

Ecological Impact Assessment (EcIA)

Survey site:

Rose Cottage, Haywards Heath, West Sussex, RH16 1XT

Client:

Bright Horizons

Survey date:

26th November 2024

Project:

This report is prepared to inform a planning application with Mid Sussex District Council. The proposal is described as: “Conversion of existing barn into usable child space for existing adjacent nursery.”

This EcIA must be updated with the results of the required bat emergence surveys.

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

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

The site survey was undertaken by Chantae Wells BSc (Hons) MSC, (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS) on 26/11/2024					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
26/11/2024	11	85	100	10	Light

Ecological Survey Factor	Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Conclusion, Impact or Recommendations	
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, photos in appendix 3 and proposal plan in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings	The site is located in Haywards Heath at National Grid Reference TQ 32565 26680 and has an area of approximately 0.2ha. There is a trainline ~200m east and Ardingly Reservoir is 2.5km north of the site. The site is surrounded by pockets of woodland and grass fields. Onsite habitats: <u>Building u1b5</u> There is one building within the site. This is used as a working nursery and is described further in the bat section of this report. <u>Developed land, sealed surface u1b</u> The car park area of the site is comprised of hard-standing.

	<u>Other coniferous woodland w2c</u> The north of the site is a patch of woodland, dominated by spruce trees. There is no understorey or ground flora, the ground comprises bare earth and leaf litter. Within the woodland are two areas for animals (goats and ducks) and children's play equipment. There is only one age of trees present and the trees appear in good health. No invasive species. <u>Artificial unvegetated, unsealed surface u1c</u> There is a small area of astroturf which is used as the children's play ground. Local notable habitats The following notable habitats are present within 2km of the site: Woodpasture and parkland (closest of which is ~70m west), ancient woodland (closest of which is ~250m east) and traditional orchards (closest of which is ~1.4km southwest). Furthermore, there is good quality semi-improved grassland(\ ~300m east). and deciduous woodland (immediately adjacent) in close proximity to the site.
<i>Foreseen Impacts</i>	No direct impacts to any habitats of biodiversity value are anticipated. Indirect impacts, such as pollution, may occur to nearby woodland.
<i>Recommendations</i>	Best practice to minimise the risk of pollution to the nearby woodlands must be followed during construction. Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012).

Locality and Designated Sites	
Summary of Survey Findings	On-site designations The site is located within High Weald National Landscape, which is not designated for any protected species. Statutory designated sites (within 2km) Blunts and Pagies Wood Local Nature Reserve is ~2km south of the site and comprises hazel coppice, mixed coppice, birch woodland, bluebell woodland, meadow, grassland, hedgerows, pond and wetland area.
Foreseen Impacts	No impacts are anticipated on statutory designated sites given the distance of the site from such designated sites (where known) and the small scale of the work. Indirect impacts such as pollution may occur to the High Weald National Landscape.
Recommendations	Best practice to minimise the risk of pollution to the nearby designations must be followed during construction.
Invasive / Non-native species	
Summary of Survey Findings	No Schedule 9 invasive non-native species recorded on site.
Foreseen Impacts	None foreseen.
Recommendations	No further surveys but remain vigilant.
Invertebrates	
Summary of Survey Findings	The habitats present on-site, including coniferous woodland, are likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
Foreseen Impacts	None foreseen.
Recommendations	No further surveys.

Bats				
Summary of Survey Findings	EPSLs			
	A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are four granted EPSLs within a 2km radius of site as detailed below:			
	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
	2014-168-EPS-MIT	Common pipistrelle, Daubentons, whiskered bat	1.6km north	Damage of a resting place
	2014-1916-EPS-MIT	Brown long eared	1.6km south	Damage of a resting place
2020-44421-EPS-MIT-1	Common pipistrelle, brown long-eared	1.7km south	Destruction of a breeding site and a resting place	
2014-5965-EPS-MIT-1	Common pipistrelle, brown long-eared	1.9km west	Damage of a resting place	
Foraging and commuting habitat				
Large pockets of woodland within the site and surrounding the site provide suitable foraging and commuting opportunities for bats.				

