



Preliminary Ecological Appraisal

St John's Lodge, Lindfield

Report for Mr and Mrs Broad

Reference: SE25-3201

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Control Sheet

Project Information	
Project No.	SE25-3201
Client	Mr and Mrs Broad
Site	St John's Lodge, Lindfield
Assessment	Preliminary Ecological Appraisal
Survey Dates	10 April 2025: UK Habitat Classification Survey 10 April 2025: Daytime Bat Walkover
Document History	
Author	Hannah Rodgers MSc, ACIEEM on 06 May 2025
Reviewer	Daniel Simmons BSc (Hons) MCIEEM on 20 May 2025
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Non-Technical Summary	
Purpose of Report	To define the baseline ecological conditions and evaluate the likely ecological constraints associated with the proposed development at the Application Site. To advise of any further survey work and avoidance or mitigation measures likely to be required. To identify opportunities to deliver ecological enhancement that is appropriate to the baseline conditions of the Application Site.
Assessment Methods	A UK Habitat Classification Survey and a Daytime Bat Walkover were carried out on 10 April 2025. The findings of the field surveys were supported by a desk study, which included a data search for records of protected sites, habitats, and species within 1 kilometre of the Application Site; and, a review of relevant online resources, which was carried out on 17 April 2025.
Ecological Constraints	A potential veteran tree was located on neighbouring land to the northwest. Approximately 350 brown long-eared bat droppings were recorded within the south roof void section of St John's Lodge (B1) and a low number of common pipistrelle droppings were also recorded in the west roof void. Potential roosting features with moderate suitability to support roosting bats were recorded on the exterior of St John's Lodge (B1), including in areas of the building that will be directly impacted by the proposed development. Evidence of nesting birds, likely swifts, was recorded beneath the eaves on the west elevation of St John's Lodge (B1) and the hedgerows and shrubs within the Application Site have potential to support breeding birds during the bird nesting season (February to August, inclusive). The shrubs and hedgerows have potential to support single or low numbers of west European hedgehog.
Further Surveys	Bats: St John's Lodge (B1) was confirmed as supporting a brown long-eared bat roost and a common pipistrelle bat roost. The areas of the proposed works were assessed as having high suitability to support roosting bats with nearby confirmed bat roosts. Three nocturnal bat surveys carried out between May and August, inclusive, are therefore required. Breeding Birds: If works to the eaves on the west elevation or vegetation clearance will be carried out during the bird nesting season (March to August, inclusive), a nesting bird survey should be carried out to make a preliminary assessment of the bird species assemblage on the site, and to identify the presence/absence and location of any nesting birds. This survey can then be used to better advise mitigation measures prior to the works on site. Full details of these recommended surveys can be found in Section 4.
Mitigation Measures	Mitigation measures have been recommended to avoid/minimise impacts on veteran trees, breeding birds, roosting bats and hedgehog. See Section 4 for full details.

Ecological Enhancement Opportunities	Opportunities for ecological enhancements include native planting scheme and the installation of bird and bat boxes.
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1 INTRODUCTION

Background

Instruction

- 1.1 Simlaw Ecology was commissioned by Mr and Mrs Broad (hereafter referred to as the Client) in April 2025 to carry out a Preliminary Ecological Appraisal at St John's Lodge, 151 High Street, Lindfield, RH16 2HT.

The Application Site

- 1.2 The survey area consisted of a St John's Lodge (B1), its surrounding gardens, and associated buildings/structures (B2, B3 & A1) (hereafter referred to as 'the Application Site').
- 1.3 The Application Site covered an area of ~1,030 square metres (sqm) and was approximately centred on Ordnance Survey (OS) National Grid Reference TQ 34836 25939 (see '[Appendix A: Development Proposals, Application Site Location and Survey Area](#)' for location and survey area).
- 1.4 The Application Site was bound by residential dwellings and their private gardens to the east, south and west; and by an agricultural field to the north ([Figure 4. Application Site Location and Context](#)). Pedestrian and vehicular access was provided by a gravel driveway from High Street to the east of the Application Site.

The Proposed Development

- 1.5 In accordance with the site plan provided by the architect^{1,2} the development proposals (hereafter referred to as the 'Proposed Development') are understood to comprise:
- Single storey extension to the north elevation of St John's Lodge (B1);
 - Two storey extension to the north section of the west elevation of St John's Lodge (B1);
 - Demolition of existing Garage (B3) and Shed (A1);
 - Construction of new garage building in the northeast corner of the Application Site; and,

¹ Gould Baxter (2025-03-19) *Floor Plans As Proposed GH891 FE.11*

² Gould Baxter (2025-03-19) *Site Plan As Proposed GH891 FE.13*

- Landscaping to create new gravel driveway and access point on east boundary to the north of the Bothy (B2) and new paved boundary path around extensions to St John's Lodge (B1).

1.6 It is understood that small areas of leylandii hedge, amenity grassland, and planted shrubs will require removal to facilitate the Proposed Development.

1.7 The Proposed Development will not result in the loss of any other habitats within the Application Site.

Scope of the Assessment

Preliminary Ecological Appraisal

1.8 This PEA is based on the results of a desk study carried out on 16 April 2025, and a UK Habitat Classification (UKHab) survey, Protected Species Risk Assessment, and Daytime Bat Walkover carried out on 10 April 2025 (see Appendix B, C & D for further details).

1.9 The purpose of the PEA was to:

- Identify ecological features with potential to present a legal or policy constraint to the Proposed Development;
- Evaluate the possible nature conservation importance of the ecological features present;
- Identify opportunities for impacts to ecological features to be avoided or minimised at the early design stage;
- Provide recommendations for mitigation and/or compensation measures that would be required for the Proposed Development to proceed lawfully, and in line with the requirements of National³ and Local⁴ Planning Policy;
- Identify opportunities to enhance the ecological value of the Application Site; and,
- Advise of any further surveys that would be required to inform an Ecological Impact Assessment (EclA), including the scope, methodology and timing.

³ National Planning Policy Framework (NPPF, February 2019)

⁴ Mid Sussex District Council (2018) *Mid Sussex District Plan 2014 - 2031*

Planning Policy and Legislation

- 1.10 The National³ and Local⁴ planning policies and legislation relevant to the Proposed Development are provided in [Appendix D: Relevant Legislation and Planning Policy](#).

2 METHODOLOGY

Preliminary Ecological Appraisal

- 2.1 The methodology for this PEA follows standard guidance set out in the *Guidelines for Preliminary Ecological Appraisal in the UK and Ireland*⁵. It follows the principles of the mitigation hierarchy and British Standard (BS) 42020:2013⁶ by identifying the need for any measures to avoid, mitigate or compensate for potential impacts upon ecological features such as designated sites and protected and priority habitats and species.
- 2.2 Opportunities for biodiversity enhancements are provided in accordance with relevant planning policies.
- 2.3 Further surveys are recommended if required to establish the presence or likely absence of ecological features (e.g., protected habitats and/or species) that may be affected by the Proposed Development.

Desk Study

Study Area

- 2.4 The geographical area for obtaining ecological data through the desk study has been determined based on good practice guidance^{7, 8}. Study areas for all ecological features considered within the assessment are based on the maximum potential zone of influence for the Proposed Development, as shown in the table below.

⁵ CIEEM (2017) *Guidelines for Preliminary Ecological Appraisal, 2nd edition*. Chartered Institute of Ecology and Environmental Management, Winchester.

⁶ British Standard (2013) BS 42020:2013 Biodiversity - code of practice for planning and development.

⁷ Institute of Ecology and Environmental Management (2018) *Guidelines for Preliminary Ecological Appraisal*. 2nd Edition.

⁸ Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th Edn).

Table 1. Study Areas

Data type	Search area – distance from the Application Site boundary
Statutory Designated Sites with Bats as a Primary Reason for their Selection	10 km
Statutory Designated Sites for Nature Conservation (Local, National, and International)	2 km
Non-statutory Designated Sites for Nature Conservation	1 km
Priority Habitats, Ancient Woodlands and Ancient and Veteran Trees	500 m
Legally Protected and Priority Species	1 km
Bats	2 km

2.5 Based on the potential activities associated with the Proposed Development, ecological features may be affected by the following:

- Killing, injury and disturbance to protected and priority species including removal of their habitats during construction, including vegetation clearance, movement of machinery, material/equipment storage, and increased noise/vibration;
- Loss of plants and habitats and damage or degradation via pollution (e.g. via groundwater/watercourses/dust/spread of invasive plants) during construction, including those at a distance where they may be hydrologically connected to the Application Site;
- Fragmentation to species groups caused by habitat loss/severance of linkages; and
- Disturbance to protected and priority species by additional external artificial lighting within the Proposed Development.

Online Resources

2.6 The following online resources were accessed on 17 April 2025 to gather relevant ecological information to the Application Site:

- **Multi-Agency Geographic Information for the Countryside (MAGIC) website**⁹ - for Statutory Designated Sites for Nature Conservation, Ancient Woodlands, Priority Habitats, Natural England Mitigation Licences granted for European Protected Species;
- **The Woodland Trust's Ancient Tree Inventory**¹⁰ - for Ancient and Veteran Trees;
- **Google Earth**¹¹ and **Ordnance Survey online mapping**¹² - for habitats of potential value for Legally Protected and Priority Species; and
- **Mid Sussex district Council Planning Application Search tool**¹³ - for relevant ecological information submitted with any previous planning applications within the Application Site, including previous ecology reports and consultation responses from statutory consultees and the Local Planning Authority within the last five years.

