to support hazel dormice (*Muscardinus avellanarius*);

-  Riparian habitat supporting suitable features for water voles (*Arvicola amphibius*) and otters (*Lutra lutra*), and the
 -  Presence of nationally protected and/or invasive plants.
- 2.11 The potential presence for protected species is categorised as **Negligible, Low, Moderate, High, or Present**, based on the findings of the field survey and on the evaluation of existing data. However, the potential presence for bats in a structure is categorised as **None, Negligible, Low, Moderate, or High** (Collins, 2023). The potential suitability of trees for bat roosts is as assessed as **None, FAR** (further assessment required), or **PRF** (at least one potential roost feature present) (Collins, 2023).
- 2.12 The purpose of this assessment is to identify whether more comprehensive Phase 2 surveys for protected species or mitigation should be recommended.

Bat Building Inspection (Preliminary Roost Assessment)

- 2.13 The Bat Building Inspection (BBI), also referred to as a Preliminary Roost Assessment (PRA) was carried out on 2nd September 2024. The survey was undertaken in accordance with good practice guidelines (Collins, 2023). The survey was carried out by Amber Howie, a suitably qualified ecologist with experience in undertaking a range of ecological surveys and Richard Schofield who holds Bat Level 1 Survey Class Licence CL17 (Ref: 2021-51095-CLS-CLS) and Level 2 CL18 (2025-13010-CL18-BAT).
- 2.14 During the updated site survey on the 12th April 2025, a Daytime Bat Walkover (DBW)/ Preliminary Roost Assessment (PRA), was carried out to assess the trees within the new red line boundary. The survey was undertaken in accordance with good practice guidelines (Mitchell-Jones and McLeish, 2004; Collins, 2023, and Reason, 2023). The survey was carried out by Amber Howie who holds Bat Level 1 Survey Class Licence CL17 (Ref:2025-12638-CL17-BAT).
- 2.15 The interior and exterior of the buildings were inspected closely with the aim of identifying the presence of bats and any secondary evidence together with any potential roost sites. Secondary evidence includes droppings, feeding remains, scratch marks and oil and urine staining.
- 2.16 The external inspection was carried out first and comprised a detailed search of all accessible architectural features for bat droppings, urine staining, scratch marks, staining around suitable crevices and feeding remains.
- 2.17 The internal inspection was then carried out, where it was safe to do so. A high-powered torch was used to illuminate internal features at height, for instance the apex of the roof and associated supporting beams, and these were inspected using close focusing binoculars when required.
- 2.18 Where access permitted, roof voids were also inspected. This comprised a search of the floor area and other flat surfaces, including stored materials, in order to find evidence of discarded feeding remains and bat droppings. Internal features such as the roof lining were examined to assess actual or potential roost opportunities.

2.19 In accordance with current standing advice issued by Natural England (2015), the following types of bat roosts were considered during the assessment:

-  Day Roost - where individual bats, or small groups of males, rest or shelter in the day
-  Night Roost - where bats rest or shelter at night between foraging in the active period, but rarely during the day
-  Feeding 'Perch' Roost - where bats hang to eat or catch their prey or rest at night between feeding sessions.
-  Hibernation Roost - where bats are found during winter. These roosts typically comprise a stable environment where bats can enter torpor; these areas are normally of a constant temperature.
-  Transitional or Occasional Roost - where individual or small numbers of bats gather at a temporary site before and after hibernation.
-  Maternity Roost – where female bats give birth and raise their young.
-  Satellite Roost – an alternative roost found in close proximity to the main nursery roost colony and used by a few individual breeding females to small group of breeding females through the breeding season.

Tree Assessment for Bats

2.20 The none, negligible, low, moderate, high classification for potential bats roots in trees do not work well, so the following table is use (Collins, 2023).

Table 2.1: Guidance for assessing the suitability of trees on proposed developments site for bats

Suitability	Description
NONE	Either no Potential Roost Features (PRF) in the tree or highly unlikely to be any.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.

2.21 When a potential roost feature (PRF) is found Table 2.2 provides the guidance to assessing it (Collins, 2023).

Table 2.2: Guidance for categorising the potential suitability of PRFs on a proposed development site for bats

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small number of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Caveat

Data Search Constraints

- 2.22 It is important to note that, even where data is held, a lack of records for a defined geographical area does not necessarily mean that there is a lack of ecological interest; the area may be simply under-recorded.

Survey Constraints

- 2.23 Ecological surveys are limited by factors that affect presence of plants and animals such as seasonality. Whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the environment.
- 2.24 The survey was carried out late in the growing season and therefore most species would be expected to be visible and identifiable.
- 2.25 The appraisal does not constitute a full botanical survey, or a Phase 2 pre-construction survey that would include accurate GIS mapping for invasive or protected plant species. This survey provides a preliminary view of the likelihood of protected species occurring on the site based on the suitability of the habitat, known distribution of the species in the local area, and any direct evidence on the site. It is therefore used as a tool to recommend further protected species surveys (or other species of significant nature conservation interest) if on the basis of the preliminary assessment or during subsequent surveys, it is considered reasonably likely that protected species may be present.
- 2.26 It is however considered that the survey was sufficiently rigorous to assess the ecological value of the site.

Bat Survey Constraints

- 2.27 Bats are mobile animals which can move roost sites throughout the year. It is possible that surveys carried out in September may miss roosts not occupied until later in the year. However, where undisturbed, it is generally possible to find secondary evidence of bats throughout the year.

- 2.28 It is considered that the survey was sufficiently rigorous to assess the ecological value of the site for the purposes of this assessment.

Limitations

- 2.29 This appraisal also does not constitute as a full invasive species survey. All surveys are subject to the conditions on site at the time of the survey. Site surveys are non-intrusive and rely on the visual identification of aboveground growth. If parts of a site are inaccessible, then these areas can often not be surveyed unless they can be viewed from other areas. If any aboveground growth is being managed or has been disturbed or covered, or the below ground growth is dormant, then it may be impossible for us to identify invasive plants in these areas during our non-intrusive survey.

3. Baseline Conditions

Desk Study

Aerial Photography and OS Maps

- 3.1 Aerial photographs and OS maps show the site to be predominantly gardens within the Lydhurst Estate, with woodland and agricultural fields and small residential areas in the immediate and wider surroundings. There appear to be several waterbodies within 500m of the site.

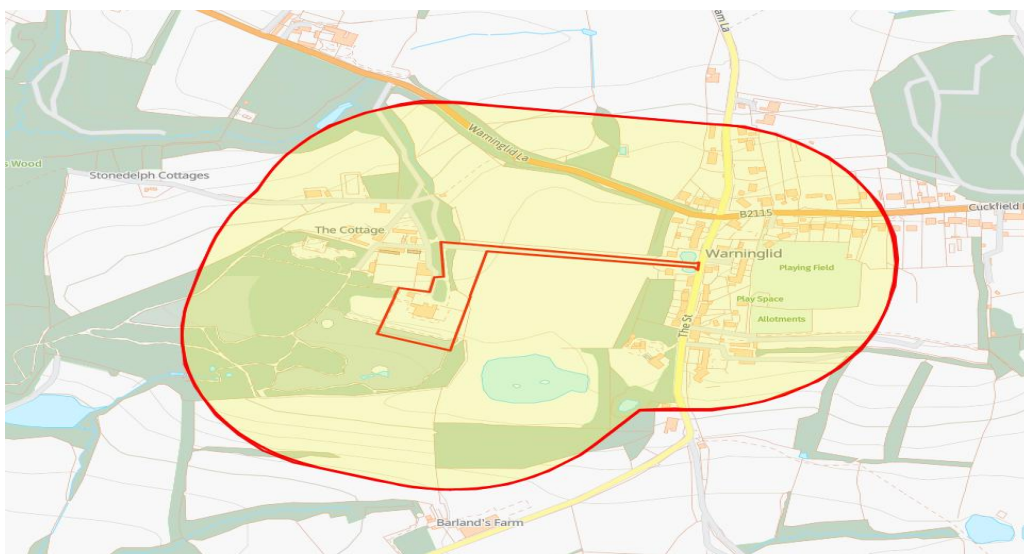
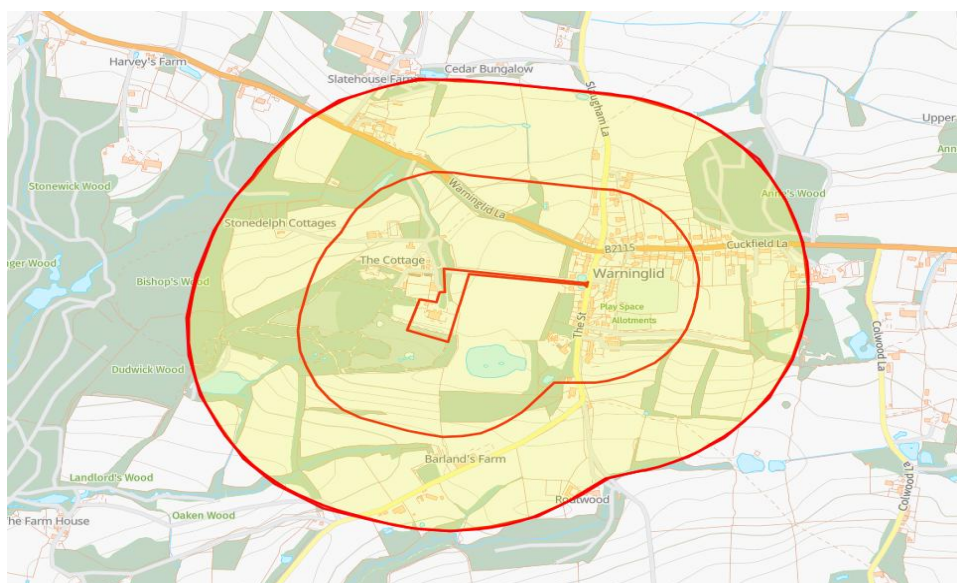


Image 1 (Above) Waterbodies present within a 250-meter search radius. Waterbodies are shown in blue. The map shows the site boundary marked as the innermost red boundary. (Magic, 2025).

Image 2 (Below) Waterbodies present within a 500-meter search radius. Waterbodies are shown in blue. The map shows the site boundary marked as the innermost red



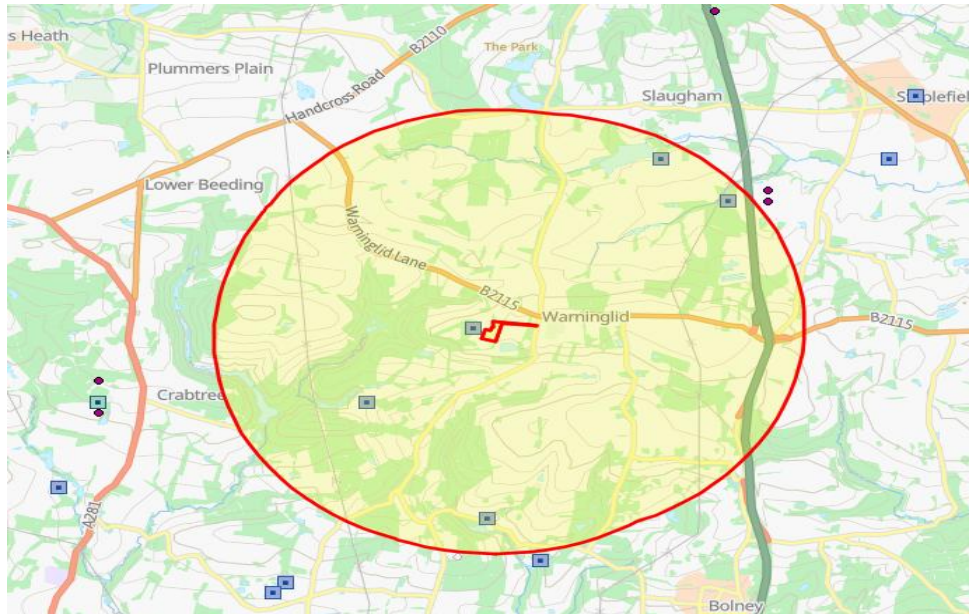


Image 3; Granted European Protected Species Licences (EPSLs) within a 2km search radius. The site is shown as the central red line boundary. There are several granted EPSLs for bats within the 2km search radius, however the majority are within the wider surroundings. The granted EPSLs are shown as for bats by the blue pins, great crested newt by the green pins and purple dots, amphibians by the green pins, and mammals by the pink pins (Magic, 2025).

