

**Pascotts Farm, Lindfield
Lindfield, West Sussex RH16 2QE
Dormice Survey 2025**



18th December 2025

Report for EAS

**Prepared by
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1.0 INTRODUCTION

- 1.1 EAS Ltd commissioned GPM Ecology on 16th June 2025 to conduct a survey to determine the status of dormice on a proposed application site (at TQ 3527 2378) for two residential dwellings. The application site is about 0.35ha in total area with 150m of hedge, while the wider survey area covers about 500m (0.5km) of hedgerow. The site supports sheep grazed pasture, native hedgerows and scrub.
- 1.2 The dormice surveys were conducted by ecologist Gareth Matthes BSc MSc MCIEEM, with over 25 years of experience of conducting dormice surveys and currently holds a dormouse survey handling license (no: 2024-12031-CL10A-DOR).
- 1.3 Dormice *Muscardinus avellanarius* are protected under the Wildlife and Countryside Act 1981 and are priority Biodiversity Action Plan (BAP) species. However, they also have the highest level of protection with their habitats (both breeding and areas of rest and shelter), as well as individual animals protected from *harm*, with additional protection under the Habitats (EU Exit Amendment) Regulations 2019 as amended. In essence this legislation prohibits:
- *intentional disturbance or harm,*
 - *reckless damage to a breeding site or resting place or a place used for shelter and protection*
 - *intentionally obstructing a place used as shelter*
- 1.4 Dormice are nocturnal and live at very low population densities, requiring intense survey effort to determine their presence and therefore are monitored over an extended spring, summer through autumn survey period (June to October). Dormice tubes and/or dormice nest boxes are set out where there is potential woodland habitat nearby, that could support this species.

Background Information

- 1.5 Early Edition OS Maps (<https://maps.nls.uk/geo/explore/side-by-side/>) indicate that the hedgerow layout around the farm has changed little since 1888 to 1915 (25 inch map), though the extensive Frankland and Northlands Wood are now housing and there was a smaller woodland immediately north of the farms hedgerows and the lane was marked as '*Sluts Lane*'. However, the current farm buildings are relatively new and not in their former location and the scrub within the study area was probably part of a larger field. Both ponds are marked on this OS Map. By the 1951 to 1973 (1:2,500 B ed.) the farmhouse is in its current location, Franklin Wood is largely developed into housing and a nursery and houses are present around the edges of Northlands Wood.
- 1.6 A series of three EPSL license are noted on www.magic.gov.uk about 500 to 750m north and west of the site (EPSM2011-3044; EPSM2013-6842; 2017-31567-EPS-AD2-1). These licenses appear to be as Phased development at Grayelye Lane, Lindfield, running from 09/08/2011 to 31/10/2013; 17/12/2013 to 31/10/2019; 15/11/2018 to 30/11/2023 respectively.

- 1.7 Environmental Assessment Services Limited commissioned a desk-study by Sussex Biological Record Centre (see **Appendix I**). As part of monitoring towards this phased development, the latest record held by SxBRC is dated from 28/09/2016 from TQ 351 246 of 1 Adult Female 1 Dormouse (24g), lactating (with pinkies). A series of records in 2015 and 2016 at TQ351 246 appear to relate to woodland just south of Blackberry Drive, Lindfield. A record of a dormouse, also noted under Gravelly Lane development was recorded between August to October 2009 during an ecological assessment, within a small area of woodland, at TQ 351 237, was recorded about 200m west of the application site (the closest record), now a suburban area of open-space just north of Marlow Drive, Haywards Heath. A record on 14/04/2015 at TQ355242, about 400m north of the application site was noted as an unspecified location within the parish of Lindfield, from a nest in a tube.
- 1.8 EAS therefore recommended that a dormouse survey should be conducted to determine their presence or likely absence on the proposed application site.

2.0 SURVEY METHODOLOGY

Aims and Objectives

- 2.1 The objectives of the study were to determine presence or likely absence of dormice within the application site, to the current survey guidelines and if present determine the population status and distribution on site.

Dormice Methodology

- 2.2 A total of 50 dormice tubes (**Cover Photo**) were set-out within hedgerows on site and 2 dormice nest boxes within adjacent scrub, on 20th June 2025, with tubes and boxes generally about 10m apart (see **Figure 1**). Guidelines recommend that, '*arrays of 50 tubes and/or tunnels may be used to survey sites with between 0.5 ha and 5 ha of woodland and scrub, or 0.5 km to 1.5 km of hedgerow*' (p18, Wells et al 2025¹), with tubes placed at 15 to 20m spacing. Due to the small size of the application site the survey was extended into the wider hedgerow network and scrub owned by the client. The tubes are supposed to be in place and surveyed for a full spring-summer season, due to this species living at such low population densities, being mobile and therefore difficult to confirm presence-absence. Tubes and boxes were checked monthly during six visits conducted from 27th June to 6th November 2025. On the final visits all tubes and boxes were removed if they were not in use by dormice.
- 2.3 As dormice are difficult to survey, habitat assessments are also conducted to determine likely presence on a site, in the event they are not located during the activity survey. This was assessed by following the protocol under section **3.6 Estimating dormouse density from habitat** (Wells et al 2025¹, pp23-26), with hedgerows and woodland-scrub scored according to their structure and woody plant diversity, with population estimates provided as '*Poor*' to '*Excellent*', as shown on the matrix tables (Wells et al 2025¹, p26).