Habitat Assessment

UK Habitat Classification Survey

- 2.7 A UKHab Survey was carried out on 10 April 2025.
- 2.8 All habitats within, and on the boundary of, the Application Site were surveyed and categorised in accordance with the UK Habitat Classification v2.0¹⁴, and the abundance of individual plant species within them was recorded¹⁵. The habitats recorded within the Application Site were mapped in accordance with the latest UKHab Mapping Guidelines and the resultant UKHab Survey Map can be found in [Appendix B: UK Habitat Classification Survey Results](#).
- 2.9 Botanical nomenclature follows *New Flora of the British Isles*¹⁶; however, only common plant names are used within the body of this report. Descriptions of the habitats recorded within the Application Site are provided in [Table 9. Habitats within the Study Area](#), and these contain a

⁹ <https://magic.defra.gov.uk>

¹⁰ <https://ati.woodlandtrust.org.uk> <https://ati.woodlandtrust.org.uk>

¹¹ https://www.google.co.uk/intl/en_uk/earth/

¹² <https://osmaps.ordnancesurvey.co.uk>

¹³ <https://pa.midsussex.gov.uk/online-applications/>

¹⁴ UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://ukhab.org>)

¹⁵ Using the DAFOR scale, based on percentage (%) cover; Dominant (D) = >75%, Abundant (A) = 75 - 51%, Frequent (F) = 50 - 26%, Occasional (O) = 25 - 11%, Rare (R) 10 - 1 %.

¹⁶ Stace. C (2010) *New Flora of the British Isles – 4th Edition*. C & M Floristics. 31 Jan. 2019.

representative sample of plant species recorded within them. A full species list for each habitat can be made available upon request.

- 2.10 Consideration was also given to the potential for the Application Site to support Priority Habitats as listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006),

Protected Species Risk Assessment

Site Walkover Survey

- 2.11 An ecological Site Walkover Survey was carried out on 10 April 2025.
- 2.12 The potential for the Application Site to support legally protected and priority species was assessed by investigation for field signs and the presence of suitable habitats within and adjacent to it. The protected and priority species considered relevant to the assessment of the Application Site, based on its geographical region, were as follows:
- Protected and priority plants;
 - Amphibians (including great crested newt);
 - Badgers;
 - Bats;
 - Breeding birds;
 - Hazel dormice;
 - Invertebrates;
 - Widespread species of reptile;
 - Riparian mammals; and
 - Hedgehog.
- 2.13 The Application Site was also inspected for the presence of invasive non-native plant and animal species, including those listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

Preliminary Bat Roost Assessment

Daytime Bat Walkover

External and Internal Building Inspection

- 2.14 A Daytime Bat Walkover comprising an external and internal inspection of all buildings within the Application Site was carried out on 10 April 2025. The Application Site contained three buildings, St John's Lodge (B1), the Bothy (B2), and the Garage (B3), and one Ancillary Structure, the Shed (A1). Each building was subject to an external and internal inspection for bats or evidence indicating the presence of a bat roost, such as: droppings, feeding remains or fur oil staining

around access/egress points to a potential bat roosting feature in accordance with good practice survey guidelines⁸.

- 2.15 Any accessible internal areas that could be suitable to support bats (e.g. attics / roof voids, cellars, or service/boiler rooms) were inspected, with particular attention being paid to the floors, walls, roofing timbers, ledges and stored items, where bat droppings might have accumulated. Features that would be suitable to support roosting bats were also searched for on the exterior of the buildings.
- 2.16 Where required, a ladder¹⁷, a high-powered hand torch¹⁸, a standard hand torch¹⁹, head torch with red light function²⁰ and video endoscope²¹ were used to inspect areas of the buildings that would otherwise have been inaccessible.
- 2.17 Consideration was given to the species of bat, and type of roost (summer, transitory, maternity, feeding perch, hibernation), that might be associated with any features or habitats identified. Buildings were categorised for their suitability to support a bat roost, in accordance with good practice survey guidelines (i.e. negligible, low, moderate, high).
- 2.18 The full results of the Daytime Bat Walkover can be found in [Appendix C: Daytime Bat Walkover Results](#).

Interpretation and Analysis of Results

- 2.19 The suitability of the Application Site to support bats was evaluated using the criteria set out in the table below, which is based good practice guidance⁸ and the professional judgement of the lead experienced surveyor.

Table 2. Criteria for assessing the potential suitability of the Application Site for bats

	Roosting Habitat	Commuting and Foraging Habitats
Negligible suitability	Buildings, structures and trees with negligible suitability for bats, such as: tightly sealed buildings with no architectural features with potential to support roosting bats; structures containing no accessible	Habitats with negligible potential to support commuting or foraging bats, such as: urban habitats comprising over 60% built structures and hard standing that are lit by artificial lighting and isolated from any

¹⁷ 4.3 m tall Little Giant Revolution
¹⁸ LED Lenser X21R
¹⁹ Klarus A1 High-Performance Tactical Flashlight
²⁰ Nitecore NU25
²¹ Bosch GIC-120C

	Roosting Habitat	Commuting and Foraging Habitats
	crevices or voids; and, trees with no suitable potential bat roosting features.	living features in the landscape by surrounding unfavourable habitats.
Low suitability	A building or structure with one or more potential roost sites that could be used by individual bats, opportunistically. No habitats with sufficient space, shelter or protection; or, with little suitable surrounding habitat, to support larger numbers of bats regularly (i.e. unsuitable for maternity or hibernation roosts). A tree of sufficient size and age to contain Potential bat roosting features, but with none seen from the ground, or, features seen with only very limited potential to support bats.	Habitats that could be used by small numbers of commuting bats such as intermittent hedgerows or a stream with limited marginal vegetation, but isolated, i.e. poorly connected to suitable habitats in the wider landscape by barriers to the dispersal of bats. Suitable but isolated habitat that could be used by low numbers of foraging bats, such as a lone tree (not in a parkland situation) or an area of scrub or grassland within an otherwise urban environment.
Moderate suitability	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type, not species conservation value).	Continuous habitat, that is strongly connected with other suitable habitats in the wider landscape, that could be used by bats for commuting, such as: hedgerows, lines of mature trees or adjacent residential gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High suitability	A structure or tree with one or more potential roost sites that are obviously suitable for use by large numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat (i.e. habitats that would be suitable to support maternity or hibernation roost sites).	Continuous, high-quality habitats that is homogenous with other suitable habitats in the wider landscape; and, which is likely to be used regularly by commuting bats, such as: well-vegetated watercourses which link to tracts of woodland or large bodies of water, mature hedgerows with trees, tree belts between woodlands and woodland edge habitat. Habitats as described above, which are likely to be used regularly by large numbers of foraging bats, such as: broadleaved woodland, tree-lined watercourses and wood pasture and parkland. The habitat/Site could be close to, and is strongly connected to, known roosts.

Bat Roost Classification

- 2.20 The type and extent of any bat roosts present within the Application Site were determined based on the findings of the surveys and categorised as per the classifications set out in the table below.

Table 3. Bat Roost Classifications

Roost Classification	Roost Description
Day Roost	A place where individual bats, or small groups of males, rest or shelter in the day, but are rarely found by night in the summer.
Night Roost	A place where bats rest or shelter during the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.
Feeding Roost	A place where individual bats or a few individuals feed during the night but are rarely present by day.
Transitional / Occasional Roost	Used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.
Swarming Site	Where large numbers of males and females gather during late summer to autumn.
Mating Site	Where mating takes place from late summer and can continue throughout winter.
Maternity Roost	Where female bats give birth and raise their young to independence.
Hibernation Roost	Where bats may be found individually or together during winter. They have a constant, cool temperature and high humidity.
Satellite Roost	An alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.

Impact Vectors

- 2.21 Potential impacts that are likely to arise as a result of the Proposed Development are identified within this report. Examples of typical impact vectors associated with development activities, together with their impacts on protected species and habitats are provided in the table below.

Table 4. Typical vectors for impacts to ecological features

	Species	Habitats
Direct	Physical impacts caused by contact with a species by hand, hand tools or machinery during construction related activities. Direct destruction or damage of a place of rest or breeding site used by a species. The cutting or digging up of protected or priority plants.	Fragmentation of commuting habitat by removal of trees or hedgerows creating a gap over which species cannot or are unwilling to cross. Felling or pruning of, for example, trees, meadows or scrubland, or filling ponds, such that they displace prey sources for animals further up the food chain. Alteration of soil or water PH, or density/compaction, such that native or local species can no longer thrive there.
Indirect	Noise, dust, vibration or other air- or water-borne pollutants. Habitat loss or disturbance such as that it is no longer suitable to support the species present prior to the development taking place. Introduction or improper management of invasive, non-native species such that they displace native or local species.	Alteration of the environment in which the plant or animal lives such that it becomes no longer habitable, e.g. through the introduction of hydrological pollutants to a watercourse or of artificial light to an otherwise naturally un-lit environment. Alteration of the species composition by the introduction of invasive, non-native species.

Surveyor Information

UK Habitat Classification Survey

- 2.22 The UK Habitat Classification Survey and Daytime Bat Walkover was led by Daniel Simmons, Founder, Director and Principal Ecologist at Simlaw Ecology Limited. Daniel holds a Class 2 Bat Survey Licence, is a Natural England Bat Mitigation Class Licence Registered Consultant and is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Daniel has been a practicing ecological consultant for over 15 years, he has extensive experience carrying out commercial habitat and bat surveys. Daniel was assisted by Hannah Rodgers, Ecologist at Simlaw Ecology.

Limitations

- 2.23 This section identifies any limitations to the surveys or assessment and provides an explanation as to the effect of these on the findings and/or recommendations made within this PEA.

Interpretation of Desk Study Data

Data Search

- 2.24 Records of legally protected and priority species returned from the data search are limited by the availability of records to the local records holder and so may not account for all species potentially present within the Application Site or locally. This limitation was offset by undertaking a UKHab survey of the Application Site, which took account of the general geographical distributions of protected and priority species when assessing the suitability of the habitats present.