	Roosting habitat The building is a two-storey, brick-built nursery clad with timber boards, with a pitched roof of corrugated metal. On the western side of the main nursery building, there is a single storey extension building used for storage, with timber cladding and pitched corrugated metal roof. The timber cladding is lifted and damaged in numerous areas around the entirety of the building, providing suitable roosting features for bats. Furthermore, the timber soffits and fascia are not tight fitted, providing further roosting opportunities for bats. Direct evidence of bats (bat droppings, approximately ten) were found hanging by the security alarm system in the south elevation of the building. DNA analyses confirms these droppings are from Soprano pipistrelle. The building is a confirmed bat roost.
<i>Impacts</i>	The conversion of the barn will cause the destruction of bat roosts and may lead to injury and death of bats (if present).
<i>Recommendations</i>	Three bat emergence surveys are required during the active bat season (optimal May to August, suboptimal September) to characterise the roosts present. At least two of the surveys should be completed during the optimal survey period mid-May to August inclusive. Infra-red cameras must be used as an aid. Surveys should be a minimum of three weeks apart. Five surveyors are required to provide full coverage of the building. An EPSL application to Natural England will be required. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.

	Artificial Lighting A low impact lighting strategy will be adopted for the site during and post-development, which will include the following measures: • Use narrow spectrum light sources to lower the range of species affected by lighting. • Use light sources that emit minimal ultra-violet light. • Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. • Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal. • Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only. • External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on. • Wall lights and security lights will be 'dimnable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available.
Birds	
<i>Summary of Survey Findings</i>	Bird nests were observed in the interior of the single-storey extension in the building. Furthermore, the roof of the building provides suitable nesting habitat for birds.
<i>Foreseen Impacts</i>	The works to the building will cause the disturbance of birds nest, if active at the time of works.

<i>Recommendations</i>	The works must be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.
Reptiles	
<i>Summary of Survey Findings</i>	The woodland within the site is sub-optimal for reptiles due to lack of suitable sheltering habitats, however the surrounding habitats (including long sward heigh grassland and scrub) are suitable for reptiles. Therefore, transient reptiles may be present within the site for short periods of time.
<i>Foreseen Impacts</i>	Transient reptiles may be present on the site for short periods of time and as such, may be injured or killed by heavy machinery during the conversion of the barn.
<i>Recommendations</i>	In order to reduce the risk to reptiles to an acceptably low level, the following precautionary working methods must be implemented: • The area surrounding the barn should be checked by a competent person, immediately prior to the works, to ensure there are no reptiles in the site at the time of works • If any common reptiles are observed in the area, they should be encouraged to disperse of their own accord. If in immediate danger, they may be carefully picked up and placed in a vegetated area away from harm (do not handle adders without correct protective gloves).

Amphibians																										
Summary of Survey Findings	The hard-standing and artificial, unvegetated, unsealed surface within the site is unsuitable for amphibians. The woodland within the site is sub-optimal for amphibians due to lack of sheltering opportunities. However, the scrub and grassland in close proximity to the woodland is suitable for amphibians. There is no suitable aquatic habitat for breeding amphibians within the site. Great crested newts exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). A review of aerial imagery indicates the presence of seven ponds within 500m of the site (see Appendix 1c). Therefore, great crested newts may be present within the local area.																									
Foreseen Impacts	No suitable habitat will be lost to facilitate the proposed development, only hard-standing and building will be impacted. When completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces an Green risk score, which states: Offence Highly Unlikely. Therefore, no impacts to great crested newts are anticipated. <table border="1"> <thead> <tr> <th>Component</th><th>Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)</th><th>Notional offence probability score</th></tr> </thead> <tbody> <tr> <td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr> <tr> <td>Land within 100m of any breeding pond(s)</td><td>No effect</td><td>0</td></tr> <tr> <td>Land 100-250m from any breeding pond(s)</td><td>No effect</td><td>0</td></tr> <tr> <td>Land >250m from any breeding pond(s)</td><td>No effect</td><td>0</td></tr> <tr> <td>Individual great crested newts</td><td>No effect</td><td>0</td></tr> <tr> <td colspan="2">Maximum:</td><td>0</td></tr> <tr> <td>Rapid risk assessment result:</td><td colspan="2">GREEN: OFFENCE HIGHLY UNLIKELY</td></tr> </tbody> </table>		Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score	Great crested newt breeding pond(s)	No effect	0	Land within 100m of any breeding pond(s)	No effect	0	Land 100-250m from any breeding pond(s)	No effect	0	Land >250m from any breeding pond(s)	No effect	0	Individual great crested newts	No effect	0	Maximum:		0	Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	
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<i>Recommendations</i>	As a precaution, heras style fencing will be erected to ensure no encroachment of heavy machinery or contractors into the woodland. This will ensure that any habitat suitable for great crested newts will not be impacted. In the unlikely event that a great crested newt is discovered on site, all works must cease and advice must be sought from a suitably qualified ecologist. If any common amphibians are found on site, they should be left to disperse of their own accord. If in immediate danger and will not move of their own volition, they may be gently removed and placed in an area of vegetation.
Badger	
<i>Summary of Survey Findings</i>	There were no badger setts or evidence of badgers within the site. There are no suitable sett creation opportunities within the site, however the grassland immediately north of the site provides suitable foraging opportunities. Therefore, the presence of transient badgers cannot be discounted.
<i>Foreseen Impacts</i>	Individual badgers may be injured or killed by heavy machinery during conversion works.
<i>Recommendations</i>	Precautionary working methods are required in order to reduce risks to badgers to an acceptably low level: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to habitats which badgers could use. South and west boundaries. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • In the unlikely event that a badger sett is identified within 30m, works must cease and advice must be sought from a suitably qualified ecologist.