¹ Wells, D., Chanin, P. & Gubert, L. (May 2025) Hazel Dormouse Mitigation Handbook. The Mammal Society.

3.0 RESULTS AND EVALUATION

Dormice Survey Results

- 3.1 No evidence of dormice was noted during the six survey visits (27th June, 24th July, 14th August, 8th September, 2nd October and 6th November 2025) and a nut hunt conducted across the final two visits. However, on the final visit (6th November) wood mice *Apodemus sylvatica* were observed in both boxes, with Box 2 left in situ with a family present. Wood mice (or bank vole) nests were also observed in Tubes 50 and 49 (**Photos 1** and **2**). Several Tubes (17, 18, 19 and 40) had small mammal acorn caches noted on 2nd October visit (**Photos 3** and **4**) and a hazel nut cache in Tube 38 (**Photo 5**) on the August visit. Several of the tubes (including tubes 4 and 32, on 8th September) had evidence of roosting birds (likely wren).
- 3.2 A typical hedgerow within the survey area is shown in **Photo 6**, from Transect 4. Each of the hedge and scrub transects supported over 6 woody species per 100m length or area and all had a high structural complexity (Wells et al 2025¹, p24). This equated to an *excellent* habitat quality for each of the four habitat transects assessed as summarised in **Table 1** below, with the Habitat Transect locations illustrated in **Figure 1**.

Table 1: Summary of Habitat Quality per Transect

Transect (Habitat)	1 (Hedge)	2 (Scrub)	3 (Hedge)	4 (Hedge)
Quality Assessment	Excellent	Excellent	Excellent	Excellent

- 3.3 The application site straddles across about half of Transect 1 (a hedgerow in *excellent* condition for dormice) and about 20% of the scrub of Transect 2. Owing to the small size of the development most of the survey Transect Tubes (38 out of 50) and the Habitat Transects, were outside of the application site (see **Figure 2**).
- 3.4 The new guidance recommends that surveys of woody features with *excellent* habitat quality for dormice should potentially be considered as supporting dormice, even when the recommended presence-absence survey effort does not confirm presence (Wells et al 2025¹, p23). It is therefore assumed dormice were not detected during the survey, but are likely present. The total length of hedgerow on site was 80m in length and the area of scrub was 0.02ha in area. The site is estimated to support 0.064 dormice along the hedgerow and 0.16 dormice in the scrub habitat (Wells et al 2025¹, Table 3.7, p26).

Limitations of Dormice Surveys

- 3.5 Protected species surveys are conducted within a narrow timeframe and slightly different results will be gained from year-to-year, depending upon survey conditions and changes in habitat. While the dormice survey results are considered to provide a fair representation of dormice usage and breeding on the application site, with the survey conducted across the summer-autumn season (i.e. six months - June to November), protected species such as dormice are mobile and may disperse across the site, having not been recorded during the survey visits. Dormice survey guidance (Wells et al 2025¹) changed during spring 2025, as the Pascott's Farm survey was instructed to commence. Despite no dormice located during this survey, the new guidelines acknowledge the difficulties with confirming presence-absence of dormice.

4.0 CONCLUSIONS AND MITIGATION RECOMMENDATIONS

4.1 Despite dormice not having been observed, they need to be considered as undetected and probably present on site during certain times of the year, or during different years for the following four reasons, as set out by Wells et al 2025¹ (p23):

1. The dormice habitat on site is of *excellent* quality for dormice.
2. The site is connected to good quality habitat with three dormice nests located within the same hedgerow complex less than 1km away, during the 2025 survey season.
3. Dormice are widespread within the landscape, as detailed in the desk-study
4. As noted in Point 2 above, dormice are present within 10km of the site

4.2 Although they were not present at the time of the survey, the site is considered likely to support dormice and it is estimated that the site has a potential dormice density of 0.224 dormice (0.16 in scrub + 0.064 in the hedge) on site. Due to the small area of habitat present on site and very low population density it is considered that a detailed Non-license Method Statement could be considered for this project and would need to be agreed in detail by the LPA.

