



PRELIMINARY ECOLOGICAL APPRAISAL

**Juhring & Hobbs Field
Saint Hill Manor
Saint Hill Road
East Grinstead
West Sussex
RH19 4JY**

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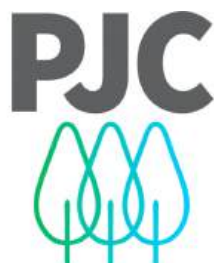
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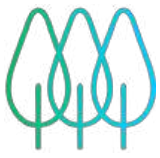
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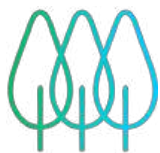


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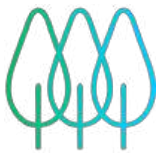


1 EXECUTIVE SUMMARY

PJC Consultancy Ltd was commissioned by CLO UK to provide a Preliminary Ecological Appraisal for a parcel of land at Juhring Field & Hobbs Field, Saint Hill Manor, Saint Hill Road, East Grinstead, West Sussex RH19 4JY. The purpose was to classify the habitats present, highlight the potential of the site to support protected species, and recommend suitable avoidance, mitigation, compensation and ecological enhancement measures where appropriate. When implemented successfully, these recommendations will ensure that the development proceeds in line with all relevant laws pertaining protected species and their habitats, as well as contributing to an increase in site biodiversity. This report has been produced in accordance with National Planning Policy Framework NPPF (2023) – more specifically Chapter 15 ‘Conserving and Enhancing the Natural Environment’ as well as the Mid Sussex District Plan (Mid Sussex District Council, 2018).

Based on current proposals, the results of the Preliminary Ecological Appraisal can be summarised in the following table:

Protected Species/Habitats	Suitable Habitat Present	Recommended Further Surveys	Ecological Mitigation
Weir Wood Reservoir SSSI	The Site was identified as being within the Impact Risk Zone for Weir Wood Reservoir SSSI, located approximately 1.35km south of the Site.	None required.	Natural England must be consulted on regarding the proposals for a carpark within Juhring Field.
Ancient Woodland	A parcel of ancient woodland, North Wood, was recorded immediately adjacent to the Site boundary, south-of Juhring field and north of Hobbs Field.	None required providing the mitigation measures outlined are adhered to throughout all phases of the development.	A strict minimum 15m no construction buffer zone must be implemented between the ancient woodland and the development footprint. A sensitive lighting strategy and general best construction environmental practice should be adopted during the construction and operational phases of the proposed development.
Habitat of Principal Importance (HPI)	One parcel of broadly classified deciduous woodland HPI, North Wood, was recorded immediately adjacent to the Site boundary, south-of Juhring field and north of Hobbs Field.	None required providing the mitigation measures outlined are adhered to throughout all phases of the development.	A minimum 5m no construction buffer zone must be implemented between the woodland HPI and the development footprint. A sensitive lighting strategy and general best construction environmental practice should be adopted during the



	This was functionally linked to the ancient woodland parcel.		construction and operational phases of the proposed development.
Bats (Foraging and Commuting)	The Site was identified as having high habitat suitability to support commuting and foraging bats.	None required providing the mitigation measures outlined are adhered to throughout all phases of the development.	A sensitive lighting strategy and general best construction environmental practice should be adopted during the construction and operational phases of the proposed development to direct any new artificial lighting away from suitable bat foraging and commuting routes, creating dark buffer zones.
Badgers	The Site was considered to provide foraging and commuting opportunities for badgers.	A pre-works survey should be undertaken immediately prior to any construction works commencing to ensure no new setts have become established.	Further requirements for mitigation, compensation and/or licences may be required for badgers depending on the results of the recommended further surveys. Any required excavations should be excavated individually and backfilled immediately after to avoid animals becoming trapped. All chemicals onsite should be stored correctly and be made inaccessible to badgers.
Dormice	The Site was identified as providing some limited suitable foraging, commuting, nest building and hibernating opportunities for dormice.	None required providing the mitigation measures outlined are adhered to throughout all phases of the development.	All habitat clearance works should be undertaken under the instruction of a Precautionary Non-Licensed Method Statement.
Great Crested Newts (GCN)	The Site was identified as having limited potential to support GCN during their terrestrial lifecycle phase.	None required providing the mitigation measures outlined are adhered to throughout all phases of the development.	All habitat clearance works should be undertaken under the instruction of a Precautionary Non-Licensed Method Statement.
Reptiles	The Site was identified as having potential to support reptiles providing foraging, commuting, basking	None required providing the mitigation measures outlined are adhered to	All habitat clearance works should be undertaken under the instruction of a Precautionary Non-Licensed Method Statement.



	and hibernating opportunities.	throughout all phases of the development.	
Nesting Birds	The Site was identified as having potential to support nesting birds.	None required providing the mitigation measures outlined are adhered to throughout all phases of the development.	Habitat clearance works should be undertaken outside the main nesting bird season (March-September inclusive). Should this not be possible, all trees and buildings must be inspected by an ecologist to determine the presence/absence of any nesting birds immediately prior to clearance.
Invasive Plants	A single stand of cherry laurel was recorded within the east woodland edge, south of the Juhring Field Site boundary.	None required providing the mitigation measures are adhered to.	Invasive plants should be safely manged and correctly removed and disposed of to prevent spread, and any works should be undertaken in accordance with invasive plant species control methods.



2 INTRODUCTION

2.1 Instruction

2.1.1 PJC Consultancy Ltd was commissioned by CLO UK to provide a preliminary ecological appraisal (PEA) which includes an extended phase 1 habitat survey, a daytime bat walkover (DBW) survey, and a great crested newt (GCN) *Triturus cristatus* habitat suitability index (HSI) assessment in support of the proposed development of a parcel of land at Juhring Field & Hobbs Field, Saint Hill Manor, Saint Hill Road, East Grinstead, West Sussex RH19 4JY (hereafter referred to as the 'Site' or 'Juhring Field' or 'Hobbs Field').

2.2 Survey Objectives

2.2.1 The aim of this PEA is to identify potential ecological constraints and opportunities associated with the Site by undertaking an extended phase 1 habitat survey, ecological desk study, DBW, and GCN HSI assessment. The objectives were to:

- Identify the habitat types present on the Site;
- Identify the potential of the Site to support protected and notable habitats and/or species;
- Identify the potential of any trees and buildings within the Site to support roosting bats;
- Assess the waterbodies within the Site (where access permits) for suitability to support breeding GCN;
- Highlight known or potential legal or planning policy constraints in relation to ecology and recommend avoidance, mitigation and enhancement measures to satisfy legal and planning policy requirements where appropriate; and
- Identify, where necessary, the requirement for further survey.

2.3 Documents and Information Provided

2.3.1 Change of use of vacant land to event area for occasional use with installation of permanent infrastructure and reinforced ground surfacing (cellular paving grid) to facilitate the erection of annual marquee structures including ground level alterations, wash block and toilets, generator enclosure and concrete ring together with the erection and dismantling of the temporary marquee structure themselves (for a total maximum period of 84 days per year) and overflow car parking for the Church and neighbouring sports clubs consisting of reinforced ground surfacing (cellular paving grid) for up to 683 car spaces (comprising up to 113 cars (Area A) for no more than 30 days per annum, 313 cars (Areas A & B) for no more than 13 days per year and up to 683 cars (Areas A, B & C) for no more than 7 days per year), construction of a new access and internal road, sustainable surface water and foul drainage provision, associated landscaping and ecological enhancements,(Amended Description, Plans, Documents).

2.3.2 The following documents were used to aid the preparation of this report:

- Juhring and Hobbs Field General Arrangement Plan ref: 01-1232-SK-04-3 (enplan, 2026); and
- Juhring and Hobbs Field AIA ref: PJC/6617/25-02 Rev 01 (PJC Consultancy, 2026).

2.4 Scope of Report

2.4.1 This PEA is only concerned with the habitats and features within the property boundaries of the Site, or in areas that have the potential to be affected by the proposed new development.

2.5 Site Description

2.5.1 The Site, approximately 4.7ha in size, is situated west of Saint Hill Road, approximately 2.3km south-west of East Grinstead town centre (OS central grid reference: TQ 38007 36125). The Site is situated



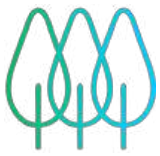
within a relatively rural landscape, bordered by woodland parcels, agricultural field, the Saint Hill Manor complex, and East Grinstead sports club to the north. The wider landscape comprises a mosaic of arable farmland, fields and parcels of woodland and with minimal suburban infrastructure intersected by a network of treelines, hedgerows and road infrastructure. The location of the Site within its environs is presented in Appendix I.

2.6 Legislation and Planning Policy

2.6.1 This PEA has been compiled with reference to relevant wildlife and countryside legislation, planning policy and the UK Biodiversity Framework. Their context and applicability is explained as appropriate in the relevant sections of the report and additional details are presented in Appendix II.

2.6.2 The key articles of relevance are:

- The Environment Act (2021);
- The Conservation of Habitats and Species (Amendment) Regulations 2017;
- The Wildlife and Countryside Act 1981, as amended (WCA);
- The Countryside and Rights of Way (CROW) Act 2000;
- The Natural Environment and Rural Communities (NERC) Act 2006;
- National Planning Policy Framework (NPPF) 2023 (Ministry of Housing, Communities and Local Government, 2023);
- The Protection of Badgers Act 1992;
- The UK Post-2010 Biodiversity Framework (2011-2020); and
- Mid Sussex District Plan (Mid Sussex District Council, 2018).



3 METHODOLOGY

3.1 Desk Study

- 3.1.1 A desk study was undertaken in September 2024 with the objective of collating and reviewing existing ecological information, and obtaining data and information held by relevant third parties.
- 3.1.2 In addition, datasets from Natural England (MAGIC, 2024) were reviewed to identify the presence of UK statutory designated sites and notable habitats within the zone of influence, including woodlands listed on the ancient woodland inventory, habitats of principal importance (HPI) listed on the priority habitat inventory and statutory designated sites for their nature conservation value at the national scale such as sites of scientific interest (SSSI) and at the European and/or international scale namely: special areas of conservation (SACs), special protection areas (SPAs), and internationally designated wetland (Ramsar) sites. These sites collectively are hereafter referred to as 'European Sites'. Where measurements are included with the record, these provide the distance of the designated site from the closest point of the Site.
- 3.1.3 Furthermore, Google Earth aerial imagery was reviewed to assess habitats within the Site and wider environment.
- 3.1.4 Data for sites within the zone of influence where European Protected Species Mitigation (EPSM) licences have been granted, were also reviewed. This information allows a greater understanding of the potential for European protected species to be present in the local area.
- 3.1.5 The zone of influence is the area over which ecological features, such as designated sites of nature conservation importance and protected and notable habitats and species, may be affected by the biophysical changes caused by the proposed development and associated activities. Due to the size of the Site and nature of the proposed development it is considered that a zone of 1km from the centre of the Site is appropriate for the gathering of information for the desk study (CIEEM, 2018).