UK Habitat Classification Survey

Survey Timings

- 2.25 Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year, migration patterns and behaviour and will not have produced a complete list of plants and animals. As a result, the absence of records of a particular species should not be taken as evidence that the species is not present, or that it will not be present in the future. This limitation has been addressed by taking a precautionary approach to the assessment, with recommendations provided for further survey work and/or mitigation measures, where appropriate.

Invasive Non-Native Plant Species

Seasonality

- 2.26 The availability of flowering plants for recording is variable, and they can often be obscured from view either by other plants or through their location in less accessible or viewable areas of the Application Site. Every effort has been made to find and record invasive, non-native plant species within the Application Site, however, recording of every instance of such species cannot be guaranteed.

Validity of Findings

UK Habitat Classification Survey

- 2.27 Owing to the changeable nature of natural habitats, and in accordance with standing advice from CIEEM²², this assessment will be valid for no longer than 18 months (i.e., until October 2026). Beyond this period, new habitats and/or species may have established within the Application Site and an updated survey would be required.

Daytime Bat Walkover

- 2.28 Owing to the highly mobile nature of bats, and the inherent unpredictability of their roosting habits, this assessment will be valid for a maximum of 12 months from the date of the survey (i.e., until April 2026), in accordance with published guidance²³. Beyond this period, the findings of the Daytime Bat Walkover may not provide accurate information on the type and extent of bat roost(s) present within the Application Site.

²² Chartered Institute of Ecology and Environmental Management (2019) *Guidance Note: On the Lifespan of Ecological Reports and Surveys*. CIEEM Winchester, April 2019.

²³ CIEEM (2019) *Guidance Note on the Lifespan of Ecological Reports and Surveys*. Chartered Institute of Ecology and Environmental Management, Winchester.

3 BASELINE ECOLOGICAL CONDITIONS

Historical Data

Previous Planning Applications

- 3.1 Mid Sussex District Council's planning application search tool returned no records of previous planning applications at the Application Site within the last five years.

Table 5. Records of relevant ecological information returned by the planning application search

Report	Date	Application No.	Results
None	N/A	N/A	N/A

Designated Sites

Statutory and Non-Statutory Designated Nature Conservation Sites

- 3.2 Statutory Designated Nature Conservation Sites within the study area, together with details of the reasons for their selection and approximate location in relation to the Application Site, are provided in the table below.

Table 6. Designated Sites for Nature Conservation within the Study Area

Site Name	Designation	Reasons for Designation	Location in relation to the Application Site
Statutory Designated Sites for Nature Conservation within 2 km of the Application Site			
Eastern Road Nature Reserve	Local Nature Reserve (LNR)	Former landfill site now managed as nature reserve containing variety of habitats including rough grassland, wetland, woodland and scrub.	700 m southeast
Statutory Designated Sites with Bats as a Primary Reason for their Selection within 10 km of the Application Site			
N/A	N/A	N/A	N/A
Non-Statutory Designated Nature Conservation Sites within 1 km of the Application Site			
N/A	N/A	N/A	N/A

- 3.3 Eastern Road Nature Reserve LNR was located within 2 km of the Application Site. However, due to the distance from the Application Site, the lack of habitat connectivity, and the short-duration and small-scale nature of the proposed works, this ecological feature is unlikely to be impacted by the Proposed Development and, therefore, no recommendations for further surveys, avoidance, or mitigation measures are required.
- 3.4 No results for other statutory or non-statutory nature conservation sites were returned by the data search.

Ancient Woodland and Ancient and Veteran Trees

- 3.5 Ancient Woodlands, and Ancient and Veteran Trees within the study area and their approximate locations in relation to the Application Site, are provided in the table below.

Table 7. Ancient Woodlands and Notable Trees within the Study Area

Site name/tree species	Habitat type	Location in relation to the Application Site
Ancient Woodlands within 500 m of the Application Site		
5 units	Ancient and Semi-Natural Woodland	230m to 490m
Ancient, Veteran and Notable Trees within 500 m of the Application Site		
Pedunculate Oak	Veteran Tree	230 m northeast
Pedunculate Oak	Veteran Tree	300 m west
Downy Birch	Veteran Tree	350 m west
Common Yew	Veteran Tree	400 m south
34 Trees	Notable Tree	80 m to 500 m

- 3.6 Four Veteran Trees and 34 Notable Trees were present within 500 m of the Application Site. Due to their distance from the Application Site and the short-duration and small-scale nature of the proposed works, these ecological features are unlikely to be impacted by the Proposed Development.
- 3.7 **A potential Veteran Tree that was not listed on the Woodland Trust's Ancient Tree Inventory was identified on neighbouring land approximately 9 m northwest of the Application Site. There is, therefore, potential for this tree to be impacted by dust deposition and other environmental contamination during the Proposed Development. Potential Veteran Trees within the Desk Study Area are therefore considered a constraint to the Proposed Development, and recommendations for avoidance and mitigation measures are provided in Section 4.**

Priority Habitats

Priority Habitats within the Application Site

- 3.8 No Priority Habitats were recorded within the Application Site.

Priority Habitats within the Desk Study Area

- 3.9 Priority Habitats located outside of the Application Site boundary, but within the study area, and their approximate location in relation to the Application Site, are provided in the table below.

Table 8. Priority Habitats within the Study Area

Site Name	Designation	Habitat type	Location in relation to the Application Site
Priority Habitats within 500 m of the Application Site			
15 Units	Priority Habitat	Deciduous Woodland	200 m to 470m

- 3.10 Priority Habitats located outside of statutory or non-statutory designated nature conservation sites are of Local value. Those found within statutory or non-statutory designated nature conservation sites are of nature conservation value at the level of the designated site within which they are located. Therefore the 15 units of Deciduous Woodland are of Local Value.
- 3.11 However, due to the distance from the Application Site, the lack of habitat connectivity, and the short-duration and small-scale nature of the proposed works, the Priority Habitats are unlikely to be impacted by the Proposed Development and, therefore, no recommendations for further surveys, avoidance, or mitigation measures are required.

Other Habitats

- 3.12 A description of each of the habitat types recorded within the Application Site during the UKHab survey are provided in the table below. The main habitats are shown in [Figure 6. UK Habitat Classification Map](#). Where present, ecological features within the Application Site are noted on the UKHab survey map as target notes. Photographs are provided in [Appendix B: UK Habitat Classification Survey Results](#).

Table 9. Habitats within the Study Area

Primary Habitat Type	Secondary Habitat Types	Description
Other Habitats within the Application Site		
u1d: Suburban mosaic of developed and natural surface (~80%)	828: Vegetated garden	The habitats surrounding the buildings consisted of hardstanding, paved pathways, gravel driveway, amenity grassland, and small areas of flower beds and pots containing introduced shrubs.
	108: Frequently mown	The garden grassland was well-managed. Species comprised bristly oxtongue, cat's-ear, cock's-foot grass, common bent, common daisy, common mouse-ear, daffodils, dandelion species, dog violet, dove's-foot crane's-bill, germander's speedwell,

Primary Habitat Type	Secondary Habitat Types	Description
		hairy wood rush, hybrid bluebells, lesser bird's-foot trefoil, lesser celandine, male fern, procumbent pearlwort, ragwort, red fescue, self-heal, springy turf moss, thyme-leaved speedwell, and Yorkshire fog.
	846: Flower beds 847: Introduced shrub	Planted shrubs were present within flower beds and pots in the southeast and northwest of the Application Site. Species included allium gladiator, blueberry, clustered bell flower, cultivated strawberry, cypress species, daisy bush, geranium species (ornamental), grape hyacinths, hydrangea, lavender, Mexican orange blossom, rhododendron, rose species, rosemary, smoke bush, southern magnolia, sycamore (self-seeded), and tulips.
	81: Ruderal or ephemeral	An area of bare earth with ephemeral vegetation was present in the northeast corner of the Application Site around the Shed (A1). Ephemeral species included annual meadow grass, bramble, green alkanet, ivy, ivy-leaved speedwell, lords and ladies, smooth bittercress, and wood avens.
h2b: Non-native and ornamental hedgerow	523: Non-native	One hedgerow (non-priority) was present within the Application Site, details of this hedgerow are provided below. Hedgerow 1 (H1): A non-native ornamental hedgerow located on the west boundary of the Application Site, at TQ 34825 25944. Dimensions (m): 4 H x 2 W x 32 L. The hedgerow consisted entirely of Leylandii.
u1b5: Buildings (~20%)	818: Residential building	Four buildings and ancillary structures were present within the Application Site, St John's Lodge (B1), the Bothy (B2), the Garage (B3), and the Shed (A1). A full, detailed description of the buildings can be found in Appendix C.

3.13 The above habitats are widespread within the local area; however, the hedgerows and buildings have value in their capacity to support protected species.

3.14 Recommendations are provided in Section 4 to minimise any negative effects on habitats that have potential to support protected/priority species within the Application Site.

Legally Protected and Priority Species

- 3.15 An assessment of the potential presence of legally protected and priority species within the Application Site, based on the desk study and field survey information, is provided in the table below.