Riparian animals					
Summary of Survey Findings		There are no watercourses on or connected to the site.			
Foreseen Impacts		No impacts are anticipated on riparian animals as a result of the proposed development.			
Recommendations		No impacts are anticipated.			
Hazel dormouse					
Summary of Survey Findings		A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. There are three granted EPSLs within a 2km radius of site as detailed below:			
		EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
		2017-28946-EPS-MIT-4	Hazel or common dormouse	1.1km south	Destruction of a resting place
		2019-41521-EPS-MIT	Hazel or common dormouse	1.5km southeast	Destruction and damage of a breeding site and resting place
		2020-49501-EPS-MIT-1	Hazel or common dormouse	2km northeast	Damage of a breeding place and a resting site
		There is no suitable habitat for hazel dormice within the site as the woodland does not provide suitable three-dimensional habitat.			
Foreseen Impacts		No impacts are anticipated.			
Recommendations		In the unlikely event that hazel dormice are observed within the site, all works must stop with immediate effect and advice must be sought from a suitably qualified ecologist.			

Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The woodland within the site is suitable for foraging and commuting hedgehogs.
<i>Foreseen Impacts</i>	Hedgehogs may be injured or killed by heavy machinery during the barn conversion works.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations • If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

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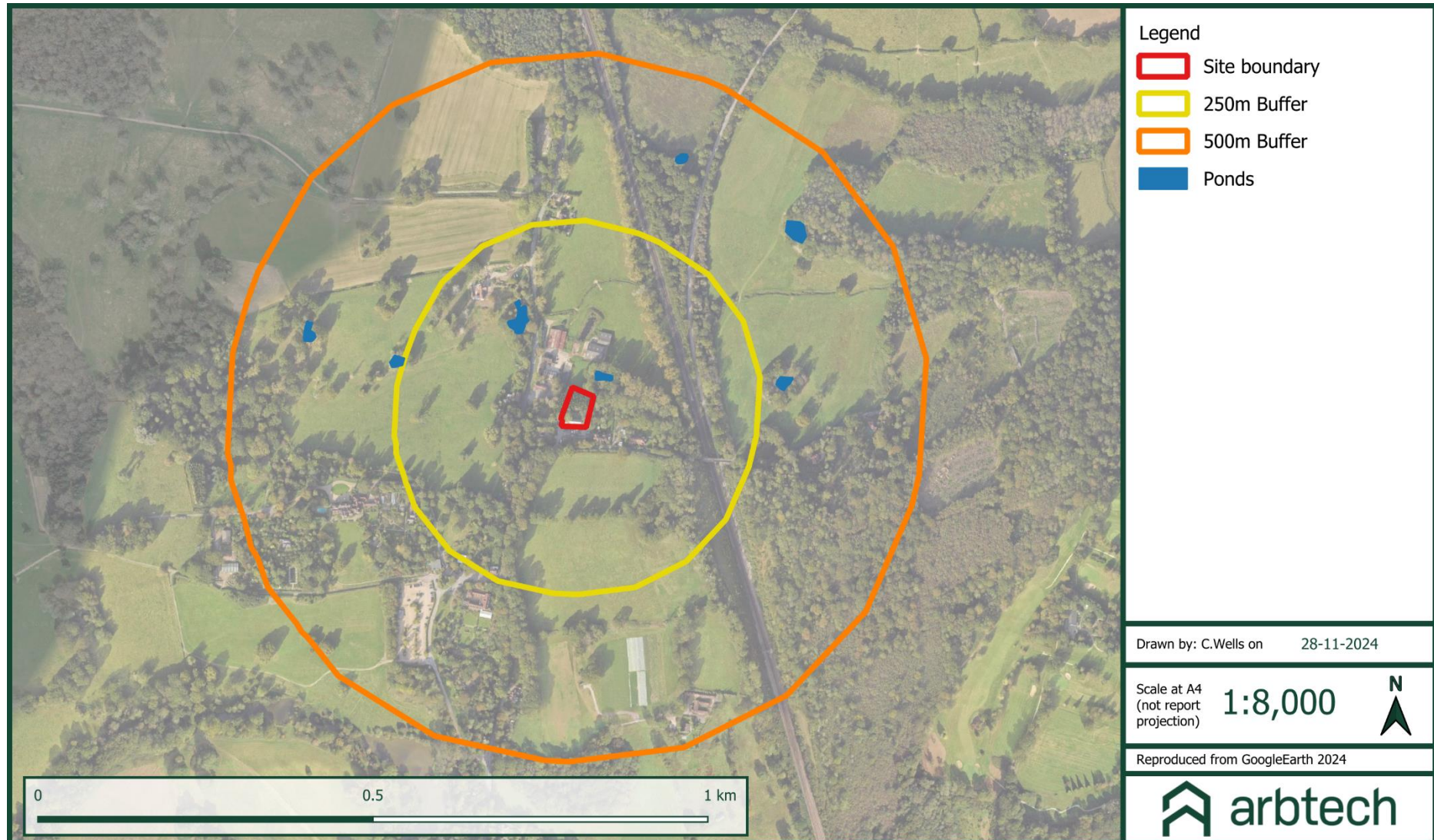
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Appendix 1a: PRA Map

NB: DNA analyses confirms droppings are from Soprano pipistrelle.