3.2 Extended Phase 1 Habitat Survey

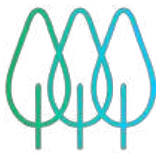
- 3.2.1 An extended phase 1 habitat survey was undertaken on the 6th August 2024 by Naomi Cornwell BSc(Hons) MSc following the standard 'Phase 1 Habitat survey' auditing method developed by the Joint Nature Conservancy Council (JNCC, 2010) and extended to include consideration of protected species in accordance with good practice guidance for preliminary ecological appraisal (CIEEM, 2017). The Site was surveyed on foot and the existing habitats and land uses were recorded on an appropriately scaled map (Appendix III). In addition, the dominant plant species in each habitat were recorded, as were any evidence of protected and notable species. The potential for the Site to support protected and notable species was also assessed. Those ecological features not classified as a habitat are denoted using a target note.

3.3 Daytime Bat Walkover Survey

- 3.3.1 All trees within the development footprint were also subject to a DBW. The ground inspection of trees was to assess potential roosting features (PRFs) such as those presented in Table 1 below. The DBW was undertaken in accordance with best practice survey standards (BCT, 2023 and BTHK, 2018).

Table 1: Features of trees commonly used by bats.

Features of trees used as bat roosts	Signs indicating possible use by bats
Natural holes.	Tiny scratches around entry point.
Woodpecker holes.	Staining around entry point.
Cracks/splits in major limbs.	Bat droppings in, around or below entrance.
Loose bark.	Audible squeaking at dusk or in warm weather.



Hollows/cavities.	Flies around entry point.
Dense epicormic growth (bats may roost within it).	Distinctive smell of bats.
Bird and bat boxes.	Smoothing of surfaces around cavity.

- 3.3.2 The trees were assessed in accordance with the criteria listed above and assigned to one of five categories as listed in Table 2 below.

Table 2: Categorisation system for visual inspection of trees.

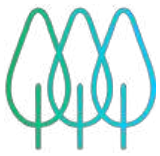
Suitability	Description
None/negligible	A tree with no features capable of supporting roosting bats or highly unlikely to be any present.
FAR	Further assessment required to establish if any PRFs are present in the tree.
PRF	A tree with at least one PRF present.
PRF-I	Features considered suitable to support individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	Features considered suitable to support multiple bats and may therefore be used by a maternity colony.

3.4 Great Crested Newt Habitat Suitability Index Assessment

- 3.4.1 A total of four waterbodies were identified within a 250m radius of the Site as part of the desk study. The locations of these waterbodies can be seen in Appendix V.
- 3.4.2 Waterbody WB1 adjacent to the northern Site boundary of Hobbs Field was subject to a habitat suitability index (HSI) assessment and terrestrial habitat assessment during the extended phase 1 habitat survey by Naomi Cornwell BSc(Hons) MSc on 6th August 2024.
- 3.4.3 An HSI is a tool that enables an assessment of the likelihood of a waterbody to support GCN. It incorporates 10 suitability indices (SI), all of which are factors thought to affect GCN, as detailed in Table 3 below.

Table 3: HSI Suitability Indices.

Suitability Indices	Description
SI ₁	Geographic location
SI ₂	Pond area
SI ₃	Permanence
SI ₄	Water quality



SI ₅	Shade
SI ₆	Waterfowl
SI ₇	Fish
SI ₈	Pond count
SI ₉	Terrestrial habitat
SI ₁₀	Macrophytes

- 3.4.4 Each variable is assessed separately and then mathematically combined in the following formula, $HSI = (SI_1 * SI_2 * SI_3 * SI_4 * SI_5 * SI_6 * SI_7 * SI_8 * SI_9 * SI_{10})^{1/10}$ to provide the geometric mean, which is a numerical index between 0 and 1. A lower score indicates a less suitable habitat whereas a higher score represents optimal conditions favourable for GCN as detailed in Table 4 below. There is a positive correlation between the scores and the resulting incidence of GCN observed in ponds. However, whilst the HSI can be used to help inform the likelihood of presence or absence it is not sufficiently precise to allow conclusion that a higher score confirms presence and likewise a lower score absence. HSI is therefore used as a guide to help determine the need for further GCN surveys.

Table 4: Categorisation of HSI Scores.

HSI	Pond Suitability
<0.5	Poor
0.5-0.59	Below Average
0.6-0.69	Average
0.7-0.79	Good
>0.8	Excellent

3.5 Limitations of Survey

- 3.5.1 The protected species assessment provides a preliminary view of the likelihood of protected species occurring on Site, based on the suitability of the habitat and any direct evidence on Site. It should not be taken as providing a full and definitive survey of any protected species group. Additional surveys may be recommended if, on the basis of this assessment it is considered reasonably likely that protected species may be present.
- 3.5.2 The habitats present, and their management are likely to change over time, thus the findings of the extended phase 1 habitat survey are only considered valid for a period of up to two years.
- 3.5.3 The extended phase 1 habitat survey was conducted at a sub-optimal time of year i.e. out of the peak growing/flowering season for most British plants. However, plant identification was undertaken using vegetative survey techniques and was sufficient to determine the broad habitat types as required in an extended phase 1 habitat survey.
- 3.5.4 A full biological record centre desktop study was not undertaken as part of this assessment. This was not considered necessary given the limited scale of the proposed development, the nature of the on-site and surrounding habitats and limited potential for impacts to arise within or outside of the Site.



- 3.5.5 This report includes a preliminary assessment of likely impacts of a development project only. The primary audience for a PEA is the client or developer and relevant members of the project team, such as the architect, planning consultant, and landscape architect. It is normally produced to inform a developer (or other client), and their design team, about the key ecological constraints and opportunities associated with a project, possible mitigation requirements and any detailed further surveys required. Under normal circumstances, it is not considered appropriate to submit a PEA in support of a planning application because the scope of a PEA is unlikely to fully meet planning authority requirements in respect of biodiversity policy and implications for protected species. In most cases, particularly when further surveys have been recommended within the PEA, a more detailed and comprehensive Ecological Impact Assessment (EcIA) should be submitted in support of a planning application instead.
- 3.5.6 This document has been prepared for the stated proposal (2.3.1) and should not be relied upon or used for any other project without an additional check being carried out by the author as to its suitability in relation to any updated proposals. PJC Consultancy accepts no responsibility or liability for the consequence of this document being used for a purpose other than the purposes for which it was commissioned. PJC Consultancy accepts no responsibility or liability for this document to any party other than the person by whom it was commissioned.



4 RESULTS

4.1 Desk Study

- 4.1.1 No statutory designated sites of nature conservation importance were identified within the zone of influence as part of the desk study.
- 4.1.2 However, the Site is within the Impact Risk Zone (IRZ) for Weir Wood Reservoir SSSI, located approximately 1.35km south of the Site.
- 4.1.3 Given that the proposed development includes the installation of a grid for use as a temporary carpark, the proposed development falls within the listed categories for which the client should consult Natural England for advice on the nature of the potential impacts and how these might be avoided or mitigated.

Protected and Notable Habitats

- 4.1.4 Multiple parcels of ancient woodland listed on the ancient woodland inventory were identified within the zone of influence as part of the desk study, the nearest being North Wood located approximately 15m south of the southern Juhring Field Site boundary and approximately 15m north of the Hobbs Field Site boundary.
- 4.1.5 Multiple parcels of HPI listed on the priority habitat inventory were identified within the zone of influence as part of the desk study. These habitats included broadly classified deciduous woodland, lowland meadows, traditional orchard, and wood-pasture and parkland Biodiversity Action Plan (BAP) habitat.
- 4.1.6 The closest parcel of HPI was an area of wood-pasture and parkland BAP comprising the majority of the Juhring Field section of the Site. However, during the Site visit this parcel was considered not to qualify as wood-pasture and parkland BAP classification given the absence of all required criteria for wood-pasture and parkland designation.

Protected and Notable Species

- 4.1.7 A single EPSM licence previously granted by Natural England pertaining to protected species was identified within the zone of influence as part of the desk study. The licence was for the destruction of a resting place of common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, and brown long-eared *Plecotus auritus* bats were located approximately 100m north of the Site (valid between 2010 and 2012) (MAGIC, 2024).

4.2 Extended Phase 1 Habitat Survey

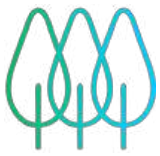
- 4.2.1 Habitat descriptions are provided below in accordance with the relevant JNCC phase 1 habitat survey handbook code. The distribution of these are shown in Appendix III, together with Site photographs, which are presented in Appendix IV.

Scattered broadleaved trees (A3.1)

- 4.2.2 A few individual scattered trees were recorded within the joining parcel between Juhring Field and Hobbs Field and included predominantly semi-mature oak *Quercus* sp.. A line of young tulip *Liriodendron tulipifera* trees was recorded along the eastern boundary of Juhring Field, and a single young ash *Fraxinus excelsior* and young oak were recorded centrally within the Site, as well as two young oak in the northern aspect of the field. No trees were recorded within the boundary line of the Hobbs Field section of the Site.

Poor semi-improved grassland (B6)

- 4.2.3 The majority of the Site comprised poor semi-improved grassland of a short sward height (<10cm). The grassland within Juhring Field was understood to be subject to a regular mowing management



regime and was frequently used as a spillover carpark, in particular in the summer months during the annual festival held at the Site.

4.2.4 Species recorded within the sward included (but were not limited to) predominantly perennial ryegrass *Lolium perenne*, with species such as Yorkshire fog *Holcus lanatus*, white clover *Trifolium repens*, dandelion *Taraxacum officinale*, daisy *Bellis perennis*, bird's foot-trefoil *Lotus corniculatus*, common centaury *Centaureum erythraea*, and ribwort plantain *Plantago lanceolata* also recorded.

4.2.5 The margins of the fields comprised grasses of a longer sward and included species such as willowherbs *Epilobium* sp., ragwort *Jacobaea vulgaris*, and dock *Rumex* spp..

Bare ground (J4)

4.2.6 A large area of bare earth was recorded centrally within the Hobbs Field section of the Site, considered to be caused by ground clearance of the grassland for the upcoming IAS event. A smaller area of bare earth was recorded in the northern section of Juhring Field, considered the result of vehicular access onto the grassland for car parking and Site access purposes.

Hardstanding (J5)

4.2.7 A small area of hardstanding, an access road, was recorded in the northern most aspect of the Site, turning off from Saint Hill Road.

Target Note 1 (TN1)

4.2.8 The approximate location of an earth mound.

4.3 Daytime Bat Walkover Survey

4.3.1 A description of the trees and any potential roosting features (PRF) are detailed in Table 5 below:

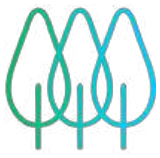
Table 5: DWB results of trees within the development footprint.