Table 10. Protected Species Assessment

Legally Protected and Priority Species and an Assessment of their Likely Presence within the Study Area
Plants
The data search returned records of three protected and priority plant species: chamomile, cornflower, and bluebell. No protected plant species were recorded within the Application Site. Due to the timing of the survey, it is possible that protected plant species are present but were unrecorded; however, the habitats within the Application Site, being mostly domestic, are unlikely to support rare and/or protected plant species. It is unlikely that the areas of the Application Site affected by the Proposed Development contain any individual, or a significant community of, protected/priority plants, therefore, no further survey, avoidance or mitigation measures are recommended.
Invertebrates
The data search returned records of nine protected and/or priority invertebrate species, comprised of: seven butterfly species (brown hairstreak, grizzled skipper, purple emperor, small heath, wall, white admiral, and white-letter hairstreak); and, two moth species (cinnabar and knot grass). While the grassland contained a small amount of the wall butterfly's larval food plants (bent grasses and Yorkshire fog) these species were limited in the sward, which was itself well-managed. The amenity grassland is therefore unlikely to support a significant population of this species, if at all. The Application Site did not contain any of the typical larval food plants used by other species returned by the data search and is therefore it is unlikely to support a significant population of these species, if at all. The amenity grassland present within the Application Site was of low diversity with a short, regularly managed sward. It is therefore unlikely that the Application Site would be able to support large assemblages of large skippers, however low numbers of these species may be present. There were limited larval food plants present within the Application Site, and the habitats within the site were limited in abundance, and subject to frequent and intensive management. The Application Site is therefore considered unlikely to support a significant population of any one invertebrate species, or a significant assemblage of protected/priority invertebrate species overall. Due to the likely absence of notable assemblages of invertebrates and protected species, invertebrates were not considered to be a constraint to the Proposed Development and no recommendations for further surveys, mitigation or avoidance measures are required. However, opportunities for enhancement are provided in Section 4 to promote species diversity within the Proposed Development.

Amphibians (including great crested newt)

The data search returned records of two protected/priority species of amphibian: common toad (one record) and great crested newt (two records). Records of non-priority amphibian species common frog, palmate newt and smooth newt were also returned.

There were no ponds or water bodies present within the Application Site. There were 10 ponds within 500 m of the Application with the nearest water body located 230 m east. There was minimal connectivity from five of the ponds, including the nearest, to the Application Site with the B2028 road acting as a barrier to any potential dispersal.

The terrestrial habitats within the Application Site (comprising amenity grassland, ornamental hedgerow, and hardstanding) were well managed and would not be suitable to support great crested newts in the terrestrial phase of their lifecycle.

Due to the lack of suitable habitats within or near to the Application Site, amphibians are not considered to be a potential constraint to the Proposed Development and no further recommendations for further surveys, mitigation and avoidance measures are required.

Reptiles

The data search returned records of two widespread reptile species: common lizard and grass snake.

The Application Site contained no habitats suitable to support widespread reptile species.

Due to the likely absence of widespread reptiles within the Application Site, widespread Reptiles are therefore not considered to be a constraint to the Proposed Development and no further recommendations for further surveys, mitigation and avoidance measures are required.

Birds

The data search returned records of six bird species for which suitable nesting habitat was available within the Application Site: dunnock, green woodpecker, house martin, house sparrow, mistle thrush, starling, swallow, and swift.

Bird droppings were recorded beneath the eaves just south of the window on the west elevation of St John's Lodge (B1), likely from nesting swifts.

The buildings, hedgerows and shrubs within the Application Site would be suitable to support single or low numbers of breeding birds.

Due to the presence of bird droppings and suitable habitats within the Application Site, there is potential for nesting birds (all legally protected, including and Priority Species) to be present at the time of the works, therefore birds are considered to pose a potential constraint to the Proposed Development and recommendations for mitigation and avoidance measures can be found in Section 4.

Bats

The data search returned records of eight bat species for which potentially suitable roosting and foraging habitat was available within the Application Site: brown long-eared bat, common pipistrelle, Daubenton's bat, Nathusius' pipistrelle, Natterer's bat, serotine, and soprano pipistrelle. Genera level records were also returned for mouse-eared (*Myotis*), *Nyctalus* (*Nyctalus*), and *pipistrelle* (*Pipistrellus*) genera bats.

The habitats within the Application Site comprised buildings, ornamental hedgerows, managed grassland, and hardstanding which could, collectively, provide roosting, foraging, and commuting opportunities for bats.

Approximately 350 brown long-eared bat droppings were recorded within the south roof void of St John's Lodge (B1) and a low number of common pipistrelle droppings were also recorded within the western roof void of St John's Lodge (B1). St John's Lodge (B1) was therefore confirmed as supporting at least two bat roosts. Potential Bat Roosting Features (PRF) beneath external roof coverings were also recorded on all elevations and St John's Lodge (B1), and further bat roosts could be located within these PRF.

Dusk emergence surveys are therefore required to characterise the roost and identify the presence or absence of any other bat roosts within the areas of the proposed works.

No evidence of bats was recorded within the Bothy (B2), however, PRF were recorded on the exterior of the building. The Bothy (B2) was assessed as having moderate suitability to support roosting bats however no works to the Bothy (B2) are proposed and no impacts to any bats present within this building are anticipated.

No evidence of bats or features suitable to support bats were recorded on the Garage (B3) or Shed (A1). Both buildings were therefore assessed as having negligible suitability to support roosting bats.

St John's Lodge (B1) was confirmed to support roosting bats and there is potential for unlawful killing and/or injury of bats and the destruction of bat roosts. Details of the recommendations for Phase 2 dusk emergence surveys and mitigation and enhancement measures can be found in Section 4.

Badger

The data search returned no records of badgers. Records of badgers are, however, not kept and/or distributed publicly by the local records holders; therefore, the absence of records cannot be used to infer the absence of this species from the Application Site or local area.

No evidence of badger setts was recorded within the Application Site, and no evidence of foraging or commuting badger was recorded within the Application Site during the UKHab survey. Badgers are considered likely absent from the Application Site.

Due to the likely absence of badger within the Application Site badgers are not considered to be a constraint however recommendations are provided in Section 4 that would benefit this species.

Hazel Dormouse

The data search returned five records of hazel dormouse in 2007 within 1 km of the Application Site.

The ornamental hedgerow on the west boundary the Application Site was partially connected to surrounding woodlands by surrounding treelines and hedgerows, however, while the Leylandii hedge may provide some shelter for hazel dormouse, its monoculture nature lacks food and nesting material sources. The hedgerow was also well maintained meaning it is subject to regular disturbance. The hedgerow may therefore only be used by individual or low numbers of commuting hazel dormouse only.

In accordance with the development proposals, no hazel dormouse habitats within the Application will be impacted by the proposed works. Hazel dormice (a legally protected EPS and Priority Species) are therefore not considered to be a constraint to the Proposed Development and no recommendations for further surveys, avoidance or mitigation measures are required.

Riparian Mammals (Otter and Water Vole)

The data search returned no records of otter or water vole within 1 km of the Application Site within the last 20 years and there were no habitats within or near the Application Site that had suitability to support riparian mammals.

Due to the likely absence of riparian mammals within the Application Site, otter (a legally protected EPS and Priority Species) and water vole (a legally protected species and Priority Species) are not considered to be a constraint to the Proposed Development and no recommendations for further surveys, avoidance or mitigation measures are required.

Other mammals

The data search returned two records of west European hedgehog.

No mammal tracks, dig holes, or other indications of the presence of hedgehogs or other mammals were present within the Application Site

The Application Site contained hedgerow, shrubs, and grassland which have potential to support nesting, foraging and commuting west European hedgehog, a priority species.

Due to the potential presence of west European hedgehog (a priority species) and other mammals, there is potential for these species to be adversely impacted by the proposed works (i.e. by harm to individuals, particularly during the sensitive hibernation period). Recommended mitigation measures to avoid significant adverse effects to this species and potential harm to other mammals are provided in Section 4.

Invasive Non-Native Plants and Animals

Invasive Non-Native Plants

- 3.16 The data search returned records of nine plant species listed on the Wildlife and Countryside Act Schedule 9 (WCA Sch 9 INNS) as invasive, non-native species: bohemian knotweed, cotoneaster species, giant hogweed, Himalayan balsam, Japanese knotweed, montbretia, three-cornered garlic, rhododendron and variegated yellow archangel. The data search also returned five plant

species on the Sussex invasive, non-native species list: cherry laurel, evergreen oak, least duckweed, red valerian and winter heliotrope.

- 3.17 No wild invasive, non-native species were recorded within the Application Site.
- 3.18 There remains a low likelihood other invasive non-native plant species being present within the Application Site due to the survey timing.
- 3.19 Due to the likely absence of invasive, non-native plant species no further recommendations for further surveys, mitigation and avoidance measures are required.

Invasive Non-Native Animals

- 3.20 The data search records of two Sussex invasive, non-native animals with potential to be present within the Application Site: harlequin ladybird, and horse-chestnut leaf-miner.
- 3.21 There is no current conservation effort to eradicate these invasive species, therefore no recommendations for control measures are provided within this report.

4 CONSTRAINTS AND OPPORTUNITIES

Key Ecological Constraints

4.1 The potential ecological constraints to the Proposed Development, based on the findings of the desk study and field survey, are as follows:

- Nearby Veteran Trees;
- Roosting Bats (buildings and trees);
- Breeding birds; and,
- Other Mammals.

Further Surveys

- 4.2 Further surveys that would be required to determine the presence or likely absence of protected species within the Application Site prior to the determination of the planning application are provided below.

Phase 2 Bat Surveys

Bat Roost Characterisation

- 4.3 St John's Lodge (B1) is known to support roosting bats and will be impacted by the Proposed Development. It is understood that the works to St John's Lodge (B1) will impact areas of the building with suitability to support roosting bats and therefore further surveys will be required to confirm the presence or likely absence of bat roosts within St John's Lodge (B1), and to determine the type and extent of any bat roosts present.
- 4.4 The area of St John's Lodge to be directly impacted by the proposed works was assessed as having high suitability to support roosting bats with nearby confirmed bat roosts. In accordance with good practice guidelines, buildings with high suitability/confirmed bat roosts will require three dusk bat emergence surveys.
- 4.5 The dusk bat emergence surveys would need to be carried out three weeks apart during the optimal bat survey season (May to August, inclusive).
- 4.6 The dusk bat emergence surveys would comprise observation of the entirety of the building from 15 minutes before sunset until 1.5 hours after sunset, and Night Vision Aids (NVAs) should be used wherever possible, throughout.
- 4.7 It is anticipated that three survey vantage points would be necessary to observe all elevations of St John's Lodge (B1).
- 4.8 The remaining buildings within the Application Site were outside the proposed works or assessed as having negligible bat roost suitability, and therefore no further surveys are required.

