The Former Thakeham Mushroom Site,
Thakeham

Ecological Appraisal

January 2026

Quality Management	
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[redacted]

Legal Guidance

The information set out within this report in no way constitutes a legal opinion on the relevant legislation (refer to the relevant Appendix for the main provisions of the legislation). The opinion of a legal professional should be sought if further advice is required.

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Executive Summary

i) **Introduction.** Aspect Ecology was commissioned by Bellway Homes Limited (Strategic Land) in June 2023 to undertake an Ecological Appraisal in respect of proposed development at the Former Thakeham Mushroom Site, Thakeham. Aspect Ecology was recommissioned in July 2025 to undertake an update Ecological Appraisal at the site.

ii) **Proposals.** The proposals are for redevelopment of the site to provide new residential properties with associated access and landscaping.

iii) **Survey.** The site was surveyed in July 2023 and August 2025 based on standard extended Phase 1 methodology. In addition, a general appraisal of faunal species was undertaken to record the potential presence of any protected, rare or notable species, with specific surveys conducted in respect of bats [redacted]

iv) **Ecological Designations.** The site itself is not subject to any statutory or non-statutory ecological designations. The nearest statutory designation is Sullington Warren Site of Special Scientific Interest (SSSI) located 2.07km south of the site boundary. The nearest non-statutory designation is B2139 Road Cutting, Thakeham Local Geological Site (LGS), located adjacent to the eastern site boundary along the sides of Storrington Road (B2139). All of the ecological designations in the surrounding area are physically well separated from the site and are therefore unlikely to be adversely affected by the proposals.

v) **Habitats.** The site is dominated by arable land, and existing buildings/hardstanding surrounded by areas of amenity grassland, all of which are of low ecological value. Other habitats present, which area of ecological importance, include hedgerows, and broadleaved woodland which are of local to district level value. All woodland and the majority of the hedgerows are to be retained under the proposals and will be protected during construction. Small sections of the hedgerow at the eastern boundary will be removed to facilitate access. This will be compensated by new, native species-rich hedgerow planting. The remaining habitats within the site are not considered to form important ecological features and their loss to the proposals is of negligible significance.

vi) **Protected Species.** Survey work undertaken has recorded the site to be utilised by bats and Dormice. Accordingly, the proposals have sought to maintain opportunities for bats and Dormouse, and where necessary, safeguards and mitigation in respect of both these species are recommended.

vii) **Enhancements.** The proposals present the opportunity to secure a number of Ecological enhancements, including additional native tree planting, new roosting opportunities for bats, and more diverse nesting habitats for birds.

viii) **Summary.** In summary, the proposals have sought to minimise impacts on biodiversity and subject to the implementation of appropriate avoidance, mitigation and compensation measures, it is considered unlikely that the proposals will result in significant harm.

1 Introduction

1.1 Background and Proposals

1.1.1 Aspect Ecology was commissioned by Bellway Homes Limited (Strategic Land) in June 2023 to undertake an Ecological Appraisal in respect of proposed development at the Former Thakeham Mushroom Site, Thakeham centred at grid reference TQ 10194 17085 (see Plan 6612/ECO1), hereafter referred to as 'the site'. Further, Aspect Ecology was recommissioned in July 2025 to undertake an update Ecological Appraisal at the site.

1.1.2 The proposals are for redevelopment of the site to provide new residential properties with associated access and landscaping.

1.2 Site Overview

1.2.1 The site is located in Thakeham, north of Storrington. The site is bound to the west by arable land beyond which lies further open countryside, whilst Storrington Road bounds the site to the east beyond which lies further arable land. To the south the site is bound by residential dwellings and gardens, and to the north the site is bound by further arable land and residential dwellings.

1.2.2 The site itself is dominated by arable land and a number of industrial buildings formally used for industrial mushroom production, surrounded by areas of hardstanding and amenity grassland. The northern portion of the site includes an arable field with associated hedgerows.

1.3 Application History

1.3.1 An outline planning application (DC/24/0021) was submitted in 2023, which was informed by ecological survey work undertaken by Aspect Ecology. This application was ultimately refused by Horsham District Council, albeit it is important to note that HDC Ecology raised no objections to the proposed development (subject to conditions).