All trees	
Description	
All trees within the development footprint were considered to be young or semi-mature, structurally sound, and without defects suitable for roosting bats.	
Evidence of Bats	
None recorded at the time of the assessment.	
Potential Roost Features	
None recorded at the time of the assessment.	
Suitability to Support Roosting Bats	
None.	

4.4 GCN HSI Assessment

4.4.1 A summary of the HSI results for waterbody WB1 is presented in Table 6 below.

Table 6: Summary of HSI Results.



Suitability Indices	HSI Score
Geographic location	1
Pond area	0.8
Permanence	0.1
Water quality	0.01
Shade	0.2
Waterfowl	1
Fish	1
Pond count	1
Terrestrial habitat	1
Macrophytes	0.3
Overall Score	0.37 – ‘Poor’



5 DISCUSSION AND RECOMMENDATIONS

5.1 Statutory Designated Sites

- 5.1.1 No statutory designated sites of nature conservation importance were identified within the zone of influence as part of the desk study. On this basis, no adverse impacts are anticipated on statutory designated sites and their qualifying criteria for designation as a result of the proposed development and are therefore not considered an ecological constraint and are not considered further in this report.
- 5.1.2 The Site is located within an impact risk zone for Weir Wood Reservoir SSSI.
- 5.1.3 As the government's conservation advisory body, Natural England has statutory duties and responsibilities in relation to SSSI's, which include providing advice to developers and local planning authorities (LPAs) on the proposed developments potential impacts on SSSIs. Natural England has to ensure that SSSIs are protected and enhanced in line with the policies of the NPPF and local development plans.
- 5.1.4 Therefore, Natural England have developed impact risk zones which define zones around each SSSI, reflecting sensitive features for the sites designation and enabling a rapid initial assessment of the potential risks or adverse impacts that the development may have on SSSI's.
- 5.1.5 LPAs can utilise impact risk zones to consider whether the proposed development is likely to have an impact on SSSIs (and European designated sites) and determine whether they will need to consult Natural England to seek advice on the likelihood of potential impacts and how they might be avoided or mitigated against.
- 5.1.6 The Site is located within an impact risk zone for Weir Wood Reservoir SSSI and does fall into the list of development categories of infrastructure - carpark.
- 5.1.7 The LPA therefore has a duty to consult Natural England for advice on the development and how potential impacts on the SSSI, SPA and Ramsar site might be avoided or mitigated against.

5.2 Protected and Notable Habitats

Ancient Woodland

- 5.2.1 Multiple parcels of ancient woodland listed on the ancient woodland inventory were identified within the zone of influence as part of the desk study, the nearest being North Wood located approximately 15m south of the southern Juhring Field Site boundary and approximately 15m north of the Hobbs Field Site boundary.
- 5.2.2 The biodiversity value of ancient woodland and the importance in conserving it is outlined within the UK Government's vision, which states that "ancient woodlands, veteran trees and other native woodlands are adequately protected, sustainably managed in a wider landscape context, and are providing a wide range of social, environmental and economic benefits to society". The presence of ancient woodland within proximity to the Site is a material consideration in the planning process. The National Planning Policy Framework states that "planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss".
- 5.2.3 The concept masterplan includes a no works buffer zone (in the form of the Site boundary) of 15m from the ancient woodland parcel. In addition, the proposals must ensure that no works are undertaken within the root protection areas (RPA) of any trees within these parcels (subject to an arboricultural impact assessment).
- 5.2.4 It is recommended that exclusion fencing, in the form of Heras fencing, be installed to ensure that the 15m buffer zone is not disturbed or encroached upon during the demolition or construction phases of



the proposed development. The fencing should then be upgraded to timber post and rail fencing post construction to maintain the buffer zone.

- 5.2.5 In accordance with government standing advice, it is strongly recommended that no ground works be undertaken within a distance of at least 15m from ancient woodland. Where this is not possible, such as the proposed access area to Hobbs Field, an arboricultural survey (adhering to British Standards: BS5837) should be undertaken to ascertain whether construction works are likely to be undertaken within the root protection areas (RPA) of any trees within the ancient woodland parcel, and if so, whether construction works are likely to adversely impact the integrity and structure of these trees. In the event that construction works are likely to significantly affect the RPA of surrounding trees, then it is recommended that the proposed designs be altered to create and maintain a buffer between the proposed development and the woodland, including storage of materials and use of heavy machinery, where proportionate and possible.
- 5.2.6 Furthermore, it is recommended that a strict pollution prevention protocol and mitigation measures in relation to lighting, as described below, are adhered to throughout all phases of the proposed development, in order to avoid indirect impacts to the ancient woodland. This pertains to works for Section 1 and Section 2 inclusive.
- 5.2.7 A strict pollution prevention protocol should be adhered to during all phases of the proposed development to ensure that dust and particulate pollution does not indirectly adversely impact the ancient woodland. It is recommended that this refers to established good practice guidance.
- 5.2.8 Other best practice construction measures which must be adhered to during the installation phases of the proposed development include:
- Appropriate storage of materials;
 - Avoidance of burning materials onsite; and
 - Ensuring the correct disposal of litter from all Site contractors.
- 5.2.9 Furthermore, it is recommended that any new artificial lighting associated with the proposed development aims to:
- Maintain a dark corridor along all Site boundaries with particular attention to the woodland edge;
 - Use minimum light levels necessary. For example, there should be times throughout the evening when all outdoor security lights are unlit to avoid affecting bat and other nocturnal species activity along the woodland edge. Lighting can also be installed using a timer or movement sensor to avoid long periods of an area being lit at night;
 - Lighting should be a warm white spectrum and feature peak wavelengths higher than 550nm to lower the range of species affected by lighting. Using LED luminaires where possible and avoid luminaires with UV elements, specifically avoiding metal halide and fluorescent sources (Institute of Lighting Professionals, 2023); and
 - Internal luminaires can be recessed where installed in proximity to windows to reduce glare (Institute of Lighting Professionals, 2023) and light spill and use hoods, louvres or other similar design features to avoid light spill and direct light away from areas of mature vegetation.

Wood-pasture and Parkland BAP

- 5.2.10 Multiple parcels of HPI listed on the priority habitat inventory were identified within the zone of influence as part of the desk study. The closest parcel of HPI was an area of wood-pasture and parkland BAP comprising the majority of the Juhring Field section of the Site.
- 5.2.11 However, during the Site visit this parcel was considered not to qualify as wood-pasture and parkland BAP classification given the absence of all required criteria for wood-pasture and parkland designation.



5.2.12 Natural England's priority habitat inventory has been informed by a desk-based study using the following sources and criteria set out by MAGIC (2024):

- Ordnance Survey MasterMap® (OSMM), polygons used to capture the habitat boundaries;
- 25 individual priority habitat inventories;
- Natural England Site Information System (ENSIS) (Natural England's SSSI database) & SSSI management units. Data was extracted from ENSIS and attributed against the SSSI units. Information for each unit included main habitat, description, features and national vegetation classification (NVC) codes;
- Farm Environment Plan (FEP), Rural Land Registry (RLR), & Higher-Level Stewardship (HLS). FEP features & corresponding HLS management options were attributed against individual RLR parcels. FEP paper maps were not used;
- Contextual data included coniferous woodland, moorland line, OSMM descriptions; and
- Aerial photography.

5.2.13 Given the above, the actual extent of wood-pasture and parkland BAP coverage is not necessarily accurately represented by the desk-based study alone and should also be informed and/or validated by a ground-survey.

5.2.14 This is indeed the case for the wood-pasture and parkland BAP parcel which according to MAGIC (2024) forms the majority of the Juhring Field section of the Site, in which the ground-survey (i.e. the extended phase 1 habitat survey) confirmed this parcel as no longer meeting the required criteria to qualify as wood-pasture and parkland BAP as set out in the UK Biodiversity Action Plan Priority Habitat Descriptions: Wood-pasture and Parkland (UK Biodiversity Action Plan, 2011):

5.2.15 "Key features of these habitats are:

- Ancient/veteran trees which are special in their own right as some of the oldest living organisms in the UK.
- The presence of grazing animals – animal dung contributes to invertebrate and fungal diversity and grazing controls tree and shrub regeneration, maintaining a semi-open habitat.
- The presence of microhabitats including large diameter (relative to the species) hollowing trees, other decaying wood, rot holes, ageing bark and fallen but regenerating trees, which support a wide range of specialised invertebrates, lichen and fungi.
- Nectar sources for invertebrates.
- Open grassland or heathland ground vegetation.
- Continuity – in terms of very long-lived individual trees and continuity of management."

5.2.16 Instead, this area comprised solely poor semi-improved grassland with four individual young trees. Furthermore, the wider Site, including the location of the Castle, parking areas, patio areas, and other developed areas all part of the estate, were also classified incorrectly as wood-pasture and parkland BAP (MAGIC, 2024).

5.2.17 Given the above, the nearest parcel of HPI is actually considered to be a parcel of broadly classified deciduous woodland approximately 30m west of the Site boundary, to the west of Hobbs Field.

5.3 Protected and Notable Species

5.3.1 The Site was considered to provide opportunities for protected and notable species. The suitability of habitat on Site to support species is considered below.

Bats



All bats are European protected species (EPS) and both individual animals and their roosts are afforded protection under the Conservation of Habitats and Species Regulations 2019 (as amended) and the Wildlife and Countryside Act, 1981 (as amended). Certain bat species are also listed as Species of Principal Importance (SPI) under the NERC Act 2006.

- 5.3.2 A single EPSM licence was identified within the zone of influence as part of the desk study for the destruction of a resting place of common pipistrelle, soprano pipistrelle, and brown long-eared bats was located approximately 100m north of the Site (valid between 2010 and 2012) (MAGIC, 2024).

Roosting Suitability

- 5.3.3 As part of the DBW, all trees within the development footprint were identified as having none / negligible suitability to support roosting bats and therefore roosting bats are highly likely absent from the trees. Roosting bats are therefore not considered an ecological constraint and are not considered further in this report.

Foraging and Commuting Suitability

- 5.3.4 The Site was considered to provide suitable commuting and foraging habitat for bats primarily woodland and woodland edge and was classified as having high suitability to support foraging and commuting bats.

- 5.3.5 However, these features are anticipated to be retained in full throughout all phases of the development. On this basis, the proposed development is considered unlikely to result in the loss or degradation of bat foraging and commuting habitat or sever important commuting routes and obstruct access between potential bat roosts and important foraging habitats, providing the mitigation measures in relation to lighting described below are implemented during the construction and operational phase of the proposed development. It is recommended that any new artificial lighting associated with the proposed development aims to:

- Use minimum light levels necessary. For example, there should be times throughout the evening (when bats are most active) when all outdoor security lights are unlit to avoid affecting bat activity. Lighting can also be installed using a timer or movement sensor to avoid long periods of an area being lit at night;
- Lighting should be a warm white spectrum and feature peak wavelengths higher than 550nm to lower the range of species affected by lighting. Using LED luminaires where possible and avoid luminaires with UV elements, specifically avoiding metal halide and fluorescent sources (Institute of Lighting Professionals, 2023); and
- Internal luminaires can be recessed where installed in proximity to windows to reduce glare (Institute of Lighting Professionals, 2023) and light spill and use hoods, louvres or other similar design features to avoid light spill and direct light away from areas of mature vegetation.