Breeding Birds *(if required)*

Nesting Bird Check

- 4.9 A nesting birds check would be required if works to the eaves of the west elevation of St John's Lodge (B1) or any vegetation clearance of trees or shrubs is scheduled to take place during the bird nesting season (March to August, inclusive).

- 4.10 The Nesting Bird check would comprise a visual inspection of any suitable nesting features within the Application Site carried out to confirm the presence or absence of nesting birds.
- 4.11 If an active bird nest were to be found, an exclusion zone would need to be established to prohibit works in the vicinity until a suitably experienced ecologist verifies that the chicks have fledged the nest.

Avoidance, Mitigation and Compensation Measures

- 4.12 Avoidance, mitigation and compensation measures that are required to avoid/minimise potential effects upon the above ecological features as a result of the Proposed Development are detailed below.

Veteran Trees within the Desk Study Area

- 4.13 The nearby potential veteran tree which are valued as having value at the local level owing to its location outside of statutory designated sites. The tree may lie within the ZoEI of the Proposed Development, and adverse impacts to it will be avoided by implementing the mitigation measures described below.
- 4.14 The potential veteran tree nearby to the Application Site should be protected by measures to avoid/minimise potential habitat degradation via dust during construction. Measures include:
- (a) Ensuring that industry good practice dust suppression measures are in place throughout the site clearance and construction phase, when required;
 - (b) Applying adequate consultation and control measures to ensure that surface water run-off does not travel northwest from the Application Site, into the neighbouring land;
 - (c) Standard good construction practice pollution prevention methods²⁴ including dust suppression measures during construction; and,
 - (d) Ensuring that any artificial lighting, if proposed, is not directed at the tree and that the tree remains unlit.

²⁴ Including application of guidance found at <https://www.gov.uk/guidance/pollution-prevention-for-businesses>.

Other Habitats

Mature Tree Protection

- 4.15 Trees to be retained within the Proposed Development are to be protected as follows:
- (a) Protection of trees during construction with Heras fencing in line with British Standards Institution²⁵ to avoid compaction to Root Protection Zones; and
 - (b) Machinery should be turned off when not in use, and materials/equipment/machinery stored carefully on hard standing/amenity grassland, away from any Root Protection Zones.
- 4.16 The retention of mature trees on the Application Site will be in accordance with any subsequently produced Arboricultural Report, Tree Constraints Plan, and Arboricultural Impact Assessment.

Bats

Lighting Strategy

- 4.17 No additional external lighting is currently proposed for the project. However, artificial external lighting can significantly damage bat habitats; directly through spatial avoidance and indirectly by fragmenting the landscape with uncrossable barriers to dispersal and severing commuting routes between roosts and foraging habitats.
- 4.18 The Application Site is currently predominantly unlit; contains suitable bat foraging habitat; and, multiple records of light-sensitive bat species were returned by the data search. To maintain the suitability of the Application Site to support foraging bats, and to avoid any potentially adverse impacts of bat activity in the vicinity, it should therefore remain unlit by artificial external lights.
- 4.19 If proposed at a later date, however, the impact of lighting on bats could be minimised by:
- Avoiding prolonged illumination of the habitats within and adjacent to the Application Site;
 - Using low-pressure sodium lamps instead of high-pressure sodium or mercury lamps;
 - Using short-timed passive infrared triggered security lighting instead of timed lighting;
 - Fitting mercury lamps with UV filters;

²⁵ Trees in relation to Design, Demolition, and Construction – Recommendations BS5837:2012 (British Standards Institution, 2012)

- Maintaining the brightness as low as possible;
- Using low-level, warm-spectrum light bollards rather than tall spotlights;
- Directing the lighting to where it is needed to avoid light spillage; and,
- Minimising upward lighting to avoid light pollution²⁶.

4.20 If the installation of artificial external lighting cannot be avoided, the above measures would therefore need to be implemented to incorporate lighting that is suitable for the ecological sensitivity of the Application Site.

Breeding Birds

Timing to Avoid the Bird Nesting Season

- 4.21 Works to the eaves of the west elevation of St John's Lodge (B1) and any removal of trees and shrubs with potential to support breeding birds should be carried out outside of the main nesting season for birds, which typically runs from March to August, inclusive.
- 4.22 If it is not possible to carry out removal of habitats with potential to support breeding birds outside of the bird nesting season, then a nesting bird check would be required to confirm the presence or absence of active nests within these habitats immediately in advance of the proposed works (see the Further Surveys section, above). These measures would ensure that the Proposed Development would not result in unlawful impacts to breeding birds.

Ecological Clerk of Works

- 4.23 Any works to the eaves of the west elevation of St John's Lodge (B1) or vegetation clearance scheduled to take place within the bird nesting season (March to August, inclusive), should be carried out under the supervision of an attending ecological clerk of works, who will check vegetation for active bird nests, prior to its removal.
- 4.24 If an active bird nest were to be found, an exclusion zone would need to be established to prohibit works in the vicinity until a suitably experienced ecologist verifies that the chicks have fledged the nest.

²⁶ Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night. Guidance Note 08/23.

Other Mammals

Management of Works Area

- 4.25 Any trenches or excavations made during the construction works must be backfilled nightly, boarded over or have a means of exit (such as a scaffold board left in the excavation as a walkway) to prevent west European hedgehog, or other wildlife, becoming trapped overnight including while the Application Site is not in use.
- 4.26 The works area is to be fenced with heras fencing to dissuade any larger mammals from entering the Application Site during construction.

Key Ecological Opportunities

- 4.27 Opportunities to enhance the ecology of the Application Site, to increase biodiversity and support local populations of protected and priority species are provided below.

Native Planting Scheme

- 4.28 It is recommended that any trees, shrubs, herbaceous perennials and bulbs that are included within the planting scheme for the Proposed Development be of recognised wildlife value to invertebrates and birds. An extensive list of trees and fruiting/pollinating/nectar producing plants can be found on the Royal Horticultural Society website²⁷.
- 4.29 The table below gives suggestions of native plants that could be included within the landscape plan. These plant species offer excellent food sources for birds, invertebrates and mammals.

Table 11. List of Native Trees and Shrubs for Planting²⁸

Common Name	Scientific Name	Type (once established)
Alder buckthorn	<i>Frangula alnus</i>	Shrub
Apple	<i>Malus domestica</i>	Small tree
Ash	<i>Fraxinus excelsior</i>	Large tree

²⁷ <https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/encourage-wildlife-to-your-garden/plants-for-pollinators>

²⁸ Size references in accordance with Panks *et. al.* (2022) *Biodiversity metric 3.1: Auditing and accounting for biodiversity – User Guide*. Natural England. Table 7-2: Urban tree size classes and their area equivalent. P.75.

Common Name	Scientific Name	Type (once established)
Beech	<i>Fagus sylvatica</i>	Large tree
Bird cherry	<i>Prunus padus</i>	Small tree
Blackthorn	<i>Prunus spinosa</i>	Shrub
Common alder	<i>Alnus glutinosa</i>	Medium tree
Crab apple	<i>Malus sylvestris</i>	Small tree
Crack willow	<i>Salix fragilis</i>	Large tree
Downy birch	<i>Betula pubescens</i>	Medium tree
Elder	<i>Sambucus nigra</i>	Shrub
Field maple	<i>Acer campestre</i>	Medium tree
Holly	<i>Ilex aquifolium</i>	Medium tree
Hornbeam	<i>Carpinus betulus</i>	Medium tree
Large-leaved lime	<i>Tilia platyphyllos</i>	Large tree
Pear	<i>Pyrus communis</i>	Medium tree
Pedunculate oak	<i>Quercus robur</i>	Large tree
Rowan	<i>Sorbus aucuparia</i>	Small tree
Scots pine	<i>Pinus sylvestris</i>	Medium tree
Sessile oak	<i>Quercus petraea</i>	Large tree
Silver birch	<i>Betula pendula</i>	Medium tree
Small-leaved lime	<i>Tilia cordata</i>	Large tree
Spindle	<i>Euonymus europaeus</i>	Shrub
Sweet chestnut	<i>Castanea sativa</i>	Large tree
Wild cherry	<i>Prunus avium</i>	Medium tree
Wild privet	<i>Ligustrum vulgare</i>	Shrub
Wild service-tree	<i>Sorbus torminalis</i>	Medium tree
Whitebeam	<i>Sorbus aria</i> agg.	Medium tree

Common Name	Scientific Name	Type (once established)
Wych elm	<i>Ulmus glabra</i>	Small tree
Yew	<i>Taxus baccata</i>	Large tree

Breeding Birds

Installation of Bird Boxes

- 4.30 Provision of bird boxes on the buildings or trees within the Application Site would increase the nesting opportunities available to bird species within the Application Site. Bird boxes that are suitable to support blue tits, coal tits, marsh tits, crested tits require an approx. 26 mm entrance hole and those suitable to support great tits, nuthatches, tree sparrows, house sparrows require an approx. 32 mm entrance hole.
- 4.31 A range of bird box designs are available, including those detailed in [Figure 1. Example Bird Boxes](#) which could be hung on suitable mature trees within the grounds of the Application Site.

Figure 1. Example Bird Boxes



Bird Box 1: Small Bird Nest Box, by Nestbox.



Bird Box 2: Robin Nest Box, by Nestbox

- 4.32 Correct placement of the bird boxes is fundamental to their successful uptake by birds and as such, a suitably experienced ecologist should advise on their placement.