Appendix 1b: Habitat Map

Appendix 1c: Pond Map

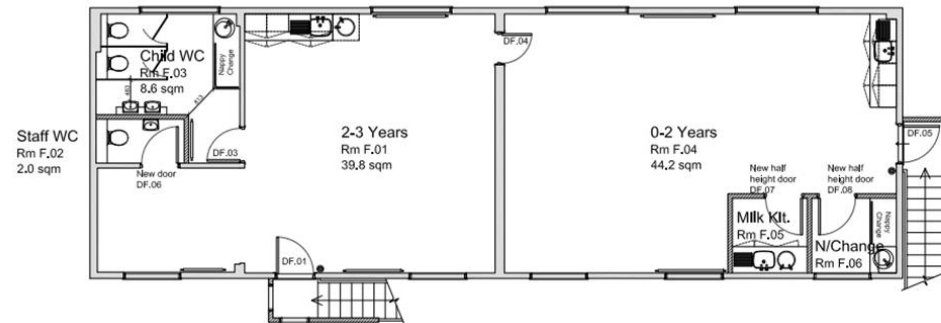
Appendix 2: Location map



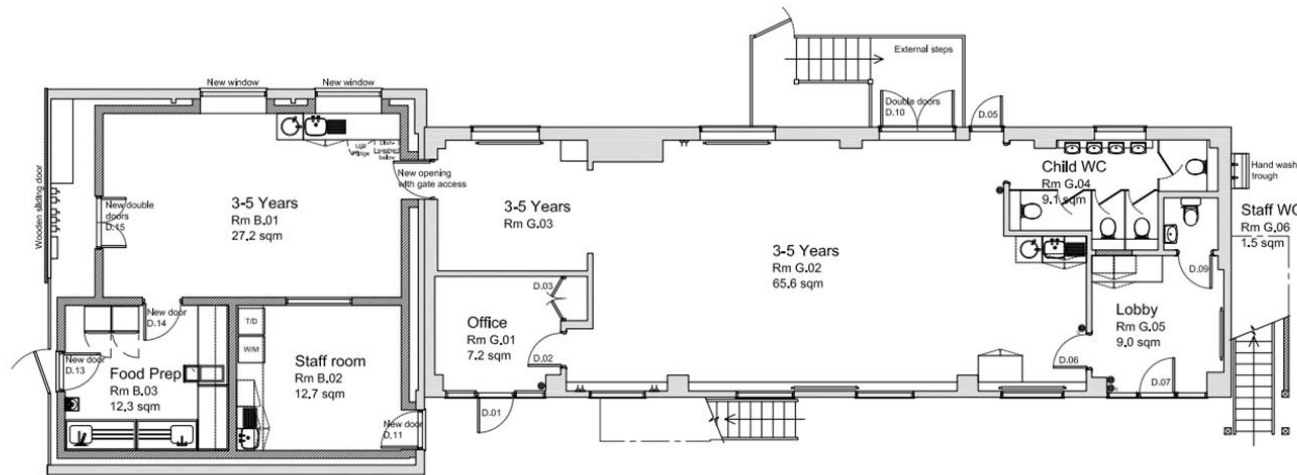
Appendix 3: Proposed plan



	Site Rose Cottage - 4626								Address The Old Sawmills, Coyhold Lane, Haywards Heath, West Sussex, RH16 1XT	All dimensions are in millimetres Do not scale from this drawing Copyrights reserved by CMC and it is to be used on the condition that it is not copied or disclosed by, or to, any unauthorised persons without prior consent to writing from CMC. All dimensions to be checked on site prior to commencement of works. Drawings show design intent only. Responsibility is not accepted for errors made by others in working from this drawing. Bright Horizons Pioneer House, 7 Rushmills, Northampton, NN4 7YD TEL: (0)1933 415900 		
	Title Proposed Site Plan											
	Drawn	SM	Date	12-08-24	Rev	06	Status	PRO			Scale	1:250



First Floor Plan



Ground Floor Plan



102



Site	Rose Cottage - 4626							Address	The Old Sawmills, Coyhold Lane,		
Title	Proposed Floor Plans GA								Haywards Heath, West Sussex,		
Drawn	SM	Date	12-08-24	Rev	06	Status	PRO	Scale	1:100	RH16 1XT	

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Bright Horizons
Pioneer House,
7 Rushmills,
Northampton,
NN4 7YB.
TEL: (01)933 415900



Appendix 4: Photographs

Description	Photographs
Preliminary Roost Assessment – Building 1	
Overview of building	

Suitable roosting features, such as lifted timber boards, damaged timber boards and gaps between soffit and wall.



Overview of loft space