Hazel Dormice

- 5.3.6 Hazel dormice *Muscardinus avellanarius* are EPS and are afforded protection under the Conservation of Habitats and Species Regulations 2019 (as amended) and the Wildlife and Countryside Act, 1981 (as amended). Dormice are also listed as SPI under the NERC Act 2006.
- 5.3.7 The Site supported some suitable semi-natural habitat for dormice comprising woodland and ancient woodland edge, which is considered to be arboreally connected to other suitable dormouse habitat within the wider environment, such as multiple parcels of woodland including ancient woodland. The Site also provided sources of food and nesting material such as bramble and hawthorn.
- 5.3.8 Therefore, in the event that dormice are present within the Site and wider surroundings, the proposed development could result in the death or injury, or disturbance to dormice, or could result in the damage or destruction of a dormouse breeding site or resting place.



- 5.3.9 The woodland parcels are anticipated to be retained in full as part of the proposed development. However, a small section of tall ruderal vegetation which also comprised bramble scrub and scattered trees (anticipated to be no more than 0.03ha in size) is proposed to be removed in order to facilitate access to the new development. The parcel of tall ruderal vegetation is within close proximity of the ancient woodland and the scattered trees within this parcel are also considered functionally linked, if not arboreally connected, to the ancient woodland.
- 5.3.10 Given that the small section of vegetation proposed to be removed comprised predominantly of tall ruderal vegetation, and therefore less than sub-optimal dormouse habitat, and given that the scattered trees proposed to be removed are considered to be isolated within the Site and not arboreally connected to suitable dormouse habitat, further dormouse surveys are not considered necessary, providing the following avoidance, mitigation and compensation measures outlined below are adhered to.
- 5.3.11 This is further supported by guidance detailed by Natural England. For European protected species (such as dormice) Natural England's stance is that: "If the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably unlikely to result in an offence under Regulation 41 or 45, then no licence is required" (Natural England, 2013).
- 5.3.12 However, dormouse presence within the area proposed for clearance cannot be completely ruled out. Therefore, in the first instance, and following the mitigation hierarchy, every effort must be made to retain as much of the vegetation in the area proposed for the new access track as possible.
- 5.3.13 Furthermore, as a precaution, it is recommended that construction works (including habitat clearance works) be undertaken in accordance with a Precautionary Non-Licensed Method Statement (PNLMS) (see Appendix VI).
- 5.3.14 The PNLMS will include a systematic fingertip search to be conducted by a suitably experienced ecologist of all areas of habitat that are to be lost, to search for dormice, including nests. The fingertip search will need to be conducted immediately prior to any vegetation removal and shall be conducted during the months of mid-April to October when dormice are most active. In the unlikely event that dormice, or evidence of dormice, are found, all work must stop, and advice sought from a licensed ecologist.

Great Crested Newts and other Amphibians

- 5.3.15 Great crested newts (GCN) *Triturus cristatus* are EPS and are afforded protection under the Conservation of Habitats and Species Regulations 2019 (as amended) and the Wildlife and Countryside Act, 1981 (as amended). GCN and common toad *Bufo bufo* are also listed as SPI under the NERC Act 2006.
- 5.3.16 Overall, four waterbodies were identified within a 250m radius of the Site as part of the desk study. These comprised five woodland ponds (waterbodies WB1-WB4).
- 5.3.17 Waterbody WB1 was located adjacent to the northern boundary of Hobbs Field, within North Wood. An HSI assessment was undertaken on WB1 and found the pond to have 'Poor' suitability to support breeding GCN, considered to be predominantly due to the lack of emergent vegetation and full shade from the woodland canopy. The pond was also considered to dry out every 1-3 years (see Table 6 for results).
- 5.3.18 Waterbodies WB2 – WB4 were all located within woodland parcels, located approximately 40m north, 180m south-west, and 170m north-west of the Site, respectively. All waterbodies were located within woodland parcels connected to the Site via grassland.
- 5.3.19 Direct impacts on suitable waterbodies for breeding GCN are not anticipated. However, the proposed development could result in adverse direct and indirect impacts on GCN, resulting in the death or



injury, or disturbance to GCN during their terrestrial phase or result in the damage or destruction of a GCN resting place such as a hibernation site.

- 5.3.20 Given that the vast majority of the Site comprised grassland of a short sward (<10cm) which was subject to a regular mowing regime, as well as regular disturbance from the annual festival and regular car parking, the vast extent of the grassland was considered less than sub-optimal for GCN (and other amphibians). It is considered that the suitable habitat to be lost to facilitate the development comprised solely the area of tall ruderal vegetation at the location of the new access track into Hobbs Field.
- 5.3.21 Therefore, it is recommended that construction works (including habitat clearance works) be undertaken in accordance with a Precautionary Non-Licensed Method Statement (see Appendix V).
- 5.3.22 The purpose of the Precautionary Non-Licensed Method Statement is to detail all reasonable avoidance and mitigation measures to be implemented to ensure that there are no detrimental impacts on the favourable conservation status of GCN and no risk to individual GCN potentially present within the Site as a result of construction activities.
- 5.3.23 Providing the avoidance and mitigation measures detailed within the Precautionary Non-Licensed Method Statement are implemented in full, the proposed works are considered highly unlikely to adversely affect the favourable conservation status of GCN, or breach relevant nature conservation legislation pertaining to GCN. On this basis, further GCN presence/likely absence surveys and/or a EPSL is not required prior to proposed works commencing.
- 5.3.24 It should be noted that District Level Licensing (DLL) has recently been introduced to Sussex. DLL is an attempt to introduce a new and streamlined alternative to the traditional surveys, mitigation and compensation and the licensing process detailed above. This is a strategic approach, funded by developer contributions, which allows habitat compensation to be delivered elsewhere in the district to ensure that local conservation status of GCN can be maintained. Compensatory habitat is created off site by a third party prior to development and developers pay a fee based on an estimated impact on GCN. Consequently, no survey work or mitigation and compensations measures (e.g. fencing, trapping and post-development monitoring) are necessarily required. However, DLL is not likely to be the best option for all developments and in some instances is more costly than the traditional surveys, mitigation and compensation and the licensing process detailed above.
- 5.3.25 The first step in DLL is submitting an enquiry form to Naturespace Partnership. Once submitted, Naturespace Partnership will assess whether the project qualifies for DLL. If the project does qualify, Naturespace Partnership will assess the Site and all of the information provided and provide an Impact Assessment and Conservation Payment Certificate stating how much the developer will have to pay to compensate for the loss of the suitable habitat on-site, as well as a fee for joining the DLL scheme.

Reptiles

- 5.3.26 Native, widespread reptile species (common or viviparous lizard *Zootoca vivipara*, adder *Vipera berus*, grass snake *Natrix helvetica* and slow worm *Anguis fragilis*) are protected under Schedule 5 of The Wildlife and Countryside Act 1981 (as amended), making it an offence to kill or injure individual animals. All widespread reptile species are also listed as SPI under the NERC Act 2006.
- 5.3.27 Habitats recorded within the Site particularly tall ruderal vegetation and grassland of a longer sward (predominantly along the field margins, and outside of the Site boundary for the majority) were considered to provide foraging, commuting, basking and sheltering opportunities for reptiles. The earth banks were also considered to provide suitable hibernation features for reptiles.
- 5.3.28 In order to comply with legislation protecting reptiles the mitigation measures detailed below should be adhered to.



5.3.29 As a precaution, it is therefore recommended that construction works (including habitat clearance works) be undertaken in accordance with a Precautionary Non-Licensed Method Statement (see Appendix VI).

5.3.30 Providing the avoidance and mitigation measures detailed within the Precautionary Non-Licensed Method Statement are implemented in full, the proposed works are considered highly unlikely to result in the death or injury of any reptiles potentially present within the Site. On this basis, further reptile presence/likely absence surveys are not required prior to proposed works commencing.

Birds

5.3.31 All birds, their nests and eggs are protected from killing and injury of individuals, damage and destruction of nests and destruction of eggs under the Wildlife and Countryside Act 1981 (as amended). Species listed in Schedule 1 (Part 1) of the Act are also protected from disturbance whilst nesting or whilst with dependent young, by special penalties. Many bird species are also listed as SPI under the NERC Act 2006.

5.3.32 The Site supported scattered trees, which were considered to provide good nesting and foraging opportunities to a wide range of common bird species.

5.3.33 Works associated with any proposed development of the Site, for example habitat clearance, could therefore result in direct adverse impacts on nesting birds. On this basis, nesting birds are therefore considered a potential ecological constraint. In order to comply with legislation protecting nesting birds the mitigation measures detailed below should be adhered to.

5.3.34 It is recommended that habitat clearance works be undertaken outside the main nesting bird season. The nesting bird season for most British bird species is between March and August (inclusive). Should this not be possible, all suitable nesting habitat, must be inspected by an ecologist to determine the presence/absence of any nesting birds prior to clearance. In the event of an active nest being identified, a temporary exclusion zone would need to be placed around the nest and development paused until the dependent young have fledged which may be several weeks. The ecologist will determine safe working distances and the distances will be dependent upon the bird species present.

5.3.35 The permanent loss of suitable foraging and nesting habitat for birds should be compensated for by incorporating new suitable foraging and nesting habitat into the landscape designs. Habitat creation examples including planting a variety of native fruit and nut bearing tree and shrub species such as birch *Betula* spp., holly *Ilex aquifolium*, rowan *Sorbus aucuparia*, elder *Sambucus nigra* and crab apple *Malus sylvestris*.

5.3.36 Artificial bird nest boxes should also be installed onto any retained trees and new buildings within the Site. Given their designation as SPI, particular consideration should be given to the installation of starling *Sturnus vulgaris* (i.e. Schwegler 3S or similar) nest boxes and/or general bird nest boxes used by house sparrow *Passer domesticus* and spotted flycatcher *Muscicapa striata* (i.e. Schwegler 1B, 2HW, 2GR or similar).

Badgers

5.3.37 Badgers *Meles meles* and their setts are protected under The Badger Act (1992).

5.3.38 Evidence of badger field signs, namely mammal paths and push-throughs, were recorded within 30m of the Site boundaries during the survey, though not within the Site boundaries. No evidence of badger setts was recorded during the survey.

5.3.39 Habitats within the Site boundaries were considered to provide limited sett building, and good foraging and commuting opportunities for badgers given the flat topography and openness of the grassland which was exposed to the elements.