Roosting Bats

General

- 4.33 Recommendations for appropriate mitigation and compensation for impacts to bat roosts resulting from the Proposed Development, if required, will be provided in a Full Bat Roost Assessment report following the further surveys. However, the findings of the data search demonstrate that there are several bat species present in the habitats around the Application Site. The wider landscape contained habitats that would be suitable to support roosting, commuting and foraging bats; and, bats are a highly mobile species. Additional roosting niches created within the Application Site therefore have high potential to be found and utilised by bats that are present in the area.
- 4.34 It is therefore recommended that bat boxes be installed within the Application Site, to support the local bat population. The exact number of these boxes will be determined following the nocturnal bat surveys, so as to best provide proportional enhancement to support the number of bats present within the site.
- 4.35 The bat boxes detailed in [Figure 2. Example Bat Boxes](#) would be suitable for the Application Site.

Figure 2. Example Bat Boxes



Bat Box 1. Vivara Pro Wood Stone bat box for inclusion on buildings or trees.



Bat Box 2. Vivara Pro Large Woodstone bat box for inclusion on buildings or mature trees.

- 4.36 Correct placement of bat boxes is essential to their being found and used by bats, so the following guidelines should be used to maximise their chances of occupation.
- 4.37 Bat boxes should:

- Be sited at least 3.5 m from ground level;
- Be orientated between southeast and southwest, for maximum sunlight;
- If being installed on trees, be placed on mature trees with as near as possible vertical stems
- The area beneath the bat box should be clear of obstacles such as ledges, branches or shrubs that predators such as house cats could use to access the box; and,
- Be left undisturbed and un-lit by artificial lighting.

Lifespan of this Report

Preliminary Ecological Appraisal

4.38 Owing to the changeable nature of natural habitats, and in accordance with standing advice from CIEEM²², this assessment will be valid for no longer than 18 months (i.e., until October 2026). Beyond this period, new habitats and/or species may have established within the Application Site and an updated survey may be required.

4.39 If the works have not commenced before October 2026, the Preliminary Ecological Appraisal must therefore be updated to ensure that the findings still present an accurate account of conditions within the Application Site.

Daytime Bat Walkover

4.40 Owing to the highly mobile nature of bats, and the inherent unpredictability of their roosting habits, this assessment will be valid for a maximum of 12 months from the date of the survey (i.e., until April 2026), in accordance with published guidance²⁹. Beyond this period, the findings of the Daytime Bat Walkover may not provide accurate information on the type and extent of bat roost(s) present within the Application Site.

²⁹ CIEEM (2019) *Guidance Note on the Lifespan of Ecological Reports and Surveys*. Chartered Institute of Ecology and Environmental Management, Winchester.