- 3.1 There are granted European Protected Species Licences (EPSLs) in the surroundings; however, ariel maps show them to be predominantly within the wider surroundings. The closest EPSL for bats is located within the Lydhurst estate grounds to the northwest for common pipistrelle and brown long-eared bats. The next closest is approximately 1km to the southwest for common and soprano pipistrelle, brown long-eared bats and whiskered myotis. The SxBRC data searches returned records of maternity roosts present within 1.5km of the site boundary. The closest EPSLs for great crested newt are over 2.5km to the northeast and west. For mammals (hazel dormouse) the closest is over 4km to the north.
- 3.2 Unknown bat roosts or species-specific locations and habitats, such as ponds, hedges and other priority habitats may still be present within the 2km search radius.
- 3.3 The immediate surroundings are also areas monitored by the Countryside Stewardship Scheme (CS) as part of the British Trust for Ornithology (BTO) and Natural England (NE). These areas are monitored for UK priority species, within the search area species present are the lapwing (*Vanellus Vanellus*) (Magic, 2024).
- 3.4 There are areas within 2km of the site that are monitored by the Woodland Trust. The closest is approximately 475m to the northwest at Williams Wood.

Review of Previous Reports

- 3.5 The Ecological Impact Assessment (ECIA) produced for the site by Lizard Landscape Design and Ecology (2021) recommended phase 2 protected species surveys for bats, amphibians including HSI assessment of surrounding ponds and ground level assessment of trees and subsequently undertaken. The report covers a larger red line boundary over the estate.

-  Bat surveys undertaken in 2017 and 2019 identified several bat roosts within the Lydhurst Estate ground including maternity and day roosts for common and soprano pipistrelle, brown long eared and whiskered bat species.
-  The ground level tree assessment identified several trees considered to have high potential for roosting bats, however none of these trees are within the red line boundary surveyed as part of this PEA report.

Statutory and Non-Statutory Designated Sites

Statutory International Sites

- 3.6 There are no international statutory designated sites within 12km of the site.

Statutory National and Local Sites

- 3.7 The closest statutory national and/or local designated site is the High Weald Area of Outstanding Natural Beauty (AONB). Table 3.1 provides a list of statutory national and local sites within 2km of the site.

Table 3.1: Statutory national and local sites within 2km of the site

Site Name	Reason for Designation	Area (ha)	Distance from the Site
High Weald Area of Outstanding Natural Beauty (AONB)	The High Weald's rolling hills are draped with small, irregular fields – edged with ancient boundaries such as hedgerows and tree belts, and often containing nationally-important species-rich grassland, with 20% of all lowland meadow in England. Colourful areas of heath – with patches of purple heather and yellow gorse – are found on the high, sandy ridges, most famously on the Ashdown Forest. Trees and woodland are a particularly distinctive feature of the High Weald landscape, covering nearly a third of the AONB – much of it being ancient woodland. The High Weald is characterised by having some of the darkest skies in the south-east of England, with the least skyglow, a number of nocturnal species within the High Weald are dependent on dark skies for feeding	146,100	Within

Non-Statutory Sites

- 3.8 The closest non-statutory designated site is Mill Hill Pond Local Wildlife Site (LWS). Table 3.2 provides a list of non-statutory sites within 2km of the site.

Table 3.2: Non-statutory sites within 2km of the site

Site Name	Reason for Designation	Area (ha)	Distance from the Site
Mill Pond Local Wildlife Site (LWS)	The site consists of Slaugham Mill Pond, a large area of open water and reedbed which is of particular importance for birds, and a small woodland which adjoins it to the north. The site is of particular importance for birds due to the presence of extensive open water, reedbed, scrub and woodland. Mandarin Duck, Great Crested Grebe and Grey Wagtail breed.	8.9	1.7km to the north
Old Deer Park Local Wildlife Site (LWS)	This site which lies in an old deer park, south of Leonards lee Gardens, is one of the best surviving relics of the formerly vast St. Leonard's Forest. In addition to moderately species-rich dry and wet heath, there is a diverse bog. The ancient parkland trees have a fine assemblage of woodland epiphytic lichens and is grazed by a herd of wallabies.	17	1.8km to the west

Ancient Woodland

- 3.9 There is no ancient woodland covering any part of the site or immediately adjacent to the site. The closest ancient tree is approximately 280m north of the site boundary within the wider Lydhurst estate. No trees on or adjacent to the site are listed on the Woodland Trusts' Ancient Tree Inventory.
- 3.10 The closest area of ancient woodland is situated 135km to the south and west.

UK BAP Priority Habitat

- 3.11 UK BAP Priority habitats are habitat types or elements with unique or significant value to a diverse assemblage of species. UK BAP priority habitats are identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP).

- 3.12 Ariel imagery shows that here are areas of priority habitat ancient and semi-natural ancient woodland, deciduous woodland, lowland heathland and traditional orchards 135m south of the site boundary. There are streams and open water within 2km of the site boundary and within 2km which are designated as priority habitats.
- 3.13 Maps showing the locations of priority habitats within 2km of the site are shown in Appendix G.

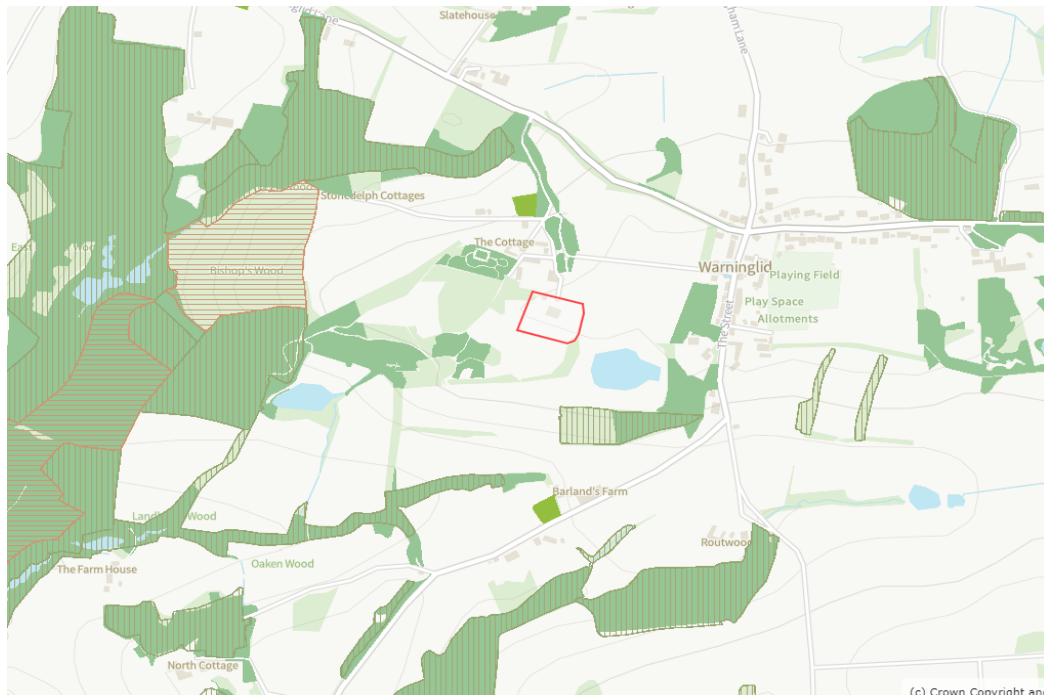


Image 4; Priority woodland habitats within 250m of the site boundary. The site is shown as the central red line. Priority habitats are coloured and shown by  Ancient and Semi-Natural Woodland,  Ancient Replanted Woodland,  Deciduous Woodland and  Traditional Orchards (Magic, 2024).

Habitats

Site Summary

- 3.14 The site is within the Lydhurst Estate and comprised a section of the gardens around the main building. The site comprised buildings (u1b5), other developed sealed surface (u1b6), modified grass (g4), other neutral grassland (g3c), ruderal vegetation (h3d), flower beds (u1 846), introduced shrub (u1 847 and scattered trees (w32).
- 3.15 The main habitats recorded within the site are described below. The UKHab code is shown in the bracket after the habitat type (UKHab 2023). Additional details are shown on the habitat survey plan in Appendix A, and the target notes are listed in Appendix B.

Buildings (u1b5)

- 3.16 There was a large unoccupied manor house at the centre of the site (B1), and a smaller building (B2) within the red line boundary.

Other Developed Sealed Surface (u1b6)

- 3.17 Around the site were hardstanding/gravel pathways and a parking area at the north of the site.

Modified Grassland (g4)

- 3.18 The majority of the site was the gardens which were mown grass lawns. The grass was mown to ground level and species poor with few species noted across the majority of the site. There were areas of less intensively managed grass at the site boundaries and borders along the east and around the bases of trees at the east, where the sward was more varied, and a wider variety of species were noted including some meadow flowers. There was a grass lawn roundabout and grass verges along the access track to the main building.

Other neutral Grassland (g3c)

- 3.19 There was an area of grassland at the east of the site boundary. The grass along the west section of the grassland area ran along a slope that had some ornamental shrubs and trees including daffodils (*Narcissus spp.*) and magnolia (*Magnolia spp.*) and was mown along the slope.
- 3.20 The majority of the grassland area appeared to be unmanaged and had a varied sward with tufts of grass present and a relatively diverse range of species present. The majority of the area of grassland was grass species, the diversity was generally restricted to the margins of the grassland which ran along the access track at the northeast, around the bases of trees.

Ruderal Vegetation (u81)

- 3.21 Within the areas of less intensively managed grass at the site boundaries and borders along the east of the access track and around the bases of trees within the grassland at the east, where the sward was more varied some ruderal species were present.

Flower Beds (u1 846)

- 3.22 Around the northwest of the site around the smaller outbuilding (B2) were planted beds with ornamental flower species present with areas of bare ground between.

3.23 Introduced Shrub (u1 847)

- 3.24 Around the areas of planted beds (B2) and long the northern boundary, and on the borders of the access track at the southern aspects were introduced shrubs including non-native ornamental species.

Scattered Trees (w32)

- 3.25 There were several large, moderate and small sized trees scattered around the site, within the grassland habitats. Species noted including a large lime tree (*Tilia spp.*), several cherry trees (*Prunus spp.*), and oak (*Quercus robur*).
- 3.26 Within the area of other neutral grassland was a small area of trees including one large London plane tree (*Platanus x hispanica*) and several bordering saplings and young trees including several small beech (*Fagus sylvatica*), and some small holly bushes (*Ilex aquifolium*). Around the grassland edges of the trees and under the canopy were some ancient woodland indicator species including wood anemone (*Anemonoides nemorosa*) and native bluebell (*Hyacinthoides non-scripta*). Lesser celandine (*Ficaria verna*) was also present.
- 3.27 There was a group of scattered trees present to the west. Tree species included Norway spruce (*Picea abies*), beech (*Fagus sylvatica*), and birch (*Betula pendula*). The group of trees was a small area bound on all sides by a modified grass verge and the hardstanding access track. Around the grassland borders of the group were some ancient woodland indicator species including wood anemone (*Anemonoides nemorosa*) and native bluebell (*Hyacinthoides non-scripta*). There were several rhododendron (*Rhododendron spp.*) plants present along the western border.
- 3.28 There were several large mature purple beech (*Fagus sylvatica f. purpurea*) along the access track to the site, the majority were adjacent offsite.

Target Note (TN)

- 3.29 The following features of interest were noted during the survey and have been marked on Figure 1:
-  TN1 – Bat Roost
 -  TN2- Offsite Mammal Holes
 -  TN3- Rhododendron

Bat Building Inspection (Preliminary Roost Assessment)

Main Building (B1)

External Survey

- 3.30 The BBI/PRA involved a detailed external inspection of the building in order to identify potential or actual bat access points and roosting places, and to locate any evidence of bats. This included searching the ground, beneath windowsills, windowpanes, walls, and assessing the brickwork and roofing (such as if any gaps were present under the roofing felt).
- 3.31 The building was noted to be a large manor house within the Lydhurst estate. There was no limited artificial light around the site and the building was unoccupied.

- 3.32 The building consisted of the three-storey main building and a newer one storey extension at the west of the building.
- 3.33 The roof of the building was a pitched tiled roof with a flat extension at the front of the property. There was several lifted/loose tiles and multiple points of ingress/egress noted around the entire roof of the main building, however the extension at the west was well maintained and no loose/lifted tiles were noted.
- 3.34 The flat aspect at the front of the roof was sealed with roofing felt which appeared sound with no lifted/loose areas. Drainage pipes ran around the building under the lip of the roof on wooden boarding, there were several points of ingress/egress observed around the guttering at the southern face of the building, in particular at the southwest corner. The seals around the building windows were in places poorly maintained with several potential points of ingress/egress noted particularly at the eastern face of the building.
- 3.35 Multiple potential access points were seen when assessing the external structure.
- 3.36 No evidence of bats such as droppings, evidence of feeding or urine stains were found during the external survey.
- 3.37 The external assessment of the building assessed the roosting potential for bats to be **High**.