5.3.40 However, given the proximity to woodland, habitats within the Site boundaries were considered to provide good foraging and commuting opportunities for badgers.



- 5.3.41 Given the absence of setts within the Site and within 30m of the Site boundary the proposed development is considered unlikely to result in the damage or destruction of a sett, or obstructing access to a sett, and disturbance to a badger whilst it is occupying a sett.
- 5.3.42 However, given the suitable foraging and commuting habitat within the immediate Site and due to the mobile nature of the species and its ability to quickly establish new setts, badgers are still considered a potential ecological constraint to the proposed development.
- 5.3.43 As a precautionary approach it is recommended that a pre-works survey be undertaken immediately prior to the proposed development becoming operational to ensure no new setts have become established.
- 5.3.44 During construction works, all excavations should be excavated individually and back filled immediately after where possible. Where this is not possible excavations must be covered to prevent badgers (or other animals) becoming trapped within the excavation. If this is not possible, one or both sides of the excavation must be sloped in order to allow egress from the excavation.
- 5.3.45 In addition, all chemicals onsite should be stored correctly and be made inaccessible to badgers, and other animals, (i.e. kept in a secure lock up or on pallets off of the ground).

Riparian Mammals

- 5.3.46 Water voles *Arvicola amphibious* and their places of shelter are protected under the Wildlife and Countryside Act, 1981 (as amended) which makes it an offence to kill, injure or take any water vole, damage, destroy or obstruct access to any place of shelter or protection that the animals are using, or disturb voles while they are using such a place. Water voles are also listed as SPI under the NERC Act 2006.
- 5.3.47 Otters *Lutra lutra* are protected under the Conservation of Habitats and Species Regulations (2019) as amended and under the Wildlife and Countryside Act, 1981 (as amended) which makes it an offence to kill, injure or capture an otter, intentionally or recklessly disturb otters; or to damage, destroy or intentionally or recklessly obstruct access to a holt or other resting places. Otters are also listed as SPI under the NERC Act 2006.
- 5.3.48 Eurasian beavers *Castor fiber* are protected under the Conservation of Habitats and Species Regulations (2019) as amended and under the Wildlife and Countryside Act, 1981 (as amended) which makes it an offence to kill, injure or capture a beaver, deliberately disturb beavers; or to damage or destroy the breeding site or resting place of a beaver.
- 5.3.49 No suitable aquatic and very limited suitable terrestrial habitat was recorded within the Site and immediate surroundings.
- 5.3.50 On this basis, the Site was identified as having negligible potential to support water vole, otter and beavers, and are therefore not considered an ecological constraint and are not considered further in this report.

European Hedgehog

- 5.3.51 The European hedgehog *Erinaceus europaeus* is classified as an SPI under the NERC Act 2006. Therefore, the presence of this species on site would be a material consideration in the planning process.
- 5.3.52 The Site supported some suitable semi-natural habitat for hedgehogs. However, the proposed development is considered unlikely to result in impacts on European hedgehogs given the size and nature of the Site and presence of other suitable habitat within the wider surroundings and providing mitigation measures detailed below are adhered to.
- 5.3.53 Hedgehogs should be specifically watched for during the removal of features considered to provide potential sheltering habitat (i.e. tall ruderal vegetation). If any hedgehogs are found, they should be carefully moved to retained areas of vegetation outside of the Site.



- 5.3.54 Furthermore, any new boundaries required as part of the proposed development should be permeable to hedgehogs in order to main habitat connectivity across the Site and wider surroundings. This can be achieved by creating ground-level boundary holes (approximately 13cm x 13cm) which should link as many neighbouring land parcels as possible.
- 5.3.55 In addition, parcels of dense scrub, shrubs and tussocky grassland and features such as deadwood and brash piles should be maintained and/or created across the Site in order to provide important foraging and nesting opportunities for hedgehogs.

Invertebrates

- 5.3.56 A number of invertebrate species such as stag beetles *Lucanus cervus* are afforded protection under the Conservation of Habitats and Species Regulations 2019 (as amended) and under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended). Many invertebrate species including the stag beetle are also listed as SPI under the NERC Act 2006.
- 5.3.57 Overall, the Site was considered to provide very limited opportunities for protected and notable invertebrate species given the absence of invertebrate microhabitats such as woodland edge, herb-rich grassland habitats and deadwood. Protected and notable invertebrate species are therefore not considered an ecological constraint and are not considered further in this report.

Plants

- 5.3.58 Wild plants are protected under the Wildlife and Countryside Act 1981 (as amended) which prohibits the unauthorised intentional uprooting of any wild plant species and forbids any picking, uprooting or destruction of plants listed on Schedule 8 of which there are over 150 species. In addition, nine plant species are afforded protection under the Conservation of Habitats and Species Regulations 2019 (as amended). Many plant species are also listed as SPI under the NERC Act 2006.
- 5.3.59 The habitats on Site were common and widespread and therefore provided limited potential to support protected and notable and rare plant species.
- 5.3.60 Section 14(1) of the Wildlife and Countryside Act 1981 (as amended) makes it illegal to plant or otherwise cause to grow in the wild any plant listed in Schedule 9 of the Act including Japanese knotweed *Fallopia japonica*.
- 5.3.61 No Schedule 9 non-native invasive plant species were recorded within the Site. However, one Sussex invasive non-native species (Sussex INNS), cherry laurel, was recorded within the woodland edge of North Wood, outside of the Site boundary.
- 5.3.62 Works associated with any proposed development of the Site, for example habitat clearance or maintenance, including trimming or pruning, could therefore result in the spread of cherry laurel. On this basis, invasive plant species are therefore considered a potential ecological constraint. In order to comply with legislation regarding invasive plant species, it is recommended that all cherry laurel be correctly removed and disposed of in order to prevent its spread.

5.4 Ecological Enhancements

- 5.4.1 Under Section 40 of the NERC Act 2006 there is a duty to have regard to biodiversity conservation. In addition, the National Planning Policy Framework (2023) and the Tunbridge Wells Borough Local Development Framework Core Strategy (Tunbridge Wells Borough Council, 2010) encourages ecological enhancement to be integrated into development projects in order to achieve an overall net-gain in biodiversity. Given the above, the following enhancement recommendations should be considered and incorporated into the final design proposals:
- Installation and maintenance of bat boxes (i.e. Schwegler 2FN or similar) on to suitable retained trees to increase the roosting opportunities for bats within the Site. Any artificial roosting features should be placed between 3m and 6m above ground in a variety of locations at slightly different heights and preferably positioned facing a variety of directions.



- Installation and maintenance of artificial bird nest boxes onto any retained trees on Site to increase nesting opportunities for many bird species. Given their designation as SPI, particular consideration should be given to installing house sparrow *Passer domesticus* (i.e. Schwegler 1SP or similar) and starling *Sturnus vulgaris* (i.e. Schwegler 3S or similar) nest boxes onto any retained trees within the Site.
- Planting of native species rich hedgerows and/or 'natural buffer strips' along the access roads and plot boundaries. Approximately five woody plants should be planted per metre of hedgerow, in double staggered rows. The hedgerow should be managed on an annual rotation, whereby half of each hedgerow is cut in any one year. This will encourage a diverse structure to produce both a wide and dense hedgerow. Woody species planted could include the following species:
 - Oak *Quercus* sp;
 - Hazel *Corylus avellana*;
 - Hawthorn *Crataegus monogyna*;
 - Blackthorn *Prunus spinosa*;
 - Field maple *Acer campestre*;
 - Holly *Ilex aquifolium*;
 - Elder *Sambucus nigra*; and
 - Crab apple *Malus sylvestris*.
- Creation of areas of species-rich meadow grassland within the Site, ideally within wide 'natural buffer strips' along the Site boundaries. These areas could provide additional foraging and shelter opportunities for a wide variety of invertebrates, reptiles, amphibians and bird and bat species. Plant species to be included within the wildflower seed mix should be appropriate for the Site and wider area. A wildflower seed mixture should be sown on the site in March, April or September. Once established, the grassland should be maintained via annual seed cutting in the autumn, following seed setting and use of pesticides, fertilizers or other chemicals, avoided.
- Incorporation of dead wood habitat piles within areas of retained suitable habitat for example underneath tree canopies and along pond margins. These are used by both invertebrates such as the stag beetle which is a SPI and by reptiles and widespread amphibians as refugia.
- Creation of a pond designed and managed for wildlife. Ponds provide valuable foraging opportunities for a wide variety of protected and notable species including amphibians and reptiles, particularly grass snakes. As general guidance, any newly created pond(s) should exhibit shallow pond margins (less than 5°) to allow marginal vegetation to grow and should contain deeper open areas (at least 60 cm) within the centre of the pond. In addition, consideration should be given to the planting of additional marginal plant species including:
 - Branched bur reed *Sparganium erectum*;
 - Broad-leaved pondweed *Potamogeton natans*;
 - Yellow iris *Iris pseudocorus*;
 - Floating sweet-grass *Glyceria fluitans*;
 - Greater pond sedge *Carex riparia*;
 - Marsh marigold *Caltha palustris*;
 - Meadowsweet *Filipendula ulmaria*;
 - Water forget-me-not *Myosotis scorpioides*;
 - Water mint *Mentha aquatic*; and