4.3 The following outline recommendations are suggested to be included within the Non-Licensed Method Statement:

1. A tool-box talk should be provided to contractors prior to site clearance, providing descriptions of species that could be present, such as dormice, in the unlikely event that they disperse across the site and are located during clearance works.
2. A watching brief will need to be conducted during removal of the two hedge sections and this must take place outside of the hibernation period, from November to March, to avoid harming hibernating dormice. Due to the likelihood of breeding birds being present within this hedge the optimal time for the hedge sections to be removed would be during the September to October window, when birds are unlikely to be breeding and dormice unlikely to be hibernating.
3. Newly created habitat will need to be planted-up to compensate for the loss of 80m of hedgerow and 0.02ha of scrub foraging and breeding habitat for dormice. This can be achieved by planting-up a block of mixed hazel scrub adjacent to the development, with an area of 0.045ha (10m x 45m, as shown on **Figure 3**), will compensate for the loss of the habitat on site, though Wells et al 2025¹ (p33) would not expect dormice to colonise such habitat for up to 7 years.
4. In addition to this planting, compensation planting will also be required to improve the existing hedgerow habitat. All planting will need to be designed and agreed with a Landscape Plan for the site.

4.4 A protected species survey has a limited shelf-life and should be reassessed at least every 3-years (CIEEM 2019²) if the site remains undeveloped.

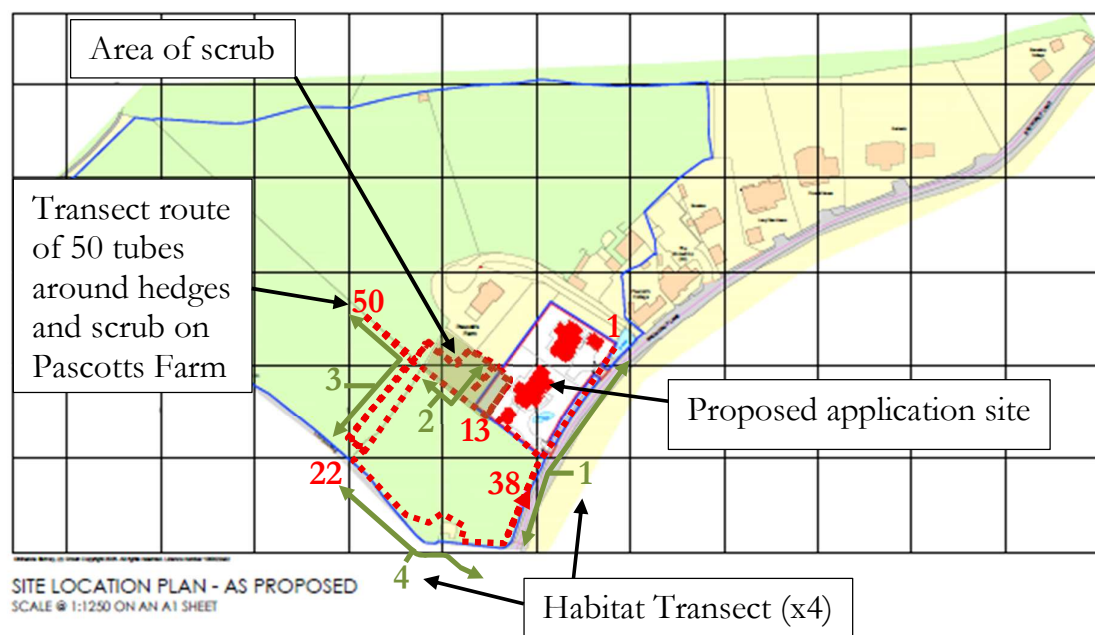
² CIEEM April 2019, ADVICE NOTE - ON THE LIFESPAN OF ECOLOGICAL REPORTS & SURVEYS

Figure 1: Location Plan
Pascotts Farm, Linfield
GPM Ecology, Nov 2025

FOR PLANNING
PURPOSES ONLY
NOT FOR CONSTRUCTION



DRAFT



R	14.06.23	KH	Blue line added	+
A	29.05.23	KH	Site location map confirmed	+
REV	DATE	BY	AMENDMENT	CHK
PLANNING				
 Gould Baxter 21 Cornhill Avenue, Farnham Road, Blandford, Dorset, DT11 1AA, UK Tel: 01258 450000 info@gouldbaxter.co.uk www.gouldbaxter.co.uk				
DATE: 26.03.2025 PROJECT: Pascotts Farm, Snowdrop Lane, Linfield, West Sussex, RH14 2QE				
DRAWN: Mr. D. HB CHECKED: [blank] DATE: 26.03.2025 SCALE: 1:1250 VISUAL SCALE: 1:1250 @ A1				
JOB NO: GH814 DRAWING NO: D.PL.09 REV: B				