Internal Survey

- 3.38 The building was inspected internally. The roof void was approximately 2m high and ran around the entire roof area in a closed circuit. The roof space was open with access to all corners and areas.
- 3.39 Internally the structure was timber built with an 'A' frame style timber roof construction with timber support beams and joists (Photograph 2). The roof space was warm, and multiple points of ingress/egress were noted across the east face of the internal building.
- 3.40 Toward the southwest corner of the roof void a maternity roost of brown-long eared bats (*Plecotus auratus*) was observed, with numerous areas of droppings. From photographs taken there appear to be between 10-20 bats present at the time of the survey. After the roost was discovered the remainder of the roof void was left un-surveyed in order to minimise the disturbance to the bats present.
- 3.41 Bats and secondary evidence of bats were found during the initial inspection.
- 3.42 Overall, the main house was assessed as having **high** potential to support roosting bats, and bats were determined to be **present** within the roof void.

Building 2 (B2)

- 3.43 Building 2 (B2) was a small building at the northwest boundary. The building had wooden panel walls and a pitched tiled roof. There were loose/lifted tiles on the west face of the roof. There was a small internal roof void which was inaccessible to survey.
- 3.44 No bats or secondary evidence of bats were found during the initial inspection. However, there were points of ingress/egress providing potential roosting features for bats.

- 3.45 Overall, building 2 was assessed as having **low** potential to support roosting bats.

Daytime Bat Walkover (DBW)/Preliminary Roost Assessment (PRA)

Tree Assessment for Bats

- 3.46 In total two trees were considered to support features of low-moderate value to roosting bat. No confirmed roosts were identified in the trees during the assessment.
- 3.47 All trees assessed as having roosting potential were predominantly found along the corner of the access track on the northern aspect of the site. For the purposes of this assessment, trees assigned as having a moderate or high value have been numbered and are illustrated on the survey map in Appendix A.
- 3.48 Under current design proposals all trees with PRFs within the site boundary are to be retained.

PRF-M

- 3.49 A total of two trees have been assigned a PRF-M value (potential roost feature of multiple bats) within the site. Several holes including knot/rot holes and branch splits were present on the upper trunk or limbs of the trees. Several trees had at least three or more features. The species were beech (*Fagus sylvatica*) and pedunculate oak (*Quercus robur*). Specific tree numbers of PRF-M trees are listed below:

-  T2- Oak
-  T3- Beech

NONE

- 3.50 All remaining trees around the site were assessed as NONE (no potential roost features) as they did not have any visible potential roosting features at the time of the survey or were considered to be relatively young and small with no potential

Protected Species

- 3.51 Legislation relating to the protected species referred to in this section is included in Appendix C.
- 3.52 The following paragraphs detail the suitability of the on-site habitats to support protected species and include information from the data search for protected, rare and otherwise notable species returned within a 2km radius.

Bats

- 3.53 The data search showed records of bats from the genera pipistrelle (*Pipistrellus*), long eared (*Plecotus*), myotis (*Myotis*), serotine (*Eptesicus*), Noctule/Leisler's (*Nyctalus*), and barbastelle (*Barbastella*) occurring within the 2km search area in the past 15 years.
- 3.54 There data search of Magic showed granted European Protected Species Licences (EPSLs) for bats are located within 100m and 1km of the site for common and soprano pipistrelle, brown long-eared bats and whiskered myotis. The SxBRC data searches returned records of unspecified roosts present for pipistrelle, serotine and long eared bats within 1km of the site boundary.
- 3.55 During the survey multiple potential bat roosting features were seen in the main building B1.
- 3.56 During the internal survey of the main building (B1) roof void, a maternity roost of brown long-eared bats was discovered. Bats were identified from photographs taken during the survey.
- 3.57 Bats were confirmed as **present** within the building.

Amphibians

- 3.58 The data search showed records of great crested newt (*Triturus cristatus*) within 2km of the site within the past 15 years.
- 3.59 The data search showed records of palmate newt (*Lissotriton helveticus*), smooth newt (*Lissotriton vulgaris*), common frog (*Rana temporaria*) and common toad (*Bufo bufo*) within 2km of the site within the past 15 years.
- 3.60 Ariel maps and imaging show several waterbodies within 500m of the site and the nearest toad crossing is approximately 600m to the north. The data search of Magic showed the closest granted European Protected Species Licences (EPSLs) for great crested newts was over 2km from the site boundary.
- 3.61 During the survey it was noted that there was no water within the development boundary, however within the ownership boundary there was a small pond present adjacent to the northeast site boundary at the end of the access track, and offsite to the southeast there was a large lake which could be suitable habitat for great crested newts. Additionally, there was terrestrial habitat that could support foraging and commuting great crested newt, including grassland. There was also suitable habitat in the immediate and surrounding areas.
- 3.62 During the updated survey in April 2025, the offsite pond and lake were surveyed. The pond at the end of the access track to the northeast was a small ornamental pond with waterfowl present. The pond runs under a bridge that joins the access track to the adjacent road and is surrounded by residential buildings and the access track. The lake was large and had a large presence of waterfowl present with numerous ducks, geese and swans present.
- 3.63 During the survey no water was seen on site. However, the habitat contained features that could support foraging and commuting newts. This included bordering offsite habitats including woodland and fields.

- 3.64 It was considered that the site offered **negligible** potential for breeding newts and **low** potential for foraging and commuting newts.
- 3.65 Whilst newts and amphibians may occasionally commute around the site using the boundary habitats, due to the majority of low quality of habitats within the site boundary, it is considered that impacts to any populations present are unlikely. The modified grassland appeared to be regularly mown which would make it unsuitable for amphibians, and currently limited work is proposed for the area of other neutral grassland at the east.
- 3.66 The main development is confined to the existing building footprint and minor works are expected to impact the other neutral grassland to the east. The site will be accessed during the proposed works by the existing access track. It is therefore considered unlikely that the proposed works will cause a significant increase in disturbance to any newts or amphibians in the area, and that precautionary measures will be sufficient to safeguard this species group.

Reptiles

- 3.67 The data search showed records of grass snake (*Natrix helvetica*) and common lizard (*Zootoca vivipara*) within 2km of the site within the past 15 years.
- 3.68 During the survey no reptiles or signs of reptiles were seen, however the habitat contained features that could support widespread reptile species. This included grassland and bordering offsite habitats including woodland and fields. The modified grassland appeared regularly mown which would make it unsuitable for reptiles, and minor work is proposed for the area of other neutral grassland at the east.
- 3.69 The application is for development within the existing footprint of the building and creation of a new access track so there is not expected to be a significant impact to the onsite habitats. Due to the size of the site and the availability of better habitats immediately adjacent to the site, it is considered that precautionary working methods would be sufficient to safeguard this species group.
- 3.70 Overall, the site was assessed as having **low** potential to support reptiles.

Birds

- 3.71 Several Red or Amber listed Birds of Conservation Concern¹ (BoCC), and notable² bird species were returned by the data search that may utilise habitats within the site. Species include swift (*Apus apus*), house martin (*Delichon urbicum*), swallow (*Hirundo rustica*) and starling (*Sturnus vulgaris*).

¹ Birds of Conservation Concern status is prioritised into high concern (Red), medium concern (Amber) and low concern (Green) (Eaton et al, 2009). Red-list species are those that are globally threatened according to the IUCN criteria; those whose population or range has declined rapidly in recent years; and those that have declined historically and have not shown a substantial recent recovery. Amber-list species are those with an unfavourable conservation status in Europe; those whose population or range has declined moderately in recent years; those whose population has declined historically but made a substantial recent recovery; rare breeders; and those with internationally important or localised populations. Green-list species are those that fulfil none of the criteria.

² Notable Birds are based on a list of birds that are particularly scarce or vulnerable either at national or a regional level. The majority of these bird species are designated as Schedule 1 species, under the Wildlife and Countryside Act 1981 (as amended), or listed as red or amber-listed BoCC.

- 3.72 During the survey it was noted that the onsite habitats provided suitable habitat for nesting birds.
- 3.73 Overall, it was considered that the site offered **moderate** potential for breeding birds.

Badgers

- 3.74 Records for this species are kept confidentially and were not returned by the data search.
- 3.75 The habitats on site were not site were suitable for breeding badgers. There were suitable areas to allow badgers to commute and feed.
- 3.76 There is an area of woodland to the west of the site. This area is not within the development boundary however a large burrow was observed within the woodland, approximately 40m from the site boundary at the time of the survey.
- 3.77 Overall, the site offered **low** potential for breeding badgers and **moderate/high** potential for foraging and commuting badgers.
- 3.78 It is understood that under the current scope of works there will be no impact to any of the habitats considered suitable for badgers.

Hazel Dormice

- 3.79 The data search showed records of dormice within 2km of the site within the past 15 years.
- 3.80 The site did not contain the type or density of vegetation that would be suitable for supporting either breeding or commuting dormice.
- 3.81 Overall, it was considered that the site offered **negligible** potential to support breeding dormice and **negligible** potential to support commuting dormice.

Water Voles

- 3.82 The data search showed no records of water voles within the 2km search area in the past 15 years.
- 3.83 The site did not contain the aquatic habitat and vegetation types that would support breeding, foraging or commuting water voles.
- 3.84 Overall, it was considered that the site offered **negligible** potential to support breeding water voles and **negligible** potential to support commuting and foraging water voles.

Otters

- 3.85 Reports of otters are not returned by the record centre in this area.
- 3.86 The site did not contain the aquatic habitat and vegetation types that would support breeding, foraging or commuting otters.
- 3.87 Overall, it was considered that the site offered **negligible** potential to support breeding otters and **negligible** potential to support foraging and commuting otters.

Hedgehogs

- 3.88 The data search showed records of hedgehogs (*Erinaceus europaeus*) within 2km of the site within the past 15 years.
- 3.89 No direct evidence of hedgehogs was seen on the site. However, the presence of suitable bordering and offsite habitats and onsite short grassland could have provided the hibernation and foraging areas for this species.
- 3.90 Overall, the site offered **moderate** potential for hedgehogs.

Stag Beetles

- 3.91 The data search showed no records of stag beetles (*Lucanus cervus*) within 2km of the site within the past 15 years.
- 3.92 There was no evidence of stag beetles, or the habitat they require seen during the survey.
- 3.93 Overall, the site offered **low** potential for stag beetles.

Invasive Plants

- 3.94 The data search showed records of plant species including Japanese knotweed (*Reynoutria japonica*) and three-cornered leek (*Allium triquetrum*) occurring within the 2km search area in the past 15 years. These plants are listed as invasive in Schedule 9 Part II of the Wildlife and Countryside Act (1981 amended).
- 3.95 During the updated survey there were several rhododendron (*Rhododendra spp.*) plants present in the group of trees to the west. These plant species are listed in Schedule 9 Part II of the Wildlife and Countryside Act (1981 amended).

4. Evaluation

- 4.1 On the basis of the information available from the habitat survey and desk study, the site has been evaluated in terms of its potential for biodiversity, support of protected species and habitats, and the contribution the area makes as part of the wider landscape. The nature conservation value of the site has been assessed following standard criteria developed by CIEEM (2017 and 2018) and in accordance with BS 24040:2013 Biodiversity – code of practice for planning and development. This is provided below.
- 4.2 The biodiversity value of protected species within the site is a preliminary evaluation based upon the desk study records, habitat suitability, and the conservation status of the species in question. It should be noted that where European Protected Species (EPS) or species of Principle Importance for the Conservation of Biodiversity are present on-site they may be valued at a lower level/scale where it is considered likely that populations would not be of sufficient importance to justify designation at a higher level. However, regardless of their biodiversity value, such species are still subject to national and/or European legislation.
- 4.3 Key aspects of relevant planning policy regarding conservation, including an explanation of species referred to as being of 'Principal Importance for Conservation of Biodiversity' and European Protected Species and habitats, are provided in the Legislation section in Appendix C.

Geographic Evaluation

Features of International Importance

- 4.4 Features of International Importance are principally sites covered by international legislation or conventions. The Conservation of Habitats and Species Regulations 2017 (as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 implements the Natural Habitats and Wild Fauna and Flora (92/43/EC) (Habitats Directive) in England and Wales. The Regulations mainly deal with the protection of sites with certain habitats and populations of species that are important for nature conservation in a European context, i.e. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).
- 4.5 The site is not subject to any international statutory nature conservation designations. There are no International important sites within 12km of the site.