- Water plantain *Alisma plantago aquatic.*



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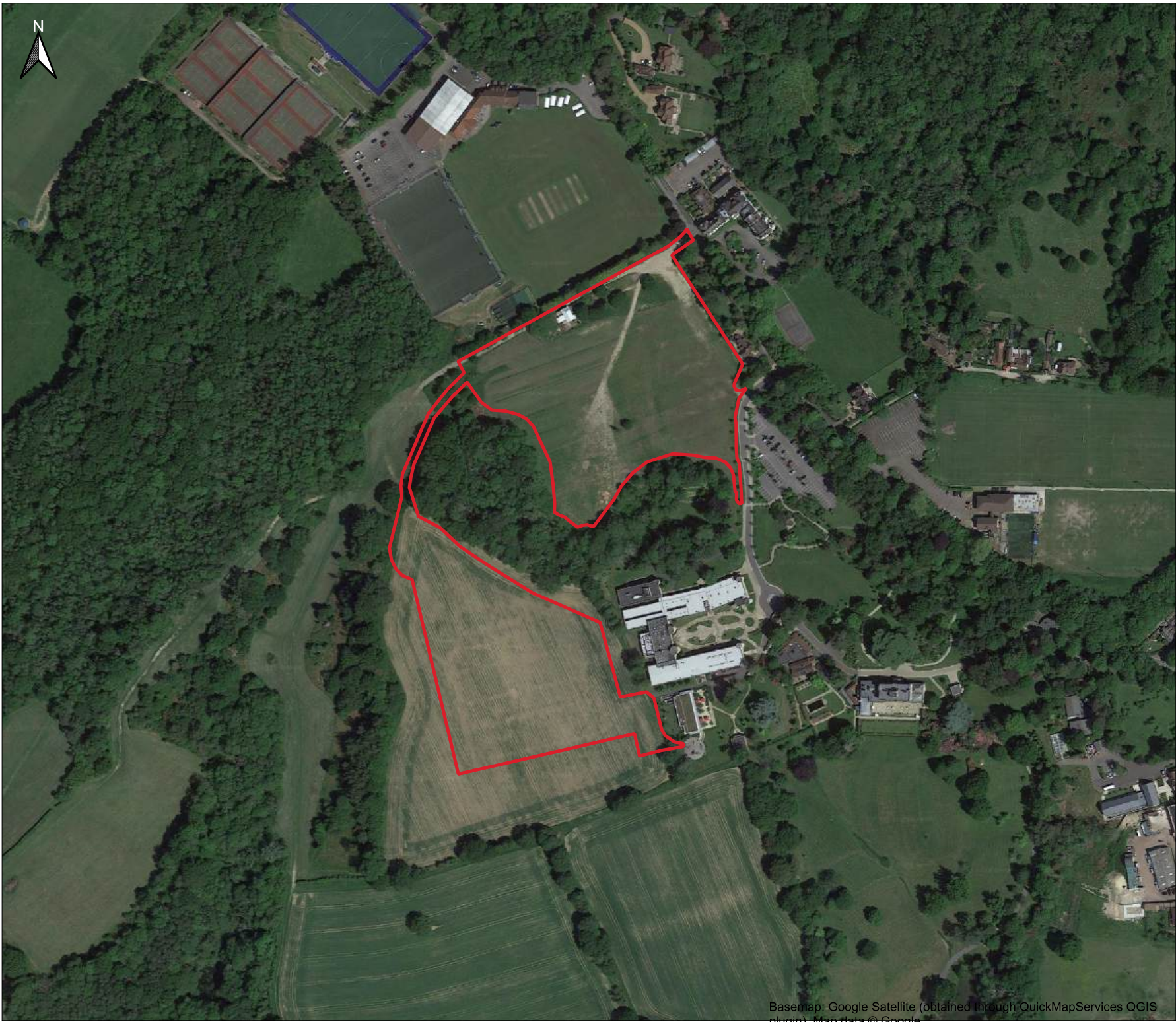
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7 APPENDICES

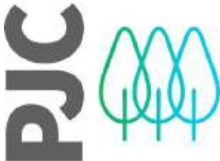
Appendix I: Site Location Plan



LEGEND:

— Site Boundary

STATUS: FOR INFORMATION ONLY



Sussex Office: Rocks Yard, Victoria Rd, Herstmonceux, Hailsham, BN27 4TQ.
T: 01323 832120.

Kent Office: The Watermill, The Mill Business Park, Maidstone Road, Ashford,
TN26 1AE.
T: 01233 225365
E: contact@pjcconsultancy.com
W: <https://www.pjcconsultancy.com>

CLIENT: CLO UK

PROJECT: Juhring & Hobbs Field
Saint Hill Manor
RH19 4JY

TITLE:
Appendix I: Site Location Plan

SCALE AT A4: 1:3,913	DRAWN: NC	APPROVED: TK
PROJECTION: EPSG:27700	DATE: 16/09/24	DATE: 11/11/25

DRAWING No:
PJC/5938E/24/A1/V1



Appendix II: Legislation and Planning Policy

Legislation

The Environment Act (2021)

The Environment Act (2021) is the UK's framework of environmental protection, post Brexit, and provides binding targets for improving air quality, water, biodiversity, and waste reduction. The Environment Act requires all development schemes in England (that are subject to Town and Country Planning Act 1990) to deliver a mandatory 10% biodiversity net gain (BNG) to be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development. Key parts of the Environment Act 2021 which relate to BNG and its delivery are Part 6: Nature and Biodiversity and the supporting Schedule 14, particularly sections 9(3), 13(1), 14(2) and 15.

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

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 is the UK transposition of the European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, or the 'Habitats Directive'. The directive provides protection of key habitats and species of European importance. Those key habitats and species are listed in Annexes II and IV of the directive.

Those species protected under the regulations and most likely encountered during development include:

- All bat species
- Hazel dormouse
- Great crested newt
- Common otter

The Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981 (as amended) is the primary legislation for the protection of wildlife in Great Britain. This legislation is the means by which the Convention on the Conservation of European Wildlife and Natural Habitats (the 'Bern Convention') and the European Union Directives on the Conservation of Wild Birds (79/409/EEC) and Natural Habitats and Wild Fauna and Flora (92/43/EEC) are implemented in Great Britain. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants respectively. The Countryside and Rights of Way (CROW) Act 2000 makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site

Those species protected under the act and most likely encountered during development include:

- All bat species
- All nesting birds
- Hazel dormouse
- Great crested newt
- Common otter
- Water vole



- All native reptile species
- White-clawed crayfish

The Protection of Badgers Act 1992

The Protection of Badgers Act 1992 consolidates and strengthens previous legislation (including the Badgers (Further Protection) Act 1991). Under the act, it is an offence to:

- Wilfully kill, injure or take a badger (or attempt to do so).
- Cruelly ill-treat a badger.
- Dig for a badger.
- Intentionally or recklessly damage or destroy a badger sett, or obstruct access to it.
- Cause a dog to enter a badger sett.
- Disturb a badger when it is occupying a sett.

The Natural Environment and Rural Communities Act (NERC) 2006

Section 40 of the Act requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'. Section 41 of the Act provides a list of habitats and species, which are of 'principal importance for the conservation of biodiversity.' This list aids decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications.

Hedgerows Regulations 1997

These regulations were produced to protect important countryside hedges from removal. The regulations only cover hedgerows that are at least 20m long or, if shorter, connected to other hedgerows at both ends or part of a longer hedgerow. They must be in or adjacent to common land, village greens, site of special scientific interest, local nature reserves, or land used for agriculture, forestry or breeding or keeping of horses, ponies or donkeys.

Wild Mammals (Protection) Act 1996

All wild mammals are protected against intentional acts of cruelty under the above legislation. This makes it 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.

This legislation is of relevance when undertaking works with potential to affect wild mammals e.g. works near burrows, warrens or dens, regardless of other legislative protection.

Species and Habitat Specific Legislation

Plants

Wild plants are protected under Section 13 of the Wildlife and Countryside Act 1981 (as amended). It prohibits the unauthorised intentional uprooting of any wild plant species and forbids any picking, uprooting or destruction of plants listed on Schedule 8 of which there are over 150.

The Conservation of Habitats and Species Regulations 2019 (as amended) have nine plants listed within Annex IV these are; creeping marshwort *Apium repens*, early gentian *Gentianella anglica*, fen orchid *Liparis loeselii*, floating-leaved water plantain *Luronium natans*, killamey fern *Trichomanes speciosum*, lady's slipper *Cypripedium calceolus*, shore dock *Rumex rupestris*, slender naiad *Najas flexilis*, and yellow marsh saxifrage *Saxifraga hirculus*. It is an offence to deliberately pick, collect cut,



uproot or destroy any protected plant, or keep, transport, sell, or exchange, any live or dead such plant species, this applies to all stages of its life cycle.

Invasive Species

Schedule 9, Section 14 of the Wildlife and Countryside Act (1981, as amended) prohibits the introduction into the wild of any species that is not ordinarily resident in and is not a regular visitor to Great Britain in a wild state, or any species of the 69 plants listed on Schedule 9.

The frequently encountered invasive species within proposed development sites include floating pennywort *Hydrocotyle ranunculoides*, giant hogweed *Heracleum mantegazzianum*, Himalayan balsam *Impatiens glandulifera*, Japanese knotweed *Fallopia japonica*, New Zealand pygmyweed *Crassula helmsii*, rhododendron *Rhododendron ponticum* and certain hybrids of the above, some species may be native yet are listed for conservation purposes.

Plant or soil material contaminated by Japanese knotweed that is to be discarded is considered to be a 'controlled waste' under the Environmental Protection Act 1990 (EPA 1990). It is an offence to deposit, treat, keep, or dispose of controlled waste without a licence. Furthermore, knotweed that has been cut down and removed must be received by an authorised person to be disposed of correctly. A licence can be obtained from the Environment Agency (EA). The release or planting of a listed species in the wild can be permitted under a licence granted by the relevant statutory body.

Invertebrates

A number of invertebrates such as silver studded blue butterfly *Plebejus argus*, stag beetles *Lucanus cervus* and white letter hairstreak *Stymondia w-album* are fully protected under Schedule 5 of the Wildlife and Countryside Act (1981, as amended). This legislation makes it illegal to intentionally kill, injure, or take a protected invertebrate, or to damage, destroy, or obstruct access to any structure or place used for shelter or protection by such a species; and disturb any protected species occupying such a structure or place.

Three invertebrates are listed under Schedule 2 of the Conservation of Habitats and Species Regulations 2019, fisher's estuarine moth *Gortyna borelii lunata*, the large blue butterfly *Maculinea arion* and lesser whirlpool ram's-horn snail *Anisus vorticulus*. It is an offence deliberately to kill, capture, or disturb a listed species, or to damage or destroy the breeding site or resting place of such an animal.

Amphibians

There are four widespread amphibian species, common frog *Rana temporaria*, common toad *Bufo bufo*, palmate newt *Lissotriton helveticus* and smooth newt *Lissotriton vulgaris*. All of the four widespread species receive partial protection under Schedule 5 of the Wildlife and Countryside Act (1981, as amended) making it an offence to offer them for sale or trade.

Great crested newts *Triturus cristatus* and natterjack toads *Epidalea calamita* are fully protected under Schedule 5 (in respect of section 9(4)(b) and (c) and (5) only) of the Wildlife and Countryside Act (1981, as amended) and the Conservation of Habitats and Species Regulations 2019. Reintroduced populations of 'native' pool frogs *Pelophylax lessonae* also receive the same protection. It is illegal to possess a protected species (alive or dead), deliberately capture, injure or kill, to intentionally or recklessly disturb, or to deliberately take or destroy the eggs of these protected species. It is also illegal to damage, destroy or intentionally or recklessly obstruct access to breeding or resting place used by these protected species'. All life stages of each species' are afforded the same level of protection.

In order to undertake any activity, which would, otherwise result in any of the above offences being committed, it may be necessary to obtain a European Protected Species (EPS) licence from the



relevant statutory body (Natural England (NE), Countryside Council for Wales (CCW) or Scottish natural Heritage (SNH)). It is possible to undertake surveys which would otherwise involve unlawful acts, such as disturbance, by obtaining a survey licence which provides authorisation for scientific and educational purposes

Reptiles

The four common reptile species, adder *Vipera berus*, grass snake *Natrix helvetica*, common lizard *Zootoca vivipara* and slow worm *Anguis fragilis* are protected under Schedule 5 of the Wildlife and Countryside Act (1981, as amended) against deliberate and/or intentional killing, injuring and trade.