Appendix A: Development Proposals, Application Site Location and Survey Area

Figure 3. Development Proposals

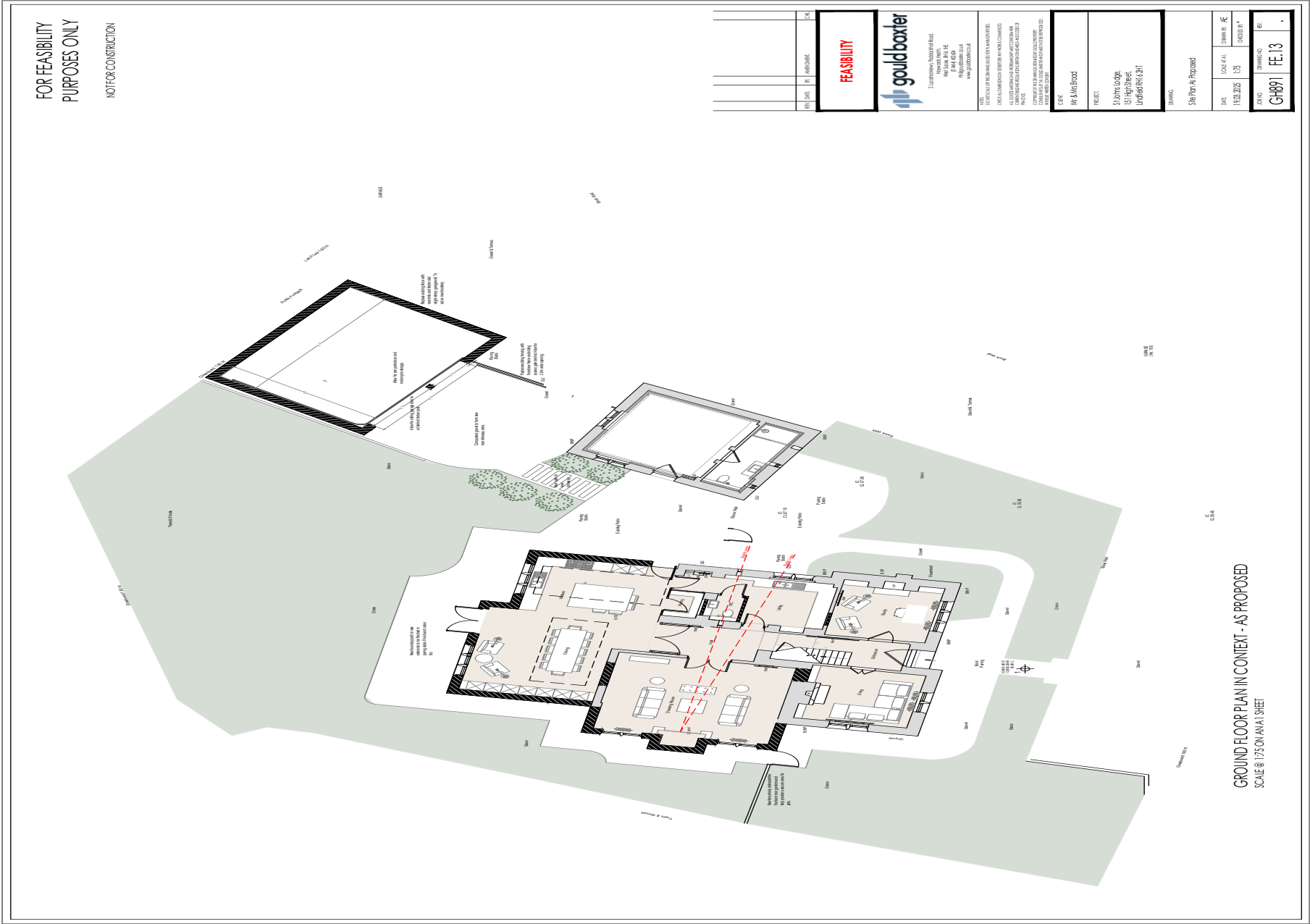


Figure 4. Application Site Location and Context

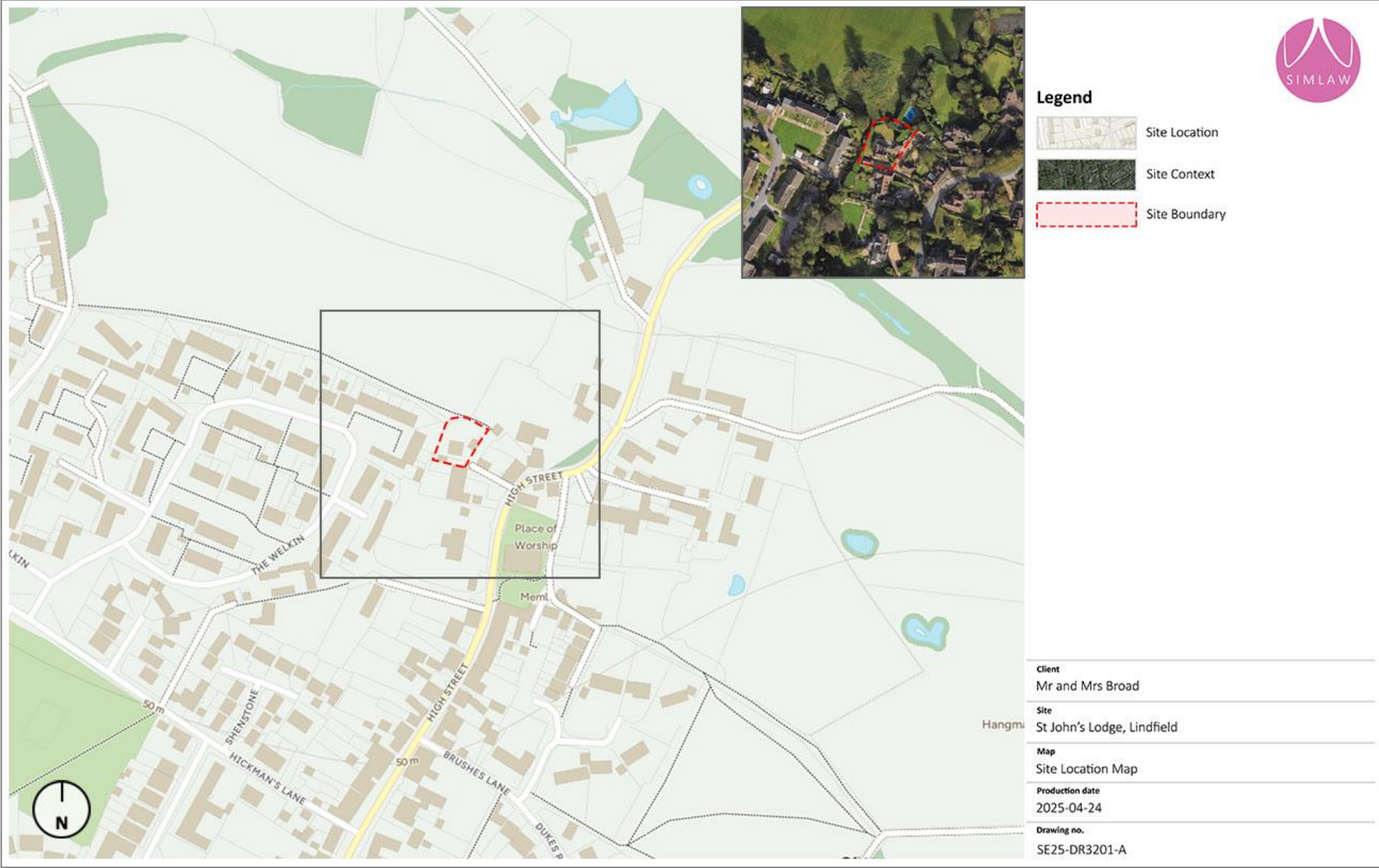
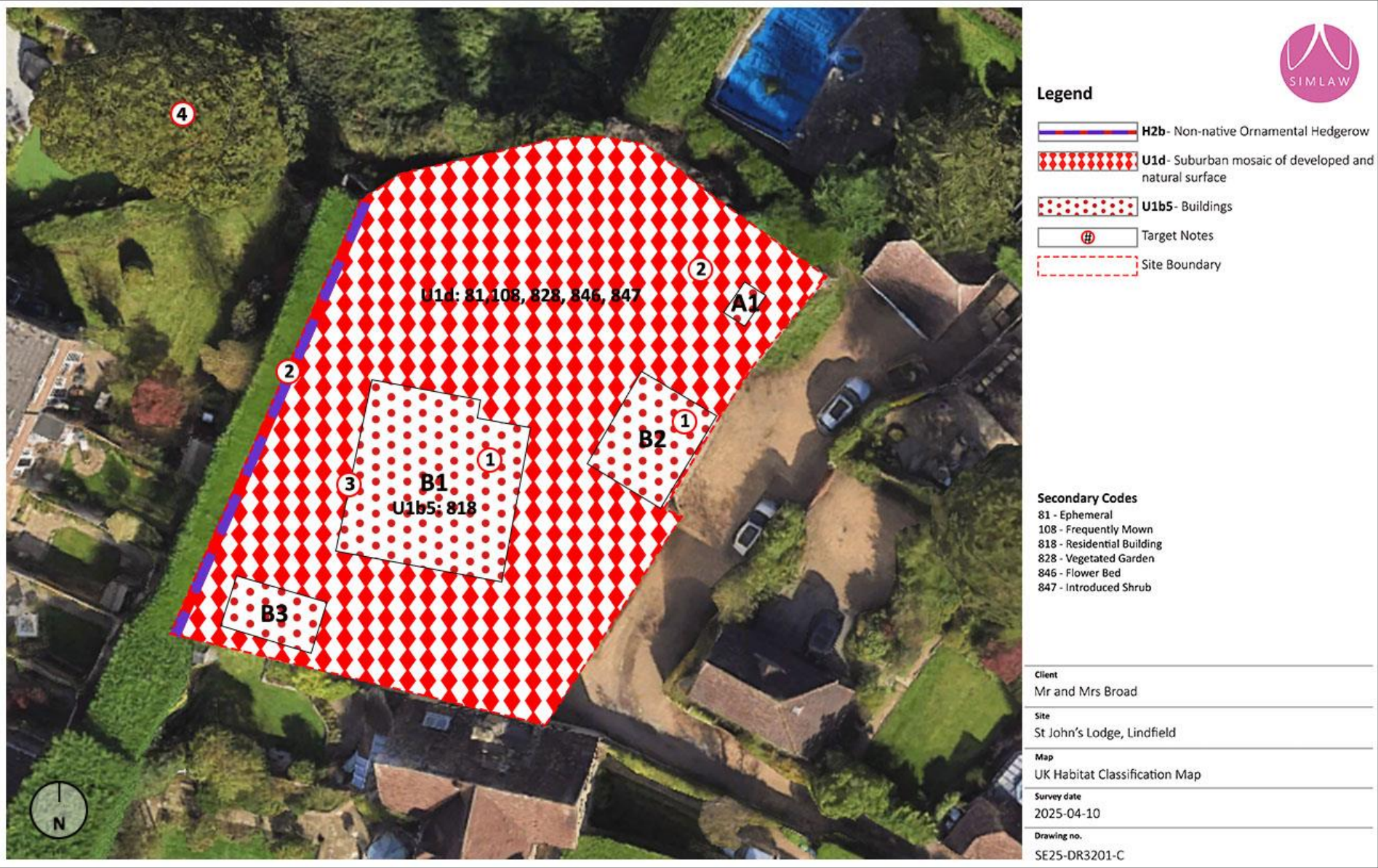


Figure 5. Application Site Boundary



Appendix B: UK Habitat Classification Survey Results

Figure 6. UK Habitat Classification Map



Points of Ecological Interest within the Application Site

B.1 The Target Note numbers within the UKHab Map, above, correspond to the following points of ecological interest within the Application Site:

- **TN1:** Building with Bat Roosting Suitability
- **TN2:** Trees/shrubs/hedgerows with suitability to support nesting birds
- **TN3:** Evidence of nesting birds in eaves of building, likely swifts
- **TN4:** Potential veteran tree

Photographs

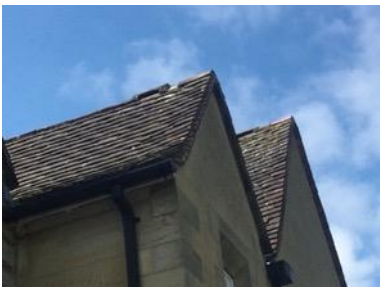
B.2 Photographs of the habitats within the Application Site during the habitat survey, are provided in the table below.

Table 12. Photographs of habitats within the Application Site

Habitat type / description	Photographs	
h2b: non-native and ornamental hedgerow		
u1d: Suburban mosaic of developed and natural surface		
u1b5: Buildings		
		

Appendix C: Daytime Bat Walkover Results

Table 13. External and Internal Building Inspection Results

St John’s Lodge (B1): External Inspection General Structure A detached, two-storey, ragstone dwelling with pitched intersecting gable roof and single-storey mono-pitched roofs on the north elevation. Roof, eaves and gables The roofs were pitched and covered with clay field tiles and decorative ridge tiles. The eaves were unboxed. Three gables were present on the north elevation, one gable on the west elevation and one gable on the south elevation. The gables were tile and pug sealed. Walls, windows and doors Walls were ragstone, and windows and doors were timber framed set in decorative stonework. Bats, Evidence of bats and Potential Bat Roosting Features (PRF) No bats or evidence of bats were recorded during the external inspection, however, the following features with potential to support roosting bats were recorded: • Gaps beneath open eaves; • Gaps beneath lifted field tiles on all aspects; • Gaps beneath vent ridge tiles on central and west roofs; • Low number of gaps beneath field tiles on mono-pitch roofs; • Gaps beneath eaves of mono-pitch roofs; • Gaps beneath southwest corner of chimney stack and roof tiles on west aspect; • Gaps beneath first floor window frame and ragstone walls on west elevation; and, • Low number of gaps beneath gas/electric block on west elevation.		
		
		
		
		
		
		
		

St John's Lodge (B1): Internal Inspection

Internal Structure

St John's Lodge (B1) contained one L-shaped roof void, in the west and south roof sections, that was divided into two by a brickwork chimney stack.

The south section of the roof void measured approximately 26 sqm with an apex height of 1.25 m. The roof was formed of timber rafters and ridge beam and lined with bitumen felt. The floor was insulated with new fibreglass roll.

The west section of the roof void measured approximately 20 sqm with an apex height of 2 m. The roof was formed of timber rafters and ridge beam and lined with bitumen felt. The floor was fully boarded, and this section was used for storage.

Bats, Evidence of bats and Potential Bat Roosting Features (PRF)

No bats were recorded during the internal inspection however the following evidence of bats was recorded:

- Pile of approximately 150 brown long-eared bat droppings just east of the access hatch to the south section;
- A further ~200 brown long-eared bat droppings scattered beneath the ridge beam in the south section to the west of the access hatch; and,
- A low number of common pipistrelle droppings in the west section adhered to dividing chimney stack.



St John's Lodge (B1): Preliminary Assessment

St John's Lodge (B1) was confirmed as supporting a brown long-eared bat roost within the south roof void section and a common pipistrelle roost somewhere in the vicinity of the western chimney. The proposed works to St John's Lodge (B1) are localised to the north and northwest of the building nearby to where the common pipistrelle droppings were recorded, and further suitable bat roosting features were identified in these areas. The areas of the proposed works were therefore assessed as having high suitability to support bat roosts with a confirmed bat roost nearby.

Assessment: *High Bat Roost Suitability with Confirmed Bat Roosts*

Bothy (B2): External Inspection

General Structure

A single-storey, ragstone outbuilding with pitched and hipped roof and central cupola.

Roof, eaves and gables

The roof was covered with clay tiles with a timber clad cupola. Eaves were unboxed and covered with mesh.

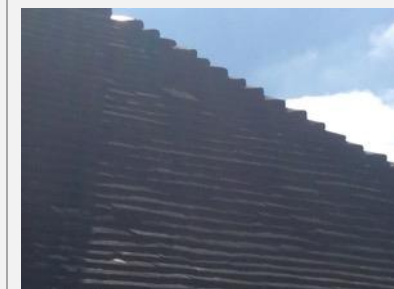
Walls, windows and doors

Walls were ragstone. Windows and doors were timber and set directly into the stonework.

Bats, Evidence of bats and Potential Bat Roosting Features (PRF)

No bats or evidence of bats were recorded during the external inspection, however, the following features with potential to support roosting bats were recorded:

- Gaps beneath lifted and slipped field tiles on all elevations;
- Gaps where mortar missing beneath hip tiles; and,
- Gaps beneath lifted cladding on cupola;



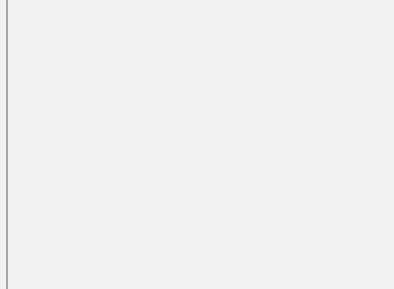
Bothy (B2): Internal Inspection

Internal Structure

The Bothy (B2) had no internal roof void however the cupola was sealed off with timber boarding. The roof was lined with timber sarking boards.