Features of National Importance

- 4.6 Features of national importance include Sites of Special Scientific Interest (SSSIs) which are designated under the Wildlife and Countryside Act 1981 (as amended). The site is within the High Weald AONB and is subject to any national statutory nature conservation designations, due to the nature and size of the habitats within the site boundary, it is not considered that any habitats or populations or assemblages of species within the site would meet the criteria for the designation of SSSIs at an appropriate geographic level³.
- 4.7 The closest designated site of national importance for nature conservation is Cows Wood SSSI located 4km to the northeast. The site does not provide any supporting habitat for this SSSI.
- 4.8 The site is also located within the 5km Impact Risk Zone of Cows wood SSSI, St Leonards Forest SSSI and St Leonards Ponds SSSI but the site does not have any supporting habitat for these SSSI.

Features of Regional (i.e. Mid Sussex) Importance

- 4.9 The site does not include any features of value at this level neither is it likely to be selected as a SINCE based on the results of the current survey.

Features of District (i.e. Haywards Heath) Importance

- 4.10 The site is relatively small and does not support any features that were considered to be of value at this level.

Features of Local (i.e. Warninglid) Importance

- 4.11 The site does not support any features that were considered to be of value at this level.

Features of Value Immediate Vicinity (c. 250m) of the Project

- 4.12 The on-site vegetation is of value within the immediate vicinity and provides suitable habitat to support protected species including breeding birds, bats, foraging badgers, hedgehogs, herpetofauna and reptiles. It also forms part of the wider ecological network of habitats in the locality, providing wildlife corridors for mobile species to move through the landscape.

Summary

- 4.13 Overall on the basis of the survey results and the above criteria, habitats within the site are considered largely to be of ecological value within the immediate vicinity only. The site provides suitable habitat to support several protected species and groups including breeding birds, bats, foraging badgers, hedgehogs, and herpetofauna. However, populations of these are unlikely to be locally significant.

³ JNCC Guidelines for selection of biological SSSIs (see <http://jncc.defra.gov.uk/page-2303#download>).

Local Plan Evaluation

- 4.14 It is considered that the statutory Mid Sussex District, Slaugham Local Plan (Adopted 2017) contains the following nature conservation policies relevant to the site. A list of the policies is provided below. The full text of the relevant policies is contained in the Legislation section in Appendix C and this should also be referred to.

Mid Sussex District, Slaugham Local Plan (2017)

-  Policy 1: Protecting the Area of Outstanding Natural Beauty.
-  Policy 2: Protection of the Landscape.

5. Discussion and Recommendations

Discussion

- 5.1 The survey site is located at The Lydhurst Estate, Warninglid Lane, West Sussex, RH17 5SJ. The survey area extended over approximately 1.8 hectares (ha). Habitats to be impacted by the development proposals include buildings, other developed sealed surface, modified grass, other neutral grassland, ruderal vegetation, flower beds, introduced shrub, and scattered trees.
- 5.2 Design proposals involve demolition of the existing main building (B1) and construction of a new building and associated hard and soft landscaping.
- 5.3 The review of previous EIA report produced by Lizard Landscape and ecology identified bat roosts within the onsite building and other buildings within the estate.
- 5.4 Habitats within the proposed development area were assessed as being of value to wildlife within the local vicinity with potential to support breeding birds, bats, foraging badgers, hedgehogs, herpetofauna and reptiles and these species may pose a constraint to works.
- 5.5 During the Phlorum, 2024 bat building internal roof inspection, a maternity roost of brown long-eared bats was recorded. Due to the presence of a high conservation status roost in the roof of the building, Natural England European Protected Species Mitigation (EPSM) licence in regard to brown long-eared bats will be required before any works take place on the building.
- 5.6 The ECIA by Lizard (2021) reported a common pipistrelle day roost within B1. Due to the presence of a roost in the roof of the building a Natural England European Protected Species Mitigation (EPSM) licence in regard to common pipistrelle will be required before any works take place on the building.
- 5.7 It is recommended that targeted surveys in respect to bats are undertaken in order to determine presence or likely absence.
- 5.8 In addition, a precautionary approach to site clearance in respect to breeding birds, bats, foraging badgers, hedgehogs, and herpetofauna is recommended to minimise any adverse impacts on these species group(s).
- 5.9 Details regarding specific mitigation, including further surveys and precautionary working practices together with habitat enhancement measures are provided below.

Recommendations

Bats

- 5.10 Bats receive protection under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended).

- 5.11 Due to the presence of a high conservation status roost in the roof of the building a Natural England European Protected Species Mitigation (EPSM) licence in regard to brown long-eared bats **will be required** before any works take place on the building (B1).
- 5.12 Due to the main buildings (B1) high potential suitability to support other species of roosting bats, 3 emergence and re-entry surveys are recommended in order to provide information on if and how bats are using the site. Surveys can only be undertaken during the active period for bats taken to run between May and September with at least 2 between May and August.
- 5.13 The results of the bat survey(s) can then be used to inform specific mitigation and enhancement measures for this species group to include a lighting scheme that is sympathetic to bats.
- 5.14 Where a roost is likely to be impacted by the works, and where avoidance is not possible, it may be necessary to obtain a European Protected Species Mitigation (EPSM) Licence before the works can proceed and to complete any necessary mitigation.
- 5.15 Such a licence would need to be obtained from Natural England once full planning permission is in place. The application will require the drafting of a detailed mitigation strategy including timing and construction methods in addition to the mitigation measures proposed. Natural England currently require 30 working days to determine a licence application.
- 5.16 If a bat roost is found for a common bat species and the roost is of low conservation value, then a Low Impact Class Licence may be obtained for the site instead. This type of licence is typically obtained within 15 days.

Breeding Birds

- 5.17 The on-site trees/vegetation/buildings provide suitable nesting habitat for a range of bird species. All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended).
- 5.18 In order to avoid any potential impact on breeding birds, the clearance of any trees/vegetation/buildings / demolition of buildings should be undertaken outside the main bird nesting season which runs from March to August inclusive⁴, with clearance works possible between September and February. Where this is not possible, an ecologist would need to check the vegetation for active nests and signs of bird breeding activity.
- 5.19 In the event that a nest is found, an exclusion zone around the nest would be established. Works would have to cease within this buffer area until the young birds have fledged.

⁴ It should be noted that this is the main breeding period. Breeding activity may occur outside this period (depending on the particular species and geographical location of the site) and thus due care and attention should be given when undertaking potentially disturbing works at any time of year.

Badgers

- 5.20 Badgers receive protection under The Protection of Badgers Act 1992.
- 5.21 Due to the potential presence of badgers in the area, a series of general precautions are recommended. This will include the following;
-  Throughout construction, all on-site contractors must be made aware of the potential presence of badgers in the locality and a tool box talk should be given by a qualified ecologist immediately prior to the start of construction works to discuss the potential for badgers to pass through the site and to provide information on legislation and the ecology of this species.
 -  All trenches should be covered at night or if this is not possible, ramps must be installed into the trenches to enable badgers to escape should they enter the excavations. All materials must be stored safely and lids securely fitted, particular waste and other potential food sources.

Hedgehogs

- 5.22 Hedgehogs are listed on the Natural Environment and Rural Communities (NERC) Act 2006 Section 41 as a Species of Principal Importance and a London BAP Priority Species. They are a rapidly declining species.
- 5.23 Hedgehogs need short grass areas to search for invertebrate prey. Log piles and decaying vegetation are used to forage and hibernate in. Areas of leaf litter can be collected and used in nests. Dense scrub areas are also useful to build hibernation nests during winter. Wildlife friendly corridors allow hedgehogs and other wildlife to migrate across a site. These are discussed in the Wildlife Friendly Pathways Section below.

Herpetofauna

- 5.24 All reptiles are protected under the Wildlife and Countryside Act 1981 (as amended). Great crested newts, and natterjack toads are protected under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended).
- 5.25 The proposed development is considered to have a relatively low impact on any potential herpetofauna populations that may be present. It is therefore felt that a precautionary approach to vegetation clearance should be sufficient to safeguard these protected species group. This would involve vegetation clearance to be carried out in stages in order to avoid any potential impacts on reptiles. This work should be supervised by a suitably experienced ecologist.

Stag Beetles

- 5.26 Stag beetles are a Species of Principle Importance for the UK and are also listed on the Sussex Rare Species inventory, therefore a precautionary approach to the clearance of all dead wood should be taken during works. Where possible the standing dead wood around the site boundaries should be retained as part of the works. Where the dead trees pose a health and safety risk, the above ground section should be felled and the arisings stacked on the ground. The tree base and root system of these trees should be retained where possible.
- 5.27 Where it is not possible to retain these areas, the root system of the dead trees should be removed under an ecological watching brief and any larvae encountered should be removed to suitable retained deadwood habitat elsewhere around the site boundaries.

Control of Invasive Non-Native Species (INNS)

- 5.28 Although it is not illegal to have species listed under the Schedule 9 Part II of the Wildlife and Countryside Act 1981 (as amended), it is illegal to permit these species to spread and grow in the wild.
- 5.29 We recommend that a member for the Property Care Association Invasive Weed Control Group (PCA IWCG) is contacted to manage the invasive plant Rhododendron.

Habitat Retention

- 5.30 All retained trees, including all adjacent off-site trees should be protected in accordance with British Standards (BS 2012) 5837:2012 Trees in Relation to Design, Demolition and Construction. The root protection areas of any retained trees must be left free from excavation and disturbance, and protected during any proposed works. Protection should be in the form of fencing and signs installed for the duration of the works.

Habitat Enhancement

- 5.31 New development offers the opportunity for habitat enhancement in accordance with national and local planning policy and some recommendations are included below.

Bird and Bat Boxes

- 5.32 Additional bird nesting and bat roosting provision could be incorporated into new design proposals. These could either be installed on trees or incorporated into the new building design. Some recommendations are made below as a guide.
- 5.33 Bat roosting opportunities could be provided through the installation of boxes on the outside of the walls or remaining trees, such as the Schwegler 2F, or other makes of a similar design, such as Chavenage Bat box. There are a range of bat boxes available and these can be selected to suit the development and bat species in the locality.

- 5.34 Bird boxes could be installed on the walls of the new building or in the remaining trees which could include the following Schwegler bird house or 1B makes, or similar designs from alternative suppliers. If the client is happy for bird boxes to be installed on the walls of the new building then a Schwegler sparrow terrace 1SP could also be used.
- 5.35 Further details of the bird and bat boxes are provided in Appendix F.
- 5.36 Bat boxes should be installed at appropriate locations ideally with south-east, south, or south-west facing aspects at least 3m from ground level. Ideally they need to be exposed to 6-8 hours of direct sunlight, but sheltered from strong winds. If installed on the building, these should ideally be positioned directly below the eaves.
- 5.37 Bird Boxes should be located out of prevailing wind, rain, and strong sunlight, ideally with a clear flight path to the entrance. Ideally they should be installed two to four metres from the ground facing north or north-east.

Wildlife Friendly Pathways

- 5.38 The increase in building can result in ecological areas which are unconnected. Effectively these are ecological islands, and often there is no way for wildlife to migrate to and from these areas. One way to reduce the impact and allow wildlife, including hedgehogs, to migrate across sites is to install wildlife friendly pathways across a site. This can include a range of things such as wildlife corridors, such as hedgerows and scrub or rough grassland corridors, but also installing holes in fences. Wildlife holes, often referred to as hedgehog holes, help wildlife migrate through areas. The holes need to be at least 13cm by 13cm, at ground level.

Compensatory Planting

- 5.39 Additional tree and shrub planting could be incorporated into the landscape proposals to compensate for any removal to facilitate the works. Planting should include a high proportion of native species and be of local provenance where possible. These should be carefully selected to ensure they contain species suitable for the area. Some species of known wildlife value are listed in Appendix E.