If common reptile species are found to be present or considered potentially present within a proposed development site. To ensure that no subsequent offence will be committed a precautionary method of working (written by a suitably qualified ecologist) and submitted to the relevant authority may be required to enable works to proceed with limited risks of offences being caused.

Birds

All birds, their nests and eggs are protected by the Wildlife and Countryside Act (1981, as amended). It is an offence to intentionally kill, injure, or take any wild bird, or take or destroy an egg of any wild bird. It is also an offence to damage or destroy the nest of any wild bird (whilst being built, or in use). Therefore, clearance of vegetation within the site boundary, or immediately adjacent to the site during the nesting season could result in an offence occurring under the Act. The bird breeding season can be taken to run between the 1 February and 31 August and is subject to geographical and seasonal factors. There are 79 species of birds listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

Barn owls *Tyto alba* are given the highest level of legal protection possible under Schedule 1 of the Wildlife and Countryside Act 1981. It is therefore illegal to kill, injure or take a barn owl, or to take or destroy its eggs. It is also illegal to intentionally or recklessly take, damage, or destroy the nest of any wild bird while it is in use or being built, release or allow the escape of a barn owl into the wild or possess any bird (dead or alive) or part of bird without a licence which is obtainable through the country agencies (EN, SNH, and CCW).

Badgers

Badgers *Meles meles* are protected under the Protection of Badgers Act (1992) and the Wildlife and Countryside Act (1981, as amended). As such it is an offence to wilfully take, kill, injure or ill-treat a badger, or possess a dead badger or any part of a badger. Under the Act their setts are also protected against obstruction, destruction, or damage in any part.

Sett interference includes damaging or destroying a sett, obstructing access to a sett, and disturbing a badger whilst it is occupying a sett. The Act defines a badger sett as 'any structure or place, which displays signs indicating the current use by a badger' and Natural England takes this definition to include seasonally used setts.

Work that may disturb badgers or their setts is illegal without a development licence from the relevant statutory body (NE, CCW, SNH). As a precautionary principle, a buffer distance between a badger sett and the works will be determined, based upon guidance from an appropriately experienced ecologist. This buffer distance should be based upon the size and activity levels at the sett, the topography between the sett and the works and the nature of the works.

Bats



All native UK bat species are fully protected by UK law under Schedule 5 (in respect of section 9(4)(b) and (c) and (5) only) and Schedule 6 of the Wildlife and Countryside Act (1981, as amended), and under Schedule 2 of the Conservation of Habitats and Species Regulations 2019. It is illegal to deliberately capture, injure or kill a bat or to intentionally or recklessly disturb bats. It is also illegal to damage, destroy or intentionally or recklessly obstruct access to a breeding or resting place used by a bat.

Any activity that would result in a contravention of the above legislation would likely require an EPS licence from the relevant statutory body (NE, CCW or SNH). Works or mitigation activities involving interference with bats or bat shelters must be carried out by a licensed bat worker.

Dormice

Dormice *Muscardinus avellanarius* are protected under Schedule 5 (in respect of section 9(4)(b) and (c) and (5) only) of the Wildlife and Countryside Act (1981, as amended) and are listed in Schedule 2 of the Conservation of Habitats and Species Regulations 2019. Under the current legislation it is illegal to intentionally or deliberately kill, injure or capture dormice, deliberately disturb dormice (whether in a nest or not); or to damage, or destroy dormouse breeding sites or resting places.

Any activity that would result in a contravention of the above legislation would likely require an EPS licence from the relevant statutory body (NE, CCW or SNH).

Otters

The otter *Lutra lutra* is fully protected under Schedule 5 (in respect of section 9(4)(b) and (c) and (5) only) of the Wildlife and Countryside Act (1981, as amended) and are listed under Schedule 2 of the Conservation of Habitats and Species Regulations 2019. It is therefore illegal to deliberately capture, injure or kill an otter, possess an otter (dead or alive), or any other part of an otter, or intentionally or recklessly disturb otters. It is also illegal to damage, destroy or intentionally or recklessly obstruct access to a holt or other resting place used by an otter.

Any activity that would result in a contravention of the above legislation would likely require an EPS licence from the relevant statutory body (NE, CCW or SNH).

Water voles

Water voles *Arvicola amphibious* are protected under Schedule 5 of the Wildlife and Countryside Act (1981, as amended). It is an offence to possess, control or sell water voles or to intentionally kill, injure or take water voles. It is also an offence to intentionally or recklessly damage, destroy or obstruct access to a place that water voles use for shelter or protection or disturb water voles whilst using such a place.

A licence is required for catching/handling water voles, or for field surveys that are intrusive or disturbing where the surveyor suspects' water voles are present. A licence can be obtained by applying to the relevant statutory body (NE, SNH, and CCW,). Please note that the legislation does not permit licences to be issued in relation to development of land.

Biodiversity Policies

National Planning Policy Framework (NPPF) 2023

Published in 2023 the NPPF sets out the Government's planning policies for England and how these are expected to be applied by local authorities. It replaces all the Planning Policy Statements and Guidance (PPSs and PPGs). The NPPF emphasises the need for sustainable development, whilst specifying the need for protection of designated sites and priority habitats and priority species (as listed in section 41 of the Natural Environment and Rural Communities (NERC) Act 2006). Paragraph 174 of The National Planning Policy Framework (NPPF) states:



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

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

Paragraph 179 states that “to protect and enhance biodiversity and geodiversity, plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

Furthermore, paragraph 185 states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around



developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

Paragraph 181 states:

“The following should be given the same protection as habitats sites:

- potential Special Protection Areas and possible Special Areas of Conservation;
- listed or proposed Ramsar sites; and
- sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”

Paragraph 182 states:

“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.”

The UK Biodiversity Framework (2011-2020).

The UK Biodiversity Framework is an important framework that is owned, governed and implemented by the four UK countries, assisted by Defra and JNCC in their UK co-ordination capacities. Although differing in details and approach, the four UK countries have published strategies which promote the same principles and address the same global targets: joining-up our approach to biodiversity across sectors; and identifying, valuing and protecting our ‘Natural Capital’ to protect national well-being now and in the future. This new framework has been developed to enhance the recovery of priority habitats and species in England (published under section 41 of the NERC Act 2006), thereby contributing to the delivery of the England Biodiversity Strategy. The framework has been developed and endorsed by the England Biodiversity Group and wider partnership. It is the starting point for a more integrated approach to biodiversity conservation in England, building on the strengths of the former UK Biodiversity Action Plan (BAP) process and improving those areas where insufficient progress was being made.

Mid Sussex District Plan

The Mid Sussex District Plan (Mid Sussex District Council, 2018) sets out the relevant policies for the control of development with regards to the natural environment and biodiversity.

DP37: Trees, Woodland and Hedgerows Strategic Objectives:

- 3) To protect valued landscapes for their visual, historical and biodiversity qualities;
- 4) To protect valued characteristics of the built environment for their historical and visual qualities; and
- 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Green Infrastructure mapping; Mid Sussex Ancient Woodland Survey, Tree and Woodland Management Guidelines, Tree Preservation Order records.

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.



Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and
- prevents damage to root systems and takes account of expected future growth; and
- where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and
- has appropriate protection measures throughout the development process; and
- takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
- does not sever ecological corridors created by these assets.

Proposals for works to trees will be considered taking into account:

the condition and health of the trees; and

- the contribution of the trees to the character and visual amenity of the local area; and
- the amenity and nature conservation value of the trees; and
- the extent and impact of the works; and
- any replanting proposals.

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.

DP38: Biodiversity Strategic Objectives:

- 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and
- 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Biodiversity 2020; Biodiversity Action Plan; Biodiversity Opportunity Areas; Green Infrastructure mapping; Habitats and Species Records; Mid Sussex Ancient Woodland Survey; Mid Sussex Infrastructure Delivery Plan; The Natural Choice: Securing the Value of Nature; West Sussex SNCI Register.

Biodiversity will be protected and enhanced by ensuring development:

- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and
- Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable



damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and

- Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and
- Promotes the restoration, management and expansion of priority habitats in the District; and
- Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.

DP39: Sustainable Design and Construction Strategic Objectives:

- 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change.

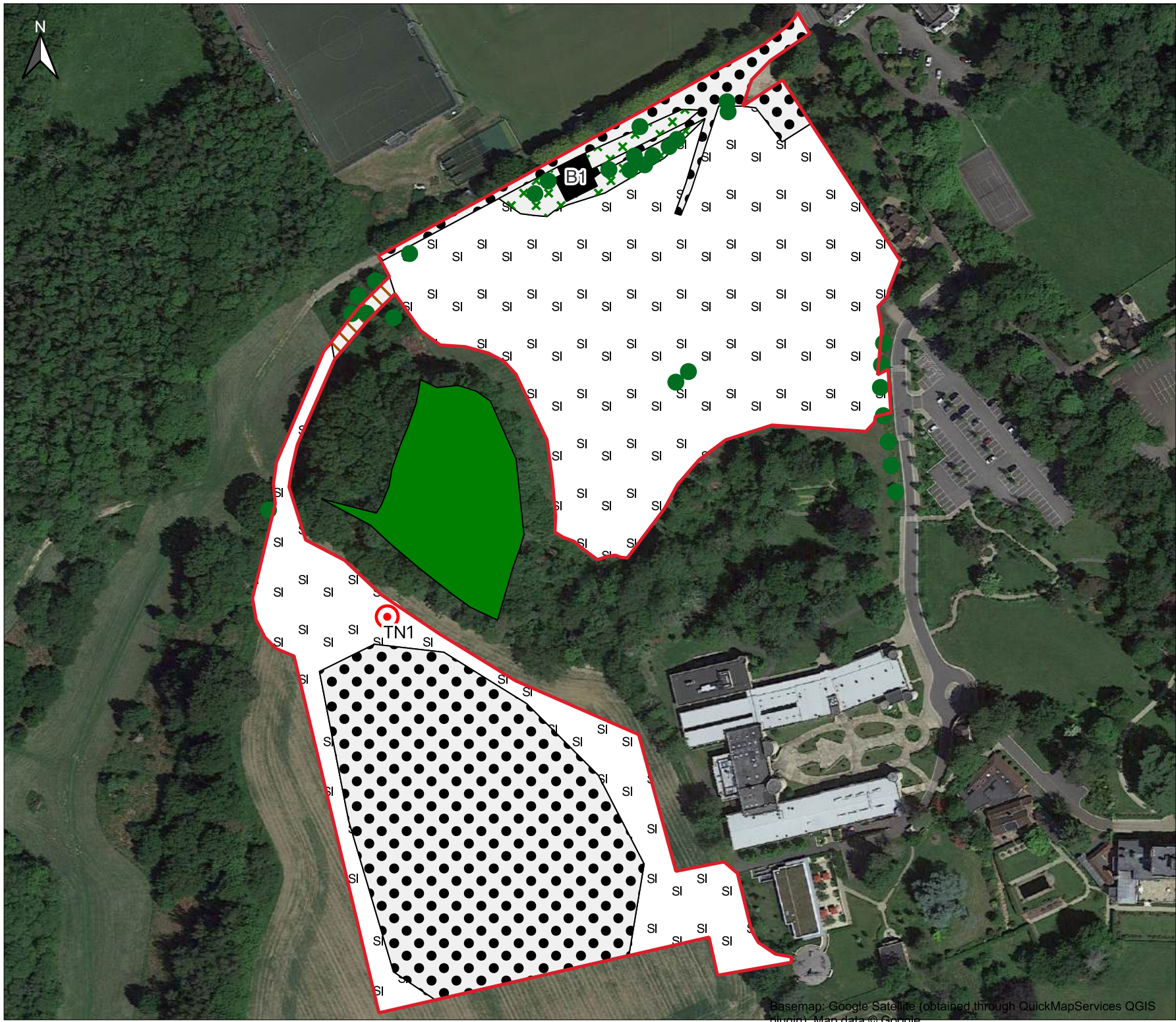
Evidence Base: Gatwick Sub Region Water Cycle Study; West Sussex Sustainable Energy Study, Mid Sussex Sustainable Energy Study.