Bats, Evidence of bats and Potential Bat Roosting Features (PRF)

No bats or evidence of bats were recorded within the building.



Bothy (B2): Preliminary Assessment

No bats or evidence of bats was recorded however bat roosting features were recorded on the exterior of The Bothy (B2) that were suitable to support multiple bats.

Assessment: *Moderate Bat Roost Suitability*

Garage (B3): External Inspection

General Structure

A single-storey timber structure with pitched roof.

Roof, eaves and gables

The roof was pitched and covered with bitumen felt and eaves were sealed with timber barge board.

Walls, windows and doors

Walls were formed of timber shiplap cladding. Windows and doors were timber framed and set directly into the timber structure.

Bats, Evidence of bats and Potential Bat Roosting Features (PRF)

No bats, evidence of bats or features with potential to support roosting bats were recorded during the external inspection.



Garage (B3): Preliminary Assessment

No bats, evidence of bats or features with potential to support roosting bats were recorded.

Assessment: *Negligible Bat Roost Suitability*

Ancillary Structures (A1): External Inspection

One ancillary structures were present on the Application Site

A1: A Timber Shed

Bats, Evidence of bats and Potential Bat Roosting Features (PRF)

No bats, evidence of bats, or features with potential to support roosting bats were recorded within Ancillary Structures (A1)

Preliminary Assessment

No bats, evidence of bats, or potential roosting features were recorded.

Assessment: *Negligible Bat Roost Suitability.*

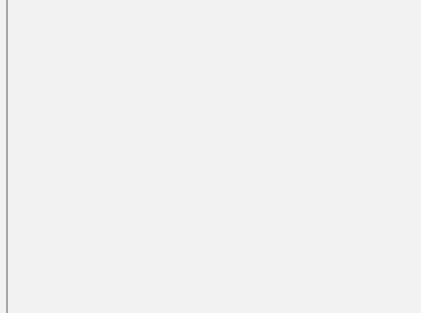
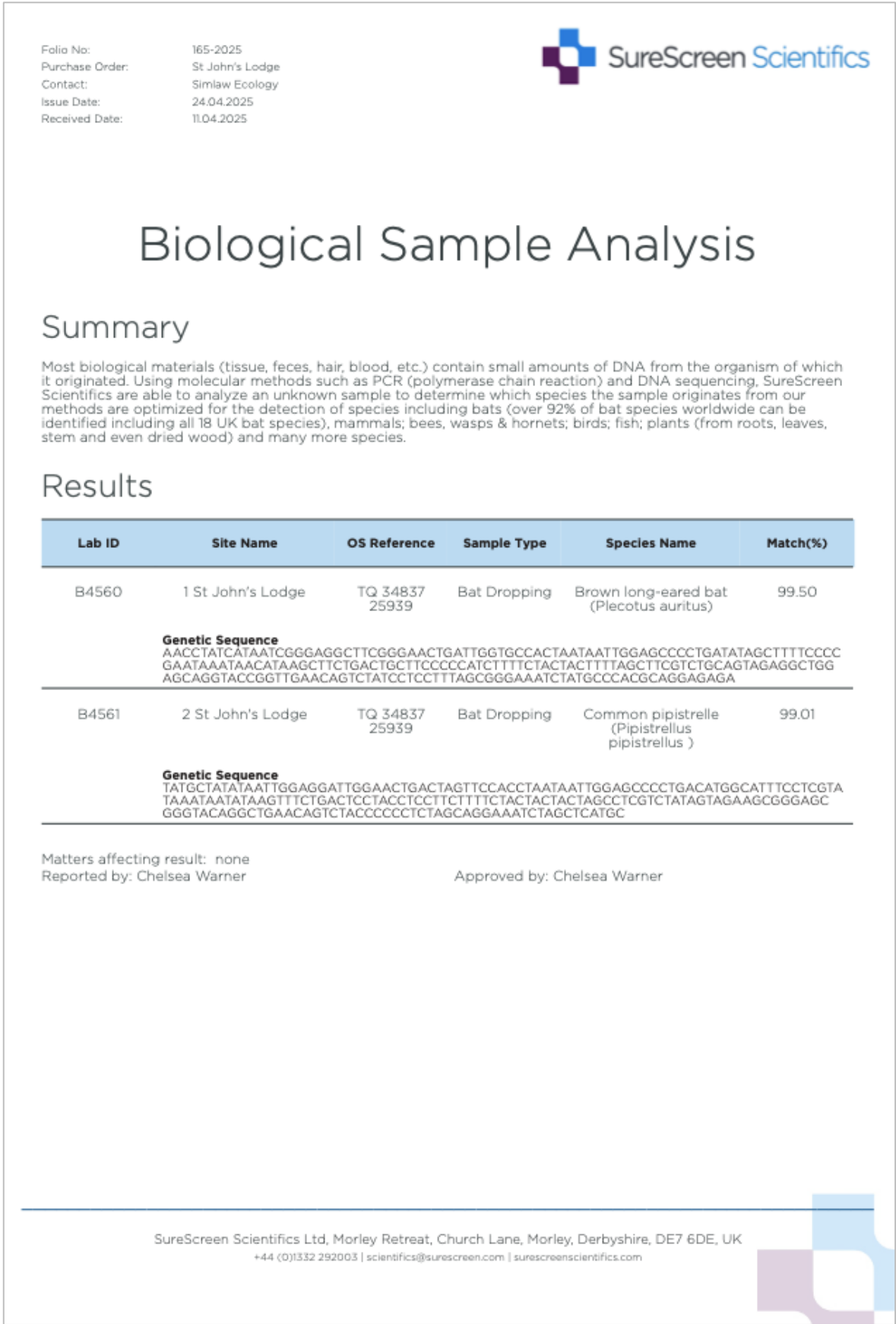


Figure 7. DNA bat dropping analysis results



Appendix D: Relevant Legislation and Planning Policy

Legislation

Protection of Bats and their Roosts

D.1 All species of bat found in Britain, and their roosts, receive protection under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). These legislative tools make it an offence for any person to:

- Deliberately capture, injure or kill a bat;
- Deliberately disturb a bat while it is occupying a place of rest;
- Intentionally or recklessly destroy a breeding or resting place (roost) of a bat; and,
- Intentionally or recklessly obstruct access for bats to a roost or to otherwise significantly alter the structure of a roost so as to render it unsuitable to support roosting bats.

Breeding Birds

D.2 All birds, and their active nests, are protected under Sections 1-8 of the Wildlife and Countryside Act 1981 (as amended). Under this legislative instrument it is an offence to:

- Intentionally kill, injure or take any wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is being used or built; and/or,
- Intentionally take or destroy a wild birds' egg.

D.3 Species listed under Schedule 1 of the Act are protected further from disturbance while nesting/building a nest/in or near a nest that contains their young.

Planning Policy

National Planning Policy

Environment Act (2021)

D.4 The Environment Act (2021) achieved Royal Assent in November 2021. The Environment Act (2021) makes a provision for biodiversity net gain to be a condition of planning permission in England, however, it is not anticipated that a 10% biodiversity net gain will be mandatory until 2023. When it does become mandatory, planning applications will need to demonstrate a 10% biodiversity net gain can be met. A biodiversity net gain plan must be submitted and must include:

- a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat
- b) the pre-development biodiversity value of the onsite habitat,
- c) the post-development biodiversity value of the onsite habitat,
- d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,
- e) any biodiversity credits purchased for the development.

D.5 It should be noted however, that the NPPF (2024) as set out below does require a project to provide a measurable net gain for biodiversity.

The National Planning Policy Framework (NPPF, 2024)

D.6 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Table 10, below, contains details of sections within the NPPF which relate to planning policies and decisions.

Table 14. Relevant Sections of the NPPF (December 2024)

Paragraph Number	Detail
187	"Planning policies and decisions should contribute to and enhance the natural and local environment by... a) 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); b) Recognizing 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; c) Maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs; e) 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 f) Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
192	“To protect and enhance biodiversity and geodiversity, plans should: a) 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, b) 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.”
193	“When determining planning applications, local planning authorities should apply the following principles: a) 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; b) 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; c) 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 d) Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”
198	“Planning policies and decisions should also ensure that new development is appropriate for its location considering the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.”

Local Planning Policy

Mid Sussex District Plan 2014 - 2031 (March 2018)

D.7 DP37: Trees, Woodland and Hedgerows

“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.”

D.8 **DP38: Biodiversity**

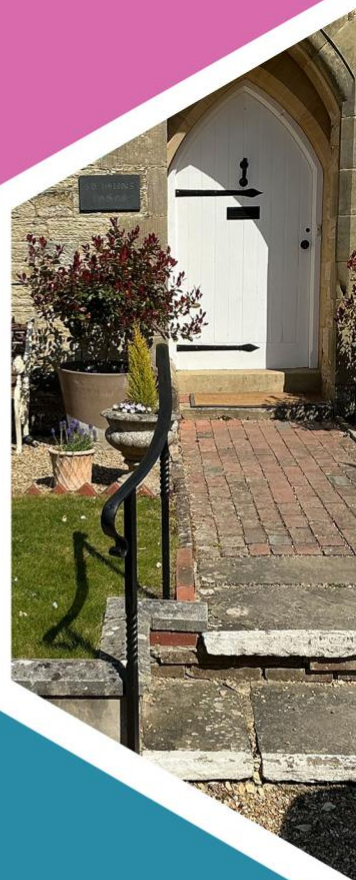
“Biodiversity will be protected and enhanced by ensuring development:

- 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.”



Preliminary Ecological Appraisal
St John's Lodge, Lindfield
Report for Mr and Mrs Broad

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