6. Conclusions

- 6.1 The site survey revealed the following habitats:
 -  Buildings (u1b5);
 -  Other Developed Sealed Surface (u1b6);
 -  Modified Grass (g4);
 -  Other Neutral Grassland (g3c);
 -  Ruderal Vegetation (u81);
 -  Flower Beds (u1 846);
 -  Introduced Shrub (u1 847), and;
 -  Scattered Trees (w32).
- 6.2 The site is within the High Weald Area of outstanding Natural Beauty (AONB) and is subject to statutory designations.
- 6.3 The following protected species surveys are recommended in order to determine presence or likely absence:
 -  Bats.
- 6.4 During the bat building inspection of the internal roof space of building 1 (B1), a maternity roost of brown long-ear bat was found. Due to the presence of a high conservation status roost in the roof of the building a Natural England European Protected Species Mitigation (EPSM) licence in regard to brown long-eared bats will be required before any works take place on the building.
- 6.5 The ECIA by Lizard Landscape Design and Ecology (2021) reported a common pipistrelle day roost within B1. Due to the presence of a roost in the roof of the building a Natural England European Protected Species Mitigation (EPSM) licence in regard to common pipistrelle will be required before any works take place on the building.
- 6.6 In addition, a precautionary approach to site clearance in respect to breeding birds, bats, foraging badgers, hedgehogs, herpetofauna and reptiles is recommended to minimise any adverse impacts on these species group(s).
- 6.7 It has been recommended that the site is enhanced by introducing some compensatory planting and installing bat and bird boxes.

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Glossary of Terms

BAP	Biodiversity Action Plan
BRC	Biological Records Centre
CIEEM	Chartered Institute of Ecology and Environmental Management
Habitats Directive	Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora
LNR	Local Nature Reserve
LWS	Local Wildlife Site
MAGIC	Multi-Agency Geographical Information for the Countryside
NNR	National Nature Reserve
Nomenclature	The system of devising of names for plants
NPPF	National Planning Policy Framework
PEA	Preliminary Ecological Appraisal- formerly referred to as a Phase 1 Habitat Survey
SAC	Special Area of Conservation
SINC	Site of Importance for Nature Conservation
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest

Figures and Appendices

Appendix A

Habitat Map and Target Notes

Target Notes (TN)

The following features of interest were noted during the survey and have been marked on Figure 1:

-  **TN1 – Bat Roost**
-  **TN2 – Offsite Mammal Holes**
-  **TN3- Rhododendron**

Appendix B

Photographs

Photographs

Photo No.	Feature (Target Note No.)	Photograph of Feature
1	TN1- Bat roost Brown long eared bats roosting in the roof void of B1. There were two cavities filled with roosting bats	 2 Sep 2024 at 10:45:20 Lydhurst, Warninglid Lane Haywards Heath England RH17 5TG United Kingdom
		 2 Sep 2024 at 10:39:40 Lydhurst, Warninglid Lane Haywards Heath England RH17 5TG United Kingdom
		 2 Sep 2024 at 10:39:29 Lydhurst, Warninglid Lane Haywards Heath England RH17 5TG United Kingdom

2	View of the internal roof space showing droppings	 2 Sep 2024 at 10:32:13 Lydhurst, Warminglid Lane Haywards Heath England RH17 5TG United Kingdom 2 Sep 2024 at 10:34:49 Lydhurst, Warminglid Lane Haywards Heath England RH17 5TG United Kingdom
3	View of the front face of B1 facing south Top image shows the western half which connects to the newer extension at the west Middle image shows the front face and the lower floors to the east The bottom image shows the roof of the lower floors to the east	 2 Sep 2024 at 10:21:44 Lydhurst, Warminglid Lane Haywards Heath England RH17 5TG United Kingdom 2 Sep 2024 at 10:21:33 Lydhurst, Warminglid Lane Haywards Heath England RH17 5TG United Kingdom 2 Sep 2024 at 10:21:22 Lydhurst, Warminglid Lane Haywards Heath England RH17 5TG United Kingdom

4

View of the east face of B1

The image shows the east face which had PRFs including loose guttering and lifted/missing tiles



5

View of the main building B1 facing north, which is cream with three storeys has PRFs across the entire roof, the image shows the east face which had PRFs including loose guttering and lifted/missing tiles



6	Exterior B1 facing east showing the newer one storey extension to the west side of the main building The main building which is cream with three storeys has PRFs across the entire roof, the image shows the west face which had PRFs including loose guttering and lifted/missing tiles	 2 Sep 2024 at 10:18:20 Stable Cottage, Warninglid Lane Haywards Heath England RH17 5TG United Kingdom
7	Exterior B2 facing north showing some loose/lifted tiles (PRF)	 2 Sep 2024 at 10:16:34 Stable Cottage, Warninglid Lane Haywards Heath England RH17 5TG United Kingdom
8	Exterior B2 facing northwest	 2 Sep 2024 at 10:15:57 Stable Cottage, Warninglid Lane Haywards Heath England RH17 5TG United Kingdom
9	Exterior B2 facing east showing some loose/lifted tiles (PRF)	 2 Sep 2024 at 10:16:50 Stable Cottage, Warninglid Lane Haywards Heath England RH17 5TG United Kingdom

10	Large lime tree at the southeast	 2 Sep 2024 at 10:58:10 Lydhurst, Warminglid Lane Haywards Heath England RH17 5TG United Kingdom
11	The southern aspect of the site was predominantly mown lawns Top facing west Bottom facing east	 2 Sep 2024 at 10:19:20 Lydhurst, Warminglid Lane Haywards Heath England RH17 5TG United Kingdom  2 Sep 2024 at 10:19:25 Lydhurst, Warminglid Lane Haywards Heath England RH17 5TG United Kingdom
12	The site is bordered at the southeast corner by trees and grassland	 2 Sep 2024 at 10:20:02 Lydhurst, Warminglid Lane Haywards Heath England RH17 5TG United Kingdom

13	Scattered Trees and hardstanding at the north of the site	 2 Sep 2024 at 10:21:19 Lydhurst, Warninglid Lane Haywards Heath England RH17 5TG United Kingdom
14	Buildings are bordered by planted beds and shrubs	

15

Prf-I in beech tree along
the access track toward
the main house area



16

Facing north with the
grassland and trees along
the access track present in
the image



17	Scattered trees along the west side of the access track	
18	Scattered trees along the grassland	
19	Facing west showing the main house and the grassland to the east of the house	

20	Rhododendron present in the group of trees that borders the northwest site boundary	 A photograph showing a dense group of trees and shrubs, including a prominent Rhododendron, situated in a wooded area. The ground is covered with fallen leaves and low-lying green plants.
21	Access track bound by grass borders and trees	 A photograph of a gravel access track or path, flanked by grass borders and trees. The path leads into a wooded area under a clear blue sky.
22	Small area of trees in the eastern grassland habitats	 A photograph showing a small area of trees, including a large, leafless tree, situated in a grassland habitat. The ground is covered with grass and fallen leaves.

23	The lake to the southeast-offsite	
24	The pond at the access to the site, the pond is not within the site boundary and is covered by the access driveway bridge.	

Appendix C

Legislation

Legislation

This section contains information pertaining to the legislation and planning policy applicable in Britain. This information is not applicable to Northern Ireland, the Republic of Ireland the Isle of Man or the Channel Islands. Information contained in the following appendix is provided for guidance only.

Species

The objective of the EC Habitats Directive⁵ is to conserve plants and animals which are considered to be rare across Europe. The Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2017 (as amended) (formerly The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended).

The Wildlife and Countryside Act 1981 (as amended) implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and also implements the obligations set out for species protection from the Council Directive 2009/147/EC (formerly 79/409/EEC) on the Conservation of Wild Birds (EC Birds Directive) in Great Britain.

Various amendments have been made since the Wildlife & Countryside Act came into force in 1981. Further details pertaining to alterations of the Act can be found on the following website: www.opsi.gov.uk. Key amendments have been made through the Countryside and Rights of Way (CROW) Act (2000) and Nature Conservation (Scotland) Act 2004.

There are a number of other legislative Acts affording protection to species and habitats. These include:

-  Countryside and Rights of Way (CROW) Act 2000;
-  Deer Act 1991;
-  Natural Environment & Rural Communities (NERC) Act 2006;
-  Protection of Badgers Act 1992; and
-  Wild Mammals (Protection) Act 1996.

Badgers

Badgers and their setts are protected under the Protection of Badgers Act (1992), which consolidated and added to the previous Badger Acts of 1973 and 1991. Under this legislation it is an offence to:

-  cruelly ill-treat a badger, including use of tongs and digging;

⁵ Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.

-  intentionally or recklessly cause a dog to enter a badger sett;
-  intentionally or recklessly damage, destroy or obstruct access to a badger sett⁶ or any part thereof;
-  intentionally or recklessly disturb⁷ a badger when it is occupying a badger sett;
-  possess or control a dead badger or any part of a badger;
-  sell or offers for sale, possesses, or has under his control, a live badger; and
-  wilfully kill, injure, take, or attempt to kill, injure, or take a badger.

A Development Licence will be required from Natural England for any development works affecting an active badger sett, or to disturb badgers while individuals are occupying the sett. Depending on the nature of the works and the specifics of the sett, badgers could be disturbed by work near the sett even if there is no direct interference or damage to the sett itself. Natural England has issued guidelines on what constitutes a licensable activity. There is no provision in law for the capture of badgers for development purposes and therefore it is not possible to obtain a licence to translocate badgers from one area to another.

Bats

Bats are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). This act protects individuals from:

-  intentional or reckless disturbance (at any level);
-  intentional or reckless obstruction of access to any place of shelter or protection; and
-  selling, offering, or exposing for sale, possession or transporting for purpose of sale.

In addition, all species of bat are fully protected under The Conservation of Habitats and Species Regulations 2017 (as amended) through their inclusion on Schedule 2. Regulation 41 prohibits:

-  deliberate killing, injuring, or capturing of Schedule 2 species (all bats);
-  deliberate disturbance of bat species as to impair their ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.

⁶ A badger sett is defined in the legislation as *"any structure or place which displays signs indicating current use by a badger"*. This includes seasonally used setts. Natural England (2009) have issued guidance on what is likely to constitute current use of a badger sett: www.naturalengland.org.uk/Images/WMLG17_tcm6-11815.pdf

⁷ For guidance on what constitutes disturbance and other licensing queries, see Natural England (2007) Badgers & Development: A Guide to Best Practice and Licensing. www.naturalengland.org.uk/Images/badgers-dev-guidance_tcm6-4057.pdf, Natural England (2009) Interpretation of 'Disturbance' in relation to badgers occupying a sett www.naturalengland.org.uk/Images/WMLG16_tcm6-11814.pdf, Scottish Natural Heritage (2002) Badgers & Development. www.snh.org.uk/publications/online/wildlife/badgersanddevelopment/default.asp and Countryside Council for Wales (undated) Badgers: A Guide for Developers. www.ccw.gov.uk.

- 🌱 deliberate disturbance of bat species as to affect significantly the local distribution or abundance of the species;
- 🌱 damage or destruction of a breeding site or resting place; and
- 🌱 keeping, transporting, selling, exchanging, or offering for sale whether live or dead or of any part thereof.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake activities listed above. A licence is required to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.

Breeding Birds

Under the Wildlife & Countryside Act, 1981 (as amended), a wild bird is defined as any bird of a species that is resident in or is a visitor to the European Territory of any member state in a wild state. Game birds, however, are not included in this definition (except for limited parts of the Act). They are covered by the Games Acts, which fully protect them during the closed season.

Under the Wildlife & Countryside Act, 1981 (as amended), all birds, their nests and eggs are protected under Sections 1-8 of the Act and it is an offence, with certain exceptions, to:

- 🌱 intentionally (or recklessly in Scotland) kill, injure, or take any wild bird;
- 🌱 intentionally (or recklessly in Scotland) take, damage or destroy (or, in Scotland, otherwise interfere with) the nest of any wild bird while it is in use or being built;
- 🌱 intentionally take or destroy the egg of any wild bird;
- 🌱 have in one's possession or control any wild bird, dead or alive, or any part of a wild bird, which has been taken in contravention of the Act;
- 🌱 have in one's possession or control any egg or part of an egg which has been taken in contravention of the Act;
- 🌱 use traps or similar items to kill, injure or take wild birds;
- 🌱 have in one's possession or control any bird (dead or alive) unless registered, and in most cases ringed, in accordance with the Secretary of State's regulations; and
- 🌱 in Scotland only, intentionally or recklessly obstruct or prevent any wild bird from using its nest.

Certain rare species receive additional special protection under Schedule 1 of the Act and Annex 1 of the European Community Directive on the Conservation of Wild Birds (2009/147/EC). This affords them protection against:

- 🌱 intentional or reckless disturbance while it is building a nest or is in, on or near a nest containing eggs or young;
- 🌱 intentional or reckless disturbance of dependent young of such a bird;

- in Scotland only, intentional or reckless disturbance whilst lekking; and
- in Scotland only, intentional or reckless harassment.