All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;
- Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;
- Use renewable sources of energy;
- Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;
- Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;
- Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience.



Appendix III: Phase 1 Habitat Map



LEGEND:

- Site Boundary
- Scattered Broadleaved Trees
- A2.2 - Scrub - scattered
- B6 - Poor semi-improved grassland
- C3.1 - Other tall herb and fern - ruderal
- J3.6 - Buildings
- J4 - Bare ground

STATUS: FOR INFORMATION ONLY

PJC

Sussex Office: Rocks Yard, Victoria Rd, Herstmonceux, Hailsham, BN27 4TQ.
T: 01323 832120.

Kent Office: The Watermill, The Mill Business Park, Maidstone Road, Ashford, TN26 1AE.
T: 01233 225365
E: contact@pjcconsultancy.com
W: <https://www.pjcconsultancy.com>

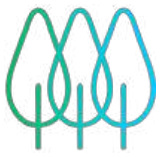
CLIENT: CLO UK

PROJECT: Juhring & Hobbs Field
Saint Hill Manor
RH19 4JY

TITLE: Appendix III: On-Site Baseline Map

SCALE AT A4: 1:2,130	DRAWN: NC	APPROVED: TK
PROJECTION: EPSG:27700	DATE: 16/09/24	DATE: 18/12/24

DRAWING No: PJC/5938E/24/A3/V1



Appendix IV: Site Photographs

All Site photographs were taken by Naomi Cornwell BSc(Hons) MSc on 6th August 2024.



Photograph 1: Hobbs Field, looking north-west, showing the vast area of bare ground.



Photograph 2: Hobbs Field, looking east, showing the vast area of bare ground.



Photograph 3: Looking north-east, towards location of proposed new track in distance.



Photograph 4: Parcel of tall ruderal vegetation and location of proposed new track.



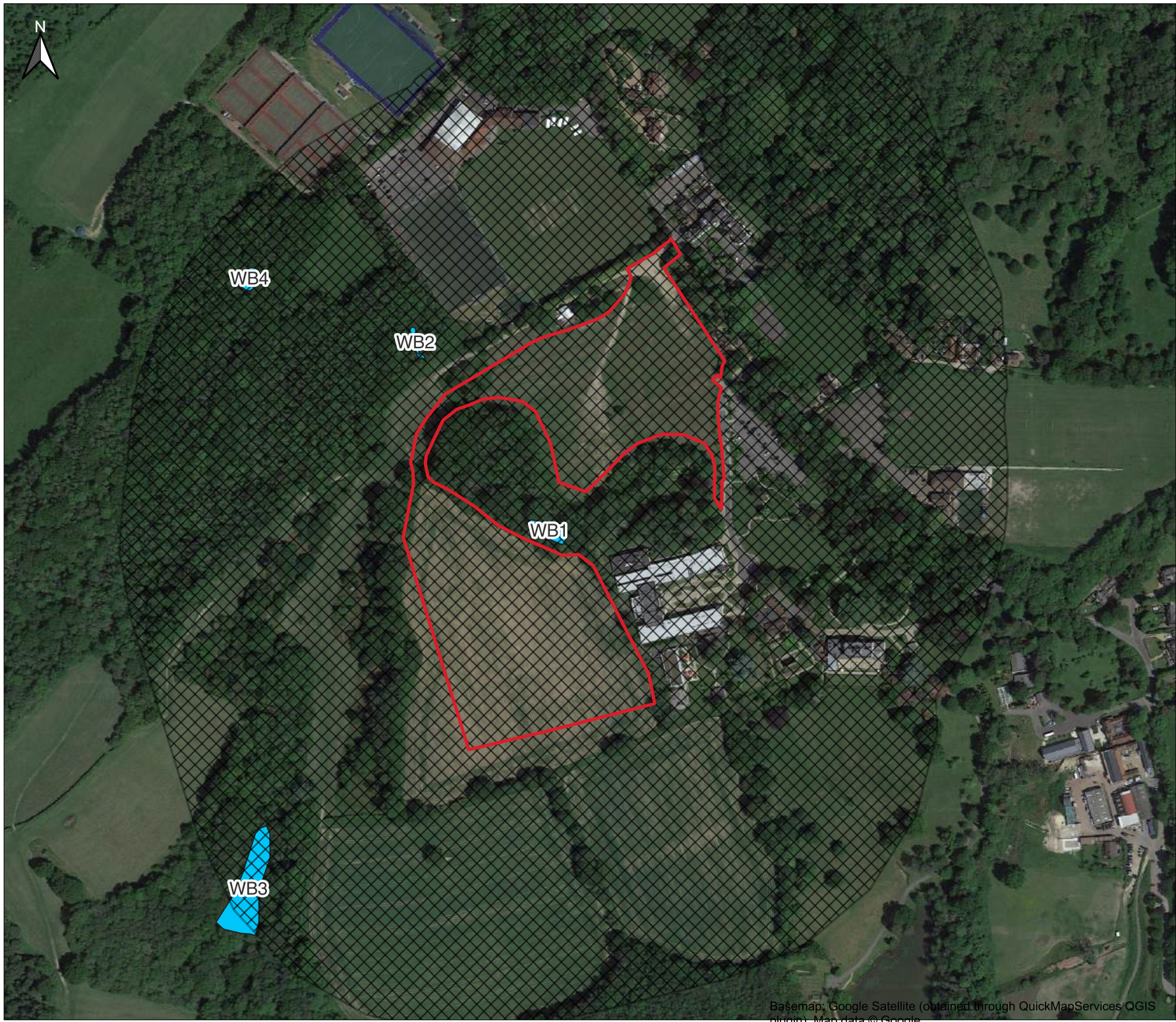
Photograph 5: Waterbody WB1.



Photograph 6: Eastern extent of Juhring Field, showing line of tulip trees and short sward grassland.

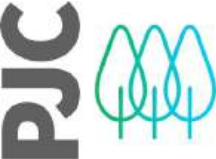


Appendix V: Waterbody Location Plan



LEGEND:

-  Standing Water
-  Site Boundary

STATUS: FOR INFORMATION ONLY		
 Sussex Office: Rocks Yard, Victoria Rd, Herstmonceux, Hailsham, BN27 4TQ. T: 01323 832120. Kent Office: The Watermill, The Mill Business Park, Maidstone Road, Ashford, TN26 1AE. T: 01233 225365 E: contact@pjcconsultancy.com W: https://www.pjcconsultancy.com		
CLIENT: CLO UK		
PROJECT: Juhring & Hobbs Field Saint Hill Manor RH19 4JY		
TITLE: Appendix V: Waterbody Location Plan		
SCALE AT A4: 1:4,380	DRAWN: NC	APPROVED: TK
PROJECTION: EPSG:27700	DATE: 16/09/24	DATE: 27/09/24
DRAWING No: PJC/5937E/24/A5/V1		



Appendix VI: Precautionary Non-Licensed Method Statement

MITIGATION MEASURES

The mitigation measures detailed below are provided to ensure that in the unlikely event of reptiles, GCN, and/or dormice being present within the Site, they are protected from death, injury or disturbance, and that their resting places are also protected from damage, destruction, or obstruction of access.

PRIOR TO CONSTRUCTION WORKS

All site workers undertaking any habitat clearance works will receive an ecological Tool Box Talk (TBT) with a focus on reptiles, GCN, and/or dormice from a suitably qualified ecologist prior to undertaking habitat clearance works on Site.

DURING CONSTRUCTION WORKS

Access and egress routes for people and plant must be kept to existing areas of hardstanding, bare earth and grassland (providing the grassland sward has been maintained below 100mm in height).

Habitat clearance must be conducted using a two-stage directional approach, first reducing the vegetation to approximately 100mm above ground, then the second cut reducing it to ground level. This technique will allow any protected species potentially present within the Site to naturally disperse to other areas of suitable semi-natural habitat within the surroundings.

An ecologist must hand search the cleared areas either before the first cut, or immediately after, depending on the height of the vegetation and visibility.

Potential refuge features, such as exposed tree roots and mammal burrows potentially used by hibernating reptiles, GCN, and/or dormice must not be moved or affected during the hibernation season (November to March). All features must be deconstructed sensitively, whereby removing half of the feature (top-down) and removing the second half after 24 hours.

All suitable reptile and GCN habitat removal must be supervised at all times by a suitably qualified ecologist.

All arisings generated from habitat clearance works must be removed from Site and should not be stored on Site for any longer than a 24-hour period. In the event that this is not possible, all arisings must be stored within a skip or a minimum of 10m away from retained suitable reptile and GCN habitat, and only on existing hardstanding or bare earth.

All excavations should be excavated individually and back filled immediately where possible. Where this is not possible, excavations must be covered to prevent reptiles, GCN, and/or dormice (and other animals) becoming trapped within the excavation. If this is also not possible, one or both sides of the excavation must be sloped in order to allow egress from the excavation.

All machinery, equipment and materials must be stored on areas identified by an ecologist as being unsuitable for reptiles, GCN, and/or dormice, for example, grassland of a short sward.

All site workers, particularly those involved in habitat clearance works, must remain vigilant at all times during construction works if at any point during construction works any protected species or



signs of protected species, including reptiles, GCN, and/or dormice are identified, the following instructions must be adhered to:

- Stop works immediately and leave the area;
- Inform an ecologist immediately who will then provide further guidance/instructions;
- Do not try to handle a reptile or GCN; and
- Do not resume construction works until advised it is safe to do so by a suitably qualified ecologist.



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