Direct evidence of bats



Description	Photographs
Preliminary Ecological Appraisal	
Artificial, unvegetated, unsealed surface	

Coniferous Woodland



Developed land, sealed surface



Building



Appendix 5: DNA results**Results****Sample ID: EG-1964-1***Sample information:***Sample type:** Faecal**Species group:** Bats**Suspected species:****Site Location:** RH16 1XT**Comments:** Rose Cottage, Haywards Heath, West Sussex, RH16 1XT*Laboratory information:***DNA Extraction Code:** EG-2025-0074**Identification method:** qPCR**Analysis Procedure Notes:**

All UK bat species tested for - only a single species detected in this sample.

Laboratory Comments:

None

*Species Identified:***Species 1:** Pipistrellus pygmaeus (Soprano pipistrelle bat)**qPCR Ct Value:** 24

Limitations and Copyright

Limitations

Biological record data has not been used to inform this report. However, given the small scale of the works (conversion of an existing barn) and that only habitat of no biodiversity value will be impacted (building and hard-standing), the addition of biological record data is not anticipated to alter the recommendations within this report. **Biological records data will be required to inform the bat EPSL**

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Version control			
Status	Issue	Name	Date
Draft	0.1	Chantae Wells BSc (Hons), MSc - Consultant Ecologist	28/11/2024
Final	1.0	Chantae Wells BSc (Hons), MSc - Consultant Ecologist	02/12/2024
Fina (Updated)	2.0	Chantae Bleakman-Wells BSc (Hons), MSc - Consultant Ecologist	12/02/2025