The British Trust for Ornithology (BTO) has a list of birds that are Species of Conservation Concern. These birds are not legally protected but where they are found on site they should be given planning consideration. The criteria for birds listed as amber (medium conservation concern) include:

- historical population decline during 1800-1995, but recovering: population has more than doubled over last 25 years;
- moderate (25-49%) decline in UK breeding population over last 25 years;
- moderate (25-49%) contraction of UK breeding range over last 25 years;
- moderate (25-49%) decline in UK non-breeding population over last 25 years;
- species with unfavourable conservation status in Europe (Species of conservation Concern);
- five year mean of breeding pairs in the UK;
- ≥50% of UK breeding population in 10 or fewer sites;
- ≥50% of UK non-breeding population in 10 or fewer sites;
- ≥20% of European breeding population in UK; and
- ≥20% of NW European (wildfowl), East Atlantic Flyway (waders) or European (others) non-breeding populations in UK.

Hazel Dormice

The hazel dormouse (*Muscardinus avellanarius*) is fully protected under The Conservation of Habitats and Species Regulations 2017 through its inclusion on Schedule 2. Regulation 41 prohibits:

- deliberate killing, injuring, or capturing;
- deliberate disturbance as to impair its ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.
- deliberate disturbance as to affect significantly the local distribution or abundance of the species;
- damage or destruction of a breeding site or resting place; and
- keeping, transporting, selling, exchanging, or offering for sale whether live or dead or of any part of this species.

The hazel dormouse is also currently protected under the Wildlife and Countryside Act 1981 (as amended) through its inclusion on Schedule 5. Under this Act, this species is additionally protected from:

- intentional or reckless disturbance;

-  intentional or reckless obstruction of access to any place of shelter or protection; and
-  selling, offering or exposing for sale, possession or transporting for purpose of sale.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect dormouse breeding or resting places (N.B. this is usually taken to mean dormouse 'habitat') or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above. The licence will allow derogation from the relevant legislation but will also to enable appropriate mitigation measures to be put in place and monitored.

Herpetofauna (Reptiles and Amphibians)

The following species receive full protection under the Conservation of Habitats and Species Regulations 2017 (as amended) through their inclusion on Schedule 2.

-  sand lizard (*Lacerta agilis*);
-  smooth snake (*Coronella austriaca*);
-  natterjack toad (*Epidalea calamita*);
-  great crested newt (*Triturus cristatus*); and
-  pool frog (*Pelophylax lessonae*).

Under this legislation, Regulation 41 prohibits:

-  deliberate killing, injuring or capturing of species listed on Schedule 2;
-  deliberate disturbance of any Schedule 2 species as to impair their ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.
-  deliberate disturbance of any Schedule 2 species as to affect significantly the local distribution or abundance of the species;
-  deliberate taking or destroying of the eggs of a Schedule 2 species;
-  damage or destruction of a breeding site or resting place; and
-  keeping, transporting, selling, exchanging, or offering for sale whether live or dead or of any part of a species.

With the exception of the pool frog, these species are also currently listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under this Act, they are additionally protected from:

-  intentional or reckless disturbance (at any level);
-  intentional or reckless obstruction of access to any place of shelter or protection; and

- selling, offering or exposing for sale, possession or transporting for purpose of sale.

Other native species of herpetofauna are protected solely under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). These species include:

- adder (*Vipera berus*);
- grass snake (*Natrix natrix*);
- common lizard (*Zootoca vivipara*); and
- slow-worm (*Anguis fragilis*).

Under this legislation, for these species it is prohibited under Section 9(1) & (5) to:

- intentionally (or recklessly in Scotland) kill or injure these species; or
- sell, offer, or expose for sale, possess, or transport for purpose of sale these species, or any part thereof.

The following species are listed in respect to Section 9(5) of Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) which only affords them protection against sale, offering or exposing for sale, possession, or transport for the purpose of sale:

- common frog (*Rana temporaria*);
- common toad (*Bufo bufo*);
- smooth newt (*Lissotriton vulgaris*); and
- palmate newt (*L. helveticus*).

Water Voles

Water voles (*Arvicola amphibius*) (= *terrestris*) are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to:

- intentionally kill, injure, or take (capture) this species;
- intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection;
- intentionally or recklessly disturb water voles while they are occupying a structure or place used for shelter or protection; and
- sell, offer, or expose for sale, or have in his possession or transport for the purpose of sale, any live or dead water vole or part of this species.

Where development works are liable to affect habitats known to support water voles, Natural England must be consulted. All alternative design options must have been explored and communicated to Natural England in order to demonstrate that works have tried to avoid contravening the legislation e.g. the use of alternative sites, appropriate timing of works to avoid times of the year in which water voles are most vulnerable etc. Conservation licences for the capture and translocation of water voles may be issued by Natural England for the purpose of development activities if it can be shown that the

activity has been properly planned and executed and thereby contributes to the conservation of the population.

Otters

Otters (*Lutra lutra*) are fully protected under The Conservation of Habitats and Species Regulations 2017 through their inclusion on Schedule 2. Regulation 41 prohibits:

- 🌿 deliberate killing, injuring, or capturing of otters;
- 🌿 deliberate disturbance as to impair their ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.
- 🌿 deliberate disturbance as to affect significantly the local distribution or abundance of the species;
- 🌿 damage or destruction of a breeding site or resting place; and
- 🌿 keeping, transporting, selling, exchanging, or offering for sale whether live or dead or of any part of this species.

Otters also receive protection under the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

- 🌿 intentional or reckless disturbance (at any level);
- 🌿 intentional or reckless obstruction of access to any place of shelter or protection; and
- 🌿 selling, offering, or exposing for sale, possession or transporting for purpose of sale.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect breeding or resting places or for activities likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above. The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.

Wild Mammals

All wild mammals are protected against intentional acts of cruelty under the Wild Mammals (Protection) Act 1996. Under this legislation it is an offence to:

- 🌿 mutilate, kick, beat, nail, or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

To avoid possible contravention of this legislation, due care and attention should be taken when carrying out works that have the potential to impact any wild mammal as described above.

Plants

Wild plants are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence for an 'unauthorised' person to intentionally (or recklessly in Scotland) uproot wild plants. An authorised person can be the owner of the land on which the action is taken, or anybody authorised by them.

Some rare plant species also receive full protection under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended). This prohibits:

- ➊ intentionally (or recklessly in Scotland) picking, uprooting, or destruction of any wild Schedule 8 species (or seed or spore attached to any such wild plant in Scotland only); and
- ➋ selling, offering, or exposing for sale, or possessing or transporting for the purpose of sale, any wild live or dead Schedule 8 plant species or parts.

In addition to the legislation outlined above, several plant species are fully protected under Schedule 5 of The Conservation of Habitats and Species Regulations 2017. Regulation 45 makes it an offence to:

- ➊ deliberately pick, collect, or destroy a wild Schedule 5 species; and
- ➋ be in possession of, or control, transport, sell, or exchange any wild live or dead Schedule 5 species or anything derived from it.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect species of plant listed under The Conservation of Habitat and Species Regulations 2017.

Invasive Plant Species

Certain plants are listed on Part II of Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) in respect to Section 14(2). Species include:

- ➊ Japanese knotweed (*Reynoutria japonica*);
- ➋ giant hogweed (*Heracleum mantegazzianum*);
- ➌ Himalayan balsam (*Impatiens glandulifera*);
- ➍ certain species of rhododendron (*Rhododendron* sp.); and
- ➎ certain species of cotoneaster (*Cotoneaster* sp.).

Species listed are non-natives whose establishment or spread in the wild may be detrimental to native wildlife. Inclusion on Part II of Schedule 9 therefore makes it an offence to:

- ➊ plant or otherwise cause these species to grow in the wild.

This legislation makes it is an offence to cause species listed to grow in the wild. Therefore, if they are present on site and development activities have the potential to cause the further spread of these species to new areas, it will be necessary to ensure appropriate measures are in place to prevent this.

Habitats

International Statutory Designations

-  Special Protection Areas (SPAs): Terrestrial SPAs are afforded protection by The Conservation (Natural Habitats, &c.) Regulations 1994 ((as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019) and offshore SPAs are afforded protection under The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended by EU Exit Regulations 2019). SPAs are designated under the EC Birds Directive (Council Directive 2009/147/EC on the Conservation of Wild Birds). SPAs are areas recognised as important habitat for rare and migratory birds within the European Union (rare birds as listed on Annex I of the Directive).
-  Special Areas of Conservation (SACs): These areas are designated under the EC Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora), designated for the habitats and (non-bird) species listed on Annexes I and II to the Directive under the same regulations as detailed for SPAs.
-  Ramsar sites: These areas are wetlands designated under the Convention on Wetlands of International Importance (1971). Wetlands can include areas of marsh, fen, water, or peatland and may be natural or artificial, permanent, or temporary. Ramsar sites are underpinned through prior notification as Sites of Special Scientific Interest (SSSIs) and as such receive statutory protection under the Wildlife & Countryside Act 1981 (as amended) with further protection provided by the Countryside and Rights of Way (CROW) Act 2000.

National Statutory Designations

-  Sites of Special Scientific Interest (SSSIs): These sites are designated by the countryside agencies (for example Natural England) under the Wildlife & Countryside Act 1981 (as amended). Prior to 1981 these were designated under the National Parks and Access to the Countryside Act 1949. Improved mechanisms for the protection of SSSIs have also been introduced by the Countryside and Rights of Way Act 2000 (in England and Wales).
-  National Nature Reserves: These sites are also designated by the countryside agencies under the Wildlife & Countryside Act 1981 (as amended).

Local Statutory Designations

-  1949 Local Nature Reserves (LNRs): These sites are designated by local authorities under the National Parks and Access to the Countryside Act 1949. These are sites recognised for their wildlife or geological interest at a local level and are managed for nature conservation.

Non-Statutory Designations

-  Local Wildlife Sites: Areas of local conservation interest may be designated by local authorities. The terminology for these sites varies depending on the county. They can be called Sites of Nature Conservation Importance (SNCI's), Sites of Importance for Nature Conservation (SINCs), County Wildlife Sites (CWS), Listed Wildlife Sites (LWS), Local Nature Conservation Sites (LNCS), and Sites of Biological Importance (SBIs). The designation criteria may vary between counties. Local Wildlife Sites are of material consideration when planning applications are being determined.
-  The Hedgerow Regulations 1997: These have been compiled to protect 'important' countryside hedgerows from damage or removal. A hedgerow is considered important if it (a) has existed for 30 years or more; and (b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations. Under the Regulations, it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. Hedgerows covered by these regulations include those on or adjacent to common land, SSSIs (including all terrestrial SACs, NNRs and SPAs), LNRs, land used for agriculture or forestry, and land used for the keeping or breeding of horses, ponies, or donkeys.

National Planning Policy

-  The National Planning Policy Framework (NPPF) (2023) replaces the former NPPF 2021, 2019, 2018 and 2012, and the former PPS9 document and emphasises the need for sustainable development. The Framework specifies the need to protect and enhance valued landscapes, biodiversity and geodiversity, identify and safeguard components of local wildlife-rich habitats and wider ecological networks including the hierarchy of international, national, and locally designated sites of importance for biodiversity; wildlife corridors; and stepping that connect them. Plus partnerships for habitat management, enhancement, restoration, or creation. The Framework aims to promote the conservation, restoration, and enhancement of priority habitats, ecological networks, and the protection and recovery of priority species. In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from adverse harm; appropriate mitigation or compensation measures are in place where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

Local Planning Policy

Mid Sussex District, Slaugham Local Plan (2017)

-  Policy 1: Protecting the Area of Outstanding Natural Beauty.
-  Policy 2: Protection of the Landscape

Policy 1: Protecting the Area of Outstanding Natural Beauty. Development proposals within the High Weald AONB will be supported where they conserve or enhance natural beauty and have regard to the High Weald AONB Management Plan. Development proposals which support the local economy and social well-being of the AONB will be supported where they are compatible with the conservation and enhancement of the AONB. Development proposals on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular does not adversely affect the views into and out of the AONB by virtue of its location and/or design.

Policy 2: Protection of the Landscape. Development that has an unacceptable detrimental effect on the landscape (which lies outside the AONB) will not be supported other than in exceptional circumstances where the use relates to essential utility infrastructure.

Appendix D

Plant Species List

Plant Species List

Scientific nomenclature follows Stace (2010) for vascular plant species and British Bryological Society (BBS) Special Volume No. 5 *English Names for British Bryophytes* for bryophyte species. Vascular plant common names follow the Botanical Society of the British Isles 2003 list, published on its web site, www.bsbi.org.uk. The plant species list was generated as part of a Phase 1 Habitat survey and does not constitute a full botanical survey.