NOTE: COMPLETE FOOTPRINTS OF EXISTING BUILDINGS TAKEN FROM O.S. EXTRACT DRAWING





Appendix I – Sussex Biodiversity Record Centre (Dormice Records), desk-search 2025

RecDate	RecYear	GridRef	Grid1k	Easting	Northing	Location	Abundance
05/06/2021	2021	TQ357234	TQ3523	535750	123450	Plaistow CP, Private garden	Present
10/10/2019	2019	TQ35022474	TQ3524	535025	124745	Gravelye Lane, Lindfield	1 Juvenile Male
26/01/2018	2018	TQ3501624718	TQ3524	535016	124718	Lindfield	1 Adult
28/09/2016	2016	TQ351246	TQ3524	535150	124650	Gravelye Lane, Lindfield	1 Adult Female
28/09/2016	2016	TQ351246	TQ3524	535150	124650	Gravelye Lane, Lindfield	1 Adult Male
28/09/2016	2016	TQ351246	TQ3524	535150	124650	Gravelye Lane, Lindfield	1 Present
24/08/2016	2016	TQ351246	TQ3524	535150	124650	Gravelye Lane, Lindfield	1 Adult Male
24/08/2016	2016	TQ351246	TQ3524	535150	124650	Gravelye Lane, Lindfield	1 Present
22/07/2016	2016	TQ351246	TQ3524	535150	124650	Gravelye Lane, Lindfield	1 Adult Male
10/06/2016	2016	TQ351246	TQ3524	535150	124650	Gravelye Lane, Lindfield	1 Adult Female; 1 Adult Male
13/05/2016	2016	TQ351246	TQ3524	535150	124650	Gravelye Lane, Lindfield	1 Present
13/05/2016	2016	TQ351246	TQ3524	535150	124650	Gravelye Lane, Lindfield	1 Male
14/04/2015	2015	TQ355242	TQ3524	535550	124250	Unspecified location within the parish of Lindfield Rural	nest Present
August 2009 - October 2009	2009	TQ349242	TQ3424	534950	124250	Gravelye Lane, Lindfield	Present Signs
August 2009 - October 2009	2009	TQ351246	TQ3524	535150	124650	Gravelye Lane, Lindfield	Present Signs
August 2009 - October 2009	2009	TQ352242	TQ3524	535250	124250	Gravelye Lane, Lindfield	Present
August 2009 - October 2009	2009	TQ352245	TQ3524	535250	124550	Gravelye Lane, Lindfield	Present
August 2009 - October 2009	2009	TQ348241	TQ3424	534850	124150	Gravelye Lane, Lindfield	Present
August 2009 - October 2009	2009	TQ349240	TQ3424	534950	124050	Gravelye Lane, Lindfield	Present
August 2009 - October 2009	2009	TQ348237	TQ3423	534850	123750	Gravelye Lane, Lindfield	Present
August 2009 - October 2009	2009	TQ351243	TQ3524	535150	124350	Gravelye Lane, Lindfield	Present Signs
August 2009 - October 2009	2009	TQ352241	TQ3524	535250	124150	Gravelye Lane, Lindfield	Present Signs
August 2009 - October 2009	2009	TQ353239	TQ3523	535350	123950	Gravelye Lane, Lindfield	Present
August 2009 - October 2009	2009	TQ349239	TQ3423	534950	123950	Gravelye Lane, Lindfield	Present Signs
August 2009 - October 2009	2009	TQ349239	TQ3423	534950	123950	Gravelye Lane, Lindfield	Present
August 2009 - October 2009	2009	TQ349246	TQ3424	534950	124650	Gravelye Lane, Lindfield	Present Signs
August 2009 - October 2009	2009	TQ351237	TQ3523	535150	123750	Gravelye Lane, Lindfield	Present
August 2009 - October 2009	2009	TQ352243	TQ3524	535250	124350	Gravelye Lane, Lindfield	Present Signs
August 2009 - October 2009	2009	TQ352243	TQ3524	535250	124350	Gravelye Lane, Lindfield	Present
August 2009 - October 2009	2009	TQ352246	TQ3524	535250	124650	Gravelye Lane, Lindfield	Present

Photos: Pascotts Farm, Lindfield (June-November 2025)



Photo 1: Tube 50 with wood mouse nest made from dead leaves (.../10/25)



Photo 2: Tube 49 fresh wood mouse nest made of hazel leaves (06/11/25)



Photo 5: Tube 18 destroyed (06/11/24) with wood mouse nest and food cache



Photo 6: Tube 17 with an acorn food cache, gnawed by wood mice



Photo 5: Gnawed hazel nuts (wood mouse or vole) from tube 38, on 14th August



Photo 6: Species-rich hedgerows around farm with abundance of hazel, connected to dormice habitat