Abundance was estimated using the DAFOR scale as follows:

D = dominant, A = abundant, F = frequent, O = occasional, R = rare, L = locally

Key to qualifiers: G = garden origin, P = planted, Y = young, S = seedling or sucker, T = tree, H = hedge, W = water, ? = identification uncertain.

Scientific Name	Common Name	Abundance	Qualifier
<i>Abies spp.</i>	Fir		T
<i>Anemonoides nemorosa</i>	Wood anemone	R	
<i>Betula pendula</i>	Silver birch		T
<i>Clematis montana</i>	Clematis	P	
<i>Chaenomles speciosa</i>	Flowering quince	P	
<i>Cupressa spp.</i>	Cypress		T
<i>Dasiphora fruticosa</i>	Shrubby cinquefoil	P	
<i>Dioscorea communis</i>	Black briony	P	
<i>Epilobium montanum</i>	Broad leaved willow herb	O	
<i>Fagus sylvatica</i>	Beech		T
<i>Ficaria verna</i>	Lesser celandine	R	
<i>Galium aparine</i>	Cleavers	O	
<i>Heracleum sphondylium</i>	Hogweed	O	
<i>Hyacinthoides non-scripta</i>	Native bluebell	R	

<i>Ilex aquifolium</i>	Holly		T
<i>Lolium perenne</i>	Perennial ryegrass	D	
<i>Lotus corniculatus</i>	Birds foot trefoil	R	
<i>Lavandula spp.</i>	Lavender	P	
<i>Prunus spp.</i>	Cherry		T
<i>Picea spp.</i>	Spruce		T
<i>Quercus robur</i>	Oak		T
<i>Rubus fruticosus</i>	Bramble	O	
<i>Rhododendra spp.</i>	Rhododendron	O	
<i>Rudbeckia triloba</i>	Brown eyed susan	P	
<i>Romneya coulteri</i>	Matilija poppy	P	
<i>Spirae japonica</i>	Japanese spiraea	P	
<i>Silene coronaria</i>	Rose campion	P	
<i>Trifolium repens</i>	White clover	O	
<i>Taraxacum officinale</i>	Dandelion	O	
<i>Tilia spp.</i>	Lime		T
<i>Verbena bonariensis</i>	Purpletop vervain	P	

Appendix E

Suggested Compensatory Planting

Suggested Compensatory Planting

This section provides a list of plants which are of proven value to wildlife. The list is not exhaustive and merely provides a guide for suggested planting for wildlife value. Planting should be tailored on a site by site basis. The list includes some native and ornamental species however the emphasis should always be on the use of predominantly native species.

N = Native, NN = Non-native.

This list includes species that may be harmful if handled or ingested. Schedule 9 (Part 2) of the Wildlife and Countryside Act, 1981 (as amended) includes a list of invasive plants, including aquatic species, that should always be avoided in planting schemes.

Large Shrubs

Hedge veronica/Hebe (*Veronica* spp.) NN

Hawthorn (*Crataegus monogyna*) N

Blackthorn (*Prunus spinosa*) N

Rose: dog rose (*Rosa canina*), field rose (*R. arvensis*), burnet rose (*R. pimpinellifolia*) N

California lilac (*Ceanothus* spp.): (*C. arborea*) NN

Wild privet (*Ligustrum vulgare*) N

Common holly (*Ilex aquifolium*) N

Barberry (*Berberis* spp.): (*B. darwinii*), (*B. thunbergii*), (*B. x stenophylla*) NN

Daisy Bush (*Olearia* spp.): (*O. x hastii*), (*O. macrodonta*), (*O. traversii*) NN

Firethorn (*Pyracantha coccinea*) NN

Hazel: (*Corylus avellana*) N, (*C. maxima*) NN

Viburnum (*Viburnum* spp.): wayfaring tree (*V. lantana*) N, guelder rose (*V. opulus*) N, laurustinus (*V. tinus*) NN. Note: *V. lantana* can become invasive in more open habitats.

Dogwood (*Cornus sanguinea*) N

Broom (*Cytisus scoparius*) N

Escallonia (*Escallonia macrantha*) NN

Hardy fuchsia (*Fuchsia magellanica*) NN

Buckthorn (*Rhamnus cathartica*) N

Spindle (*Euonymus europaeus*) N

Tutsan (*Hypericum androsaemum*) N

Yew (*Taxus baccata*) N

Trees

Cherry (*Prunus* spp.): wild cherry (*P. avium*), bird cherry (*P. padus*), domestic plum (*P. domestica*) N, or cherry plum (*P. cerasifera*) NN

Ash (*Fraxinus excelsior*) N

Apple (*Malus* spp.): edible apple (*M. domestica*), crab apple (*M. sylvestris*) N

Pear (*Pyrus* spp.): edible pear (*P. communis*) NN

Small-leaved lime (*Tilia cordata*) N

Silver birch (*Betula pendula*) N

Yew (*Taxus baccata*) N

Black poplar (*Populus nigra*) N

Foxglove tree (*Paulownia tomentosa*) NN

Beech (*Fagus sylvatica*) N

Climbers

Jasmine (*Jasminum* spp.): summer jasmine (*J. officinale*), winter jasmine (*J. nodiflorum*) NN

Ivy (*Hedera helix*) N

Climbing hydrangea (*Hydrangea anomala* ssp. *petiolaris*) NN

Honeysuckle (*Lonicera* spp.): (*L. periclymenum*) N

Clematis (*Clematis* spp.) NN

Hop (*Humulus lupulus*) N

Firethorn (*Pyracantha atalantioides*) NN

Bulbs

English bluebell (*Hyacinthoides non-scripta*) N

Squill species (*Scilla* spp.) N/NN

Snowdrop (*Galanthus nivalis*) N

Winter aconite (*Eranthis hyemalis*) E

Crocus species (*Crocus* spp.) NN

Wild Daffodil (*Narcissus pseudonarcissus*) N

Onion species (*Allium* spp.) N/NN. Note: *Allium triquetrum* (three cornered leek) and *Allium paradoxum* (few-flowered leek) are Schedule 9 invasive plant species.

Wood anemone (*Anemone nemorosa*) N

Lesser celandine (*Ficaria verna*) N

Appendix F

Bird and Bat Box Designs

Bird and Bat Box Designs

Bird Boxes

Example	Type	Dimension D x W x H (cm)	Target Species	Location
	Schwegler Nest Box 1B Hole-fronted 26mm entrance hole	16 x 16 x 23	Multi-purpose, including: blue-, marsh-, coal-, and crested tit, and possibly wren. All other species are prevented from using the nest box due to the smaller entrance hole.	Suitable walls or semi-mature/mature trees and shrubs; attached to a tree trunk or hung from branches. Ideal points include discrete areas away from predators, such as against walls, plant, and metal supports.
	Schwegler Bird House 32mm entrance hole	15 x 21 x 33	Multi-purpose, including: great-, blue-, marsh-, and coal tit, redstart, nuthatch, pied flycatcher, and sparrows.	Fixed to a semi-mature/mature tree trunk, wall or fence using the hanging bracket on the back. Between 1.5 m and 3 m high, and should be sited higher if area has a particularly high cat population.

Example	Type	Dimension D x W x H (cm)	Target Species	Location
	Schwegler Sparrow Terrace 1SP	20 x 43 x 24.5	House sparrow. It may also occasionally attract tits, redstarts, and spotted flycatchers.	In an elevated position such as on post/platform within dense shrub/tree planting or on top of lighting columns. Alternatively, they could be attached to the side of a building. The terrace can be fixed on to the surface of a suitable wall or incorporated into the wall. It is suitable for all types of houses in built-up areas, and on industrial and agricultural buildings such as barns, sheds, and factories. Due to its weight (15kg), it is not suitable for fences or garden sheds. Ideally place the terrace two metres or more above the ground. Either install on the surface of the wall using the plugs and screws provided or install directly into the wall. Cleaning is not necessary. The front panel can be removed by turning the screw hook.

Bat Boxes

Example	Type	Dimension D x W x H (cm)	Target Species	Location
	2F Schwegler Bat Box (General Purpose) with or without Double Front Panel	16 x 16 x 33	Without panel: Particularly successful with brown long-eared bat. Also used by noctule. With panel: Ideal for crevice-dwelling species: pipistrelles, Myotis species (particularly Daubenton's), Leisler's, and serotine.	On trees or buildings and at a height of 3 to 6m. In open sunny positions and in groups of 3 to 5 facing different directions. Please note that once bats have inhabited a roost site they may only be disturbed by licensed bat workers.
	Chavenage Bat Box	10 x 18 x 38	Small crevice-dwelling bats: e.g. pipistrelles.	On trees in gardens or woodland and also on house walls. 2.5 - 5m high on a building, mature tree, or vegetation line (trees/tall hedge) or on a feeding/flight route in partial daytime sun. Please note that once bats have inhabited a roost site they may only be disturbed by licensed bat workers.

Appendix G

Priority Habitat Map(s)

Priority Habitat Maps

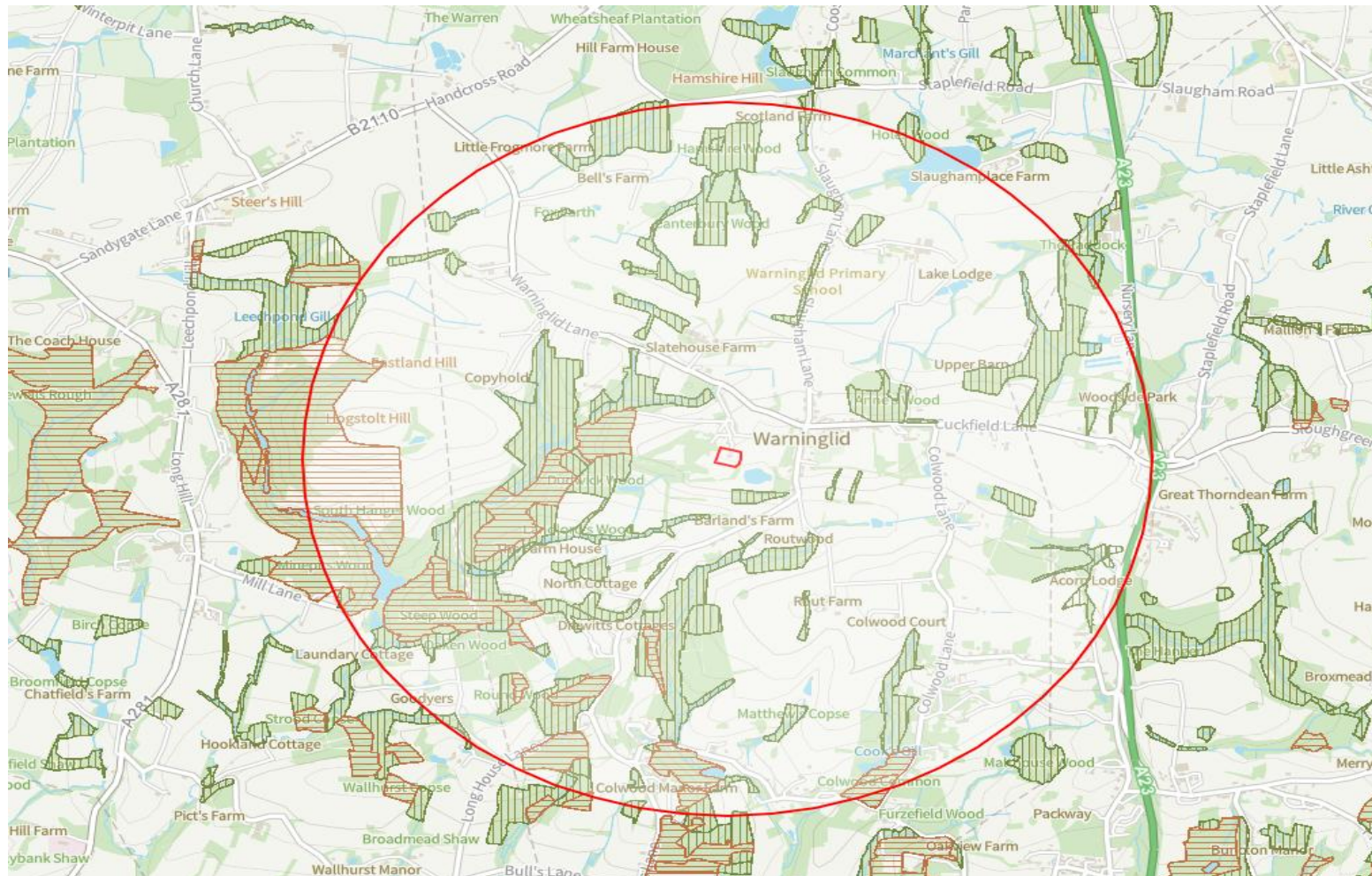


Image 5; Priority ancient woodland habitat in the wider surroundings. Site boundary is shown in red. A 2km search buffer is shown in red.

 Ancient and Semi-Natural Woodland

 Ancient Replanted Woodland

(Magic, 2024)

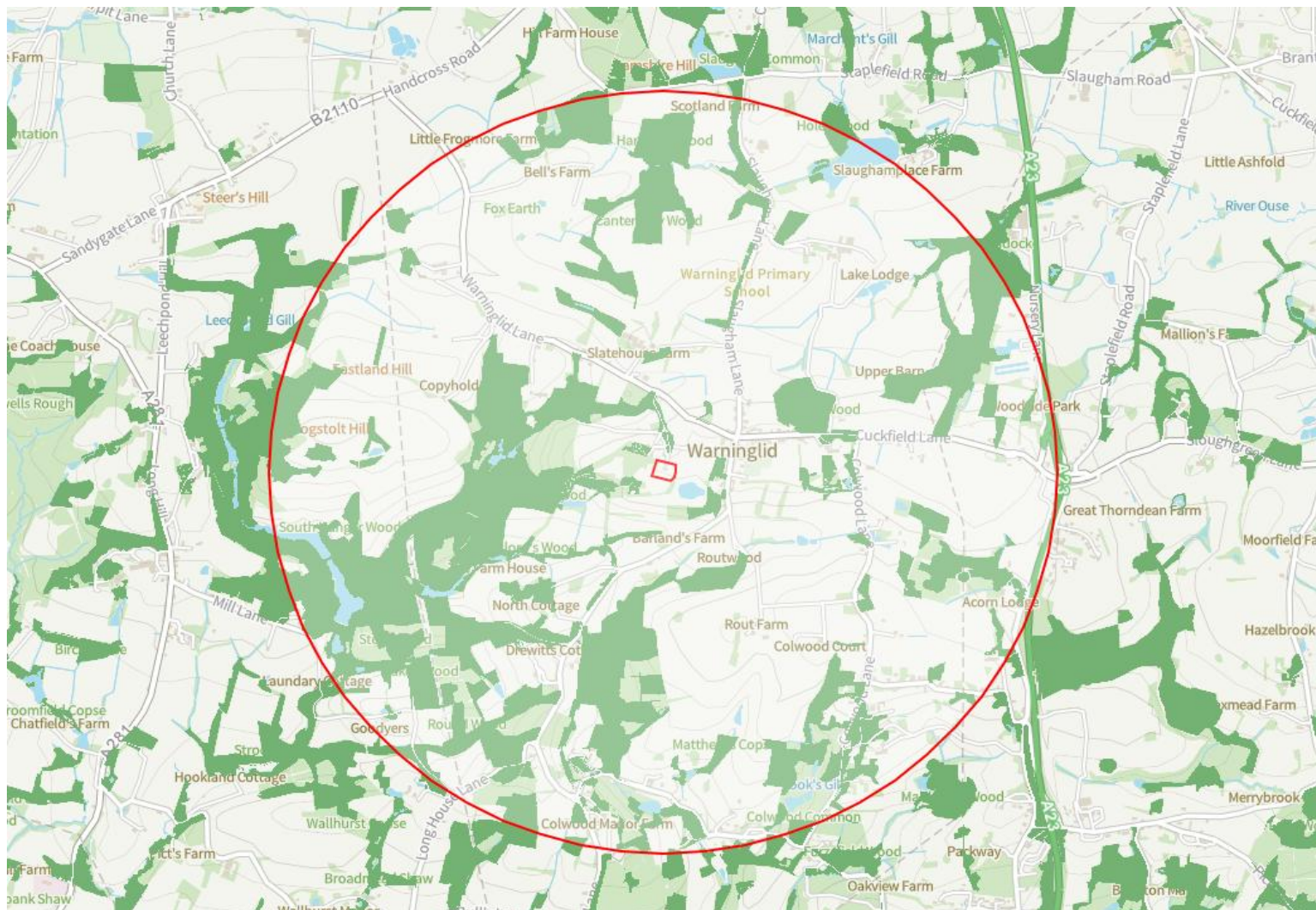


Image 6; Priority deciduous woodland habitat in the wider surroundings. Site boundary is shown in red. A 2km search buffer is shown in red.

■ Deciduous Woodland

(Magic, 2024)

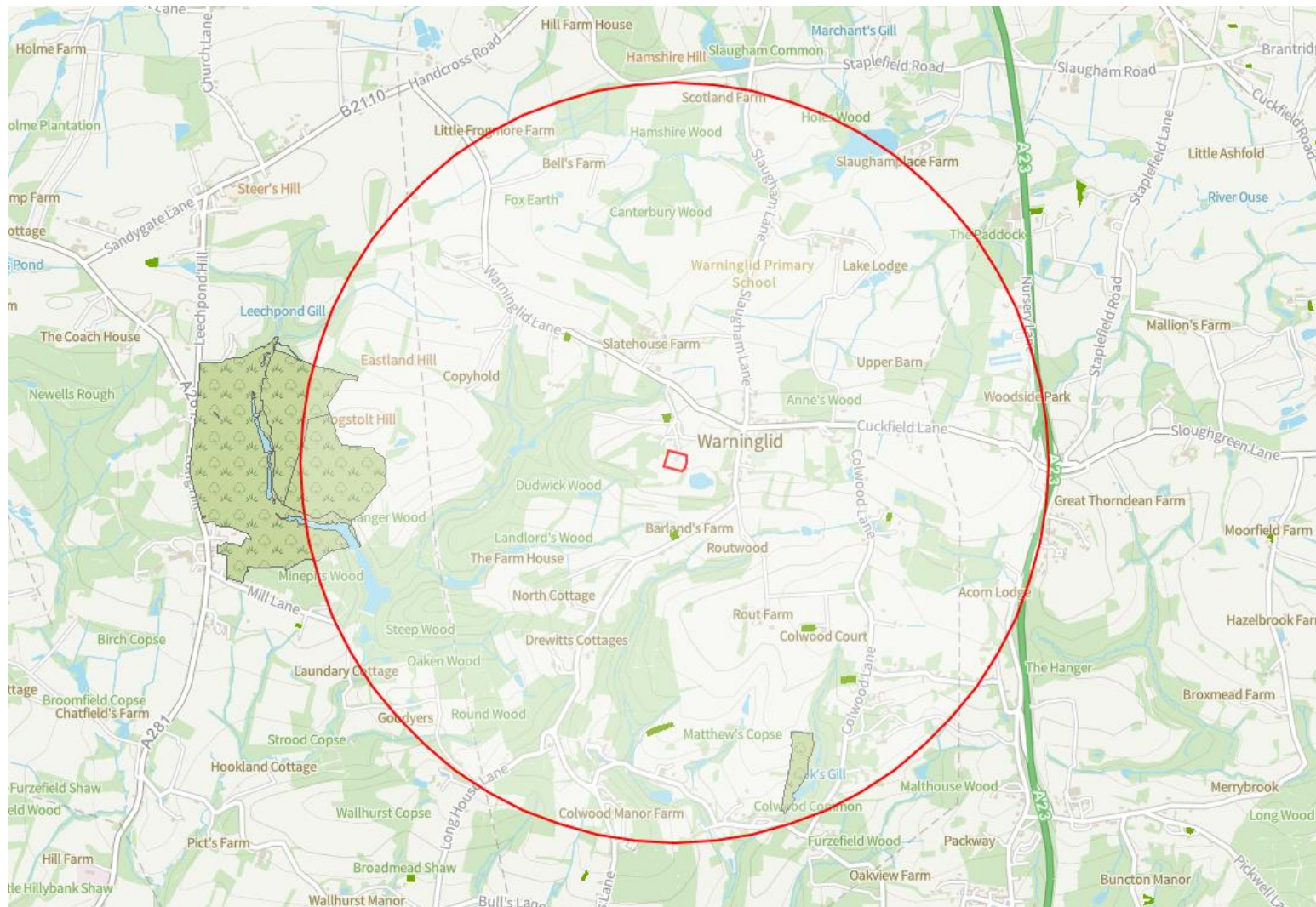


Image 7; Priority other woodland habitat in the wider surroundings. Site boundary is shown in red. A 2km search buffer is shown in red.

■ Traditional Orchards

■ Woodpasture and Parkland
BAP Priority Habitat

(Magic, 2024)

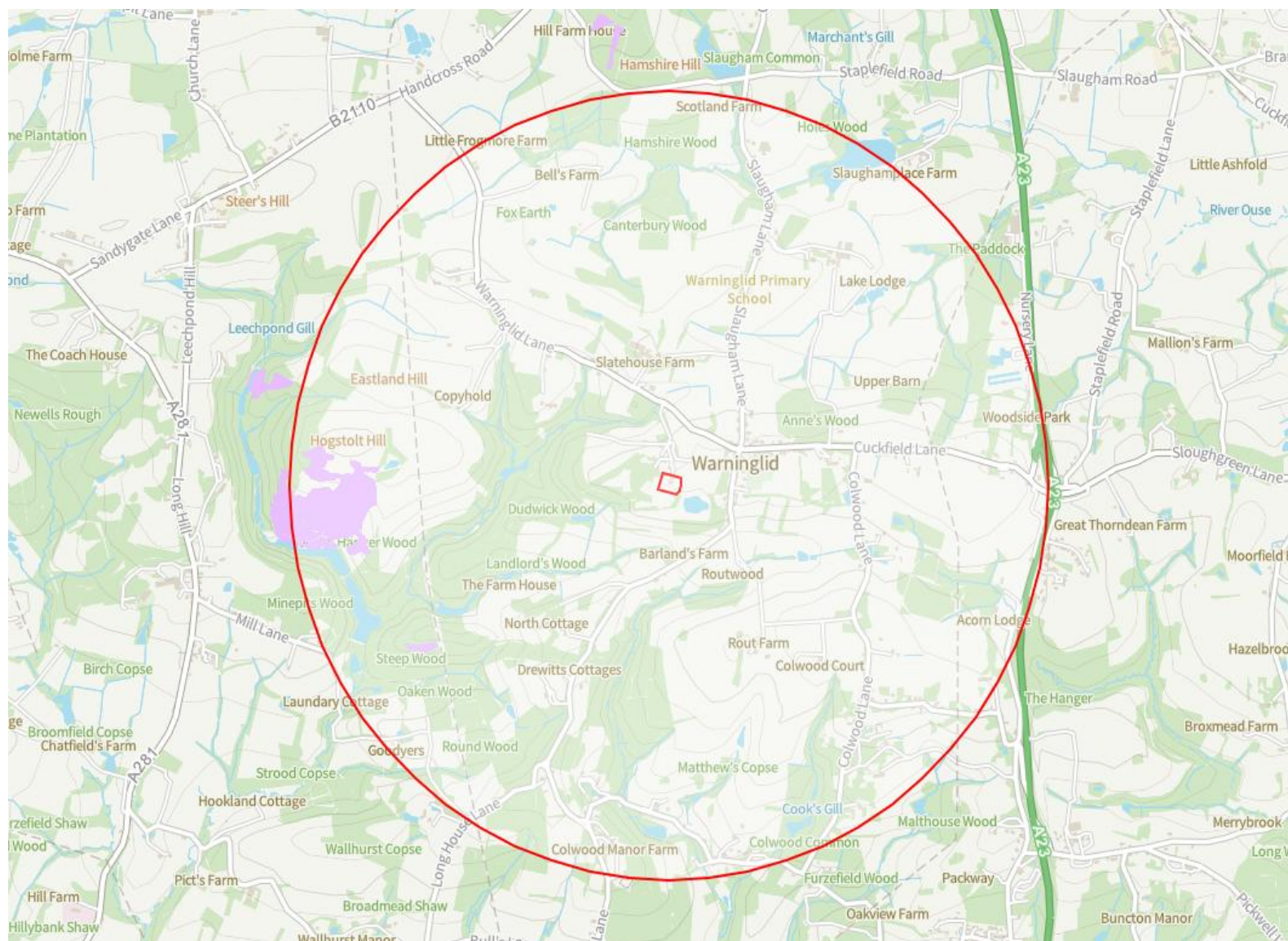


Image 8; Priority heathland habitat in the wider surroundings. Site boundary is shown in red. A 2km search buffer is shown in red.

Lowland Heathland

(Magic, 2024)



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