1.3.2 The refusal was appealed by the applicant in 2025. Ecology was not cited a Reason for Refusal, and so did not form an integral part of the appeal. However, the Statement of Common Ground drawn up between the applicant and the client provided an overview of the agreed ecological position, which is replicated below;

"HDC Ecology has raised no ecological objections to the proposal. Nature Space had a holding objection on the Application in respect of Newts. The Applicant is not intending to use the District Licence scheme and that HDC Ecologist is satisfied that the Appeal scheme is acceptable in respect of impact to Great Crested Newts. Thus, the parties agree that the Appeal Scheme is acceptable in ecology terms and accords with Policy 31 of the HDPF.

In respect of the Appeal Scheme impact to the Mens and Ebernoe SAC, an appropriate assessment was submitted to Natural England during the application who have raised no objection subject to appropriate mitigation being secured. The parties agree that the Appeal Scheme will not result in adverse impact to the Mens and Ebernoe SAC."

1.3.3 As such, it can be seen that within the 2023 application all ecological matters were found to be agreeable. The current application retains the same broad development footprint as the 2023 application, and as such the ecological considerations and effects remain broadly identical to those within the 2023 application. Given the limited time that has passed since

the 2023 application was submitted, the survey work to inform the 2023 application remains largely current, confirmed by way of update Phase 1 habitat survey work. This report therefore details the results of the 2023 survey work, and update survey work where applicable, and assesses the current proposed scheme against the ecological baseline.

1.4 Purpose of the Report

1.4.1 This report documents the methods and findings of the baseline and update ecology surveys and desktop study carried out in order to establish the existing ecological interest of the site, and subsequently provides an appraisal of the likely ecological effects of the proposals. The importance of the habitats and species present is evaluated. Where necessary, avoidance, mitigation and compensation measures are proposed so as to safeguard any significant existing ecological interest within the site and where appropriate, opportunities for ecological enhancement are identified with reference to national conservation priorities and local Biodiversity Action Plans (BAPs).

2 Methodology

2.1 Desktop Study

2.1.1 In order to compile background information on the site and its immediate surroundings the Sussex Biodiversity Record Centre were contacted in July 2023 and January 2026, with data requested on the basis of a search radius of 2km.

2.1.2 Where information has been received from the above organisation this is reproduced on Plan 6612/ECO2, where appropriate.

2.1.3 Information on statutory designations was obtained from the online Multi-Agency Geographic Information for the Countryside (MAGIC) database, which utilises data provided by Natural England, with an extended search radius (25km). In addition, the MAGIC database was searched to identify the known presence of any Priority Habitats within or adjacent the site. Relevant information is reproduced on Plan 6612/ECO2, where appropriate.

2.1.4 In addition, the Woodland Trust database was searched for any records of ancient, veteran or notable trees within or adjacent to the site.

2.2 Habitat Survey

2.2.1 The site was surveyed in July 2023 and August 2025 in order to ascertain the general ecological value of the land contained within the boundaries of the site and to identify the main habitats and ecological features present.

2.2.2 The site was surveyed based on standard Phase 1 Habitat Survey methodology[1], whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential which require further survey. Any such areas identified can then be examined in more detail through Phase 2 surveys. This method was extended, in line with the Guidelines for Preliminary Ecological Appraisal[2] to record details on the actual or potential presence of any notable or protected species or habitats.

2.2.3 Using the above method, the site was classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified. The nomenclature used for plant species is based on the Botanical Society for the British Isles (BSBI) Checklist.

2.3 Faunal Surveys

2.3.1 General faunal activity, such as mammals or birds observed visually or by call during the course of the surveys was recorded. Specific attention was also paid to the potential presence of any protected, rare or notable species, and specific consideration was given to bats, [redacted] and dormouse, as described below.

1 Joint Nature Conservation Committee (2010, as amended) *'Handbook for Phase 1 habitat survey: A technique for environmental audit.'*

2 Chartered Institute for Ecology and Environmental Management (CIEEM) (2013) '*Guidelines for Preliminary Ecological Appraisal.*'

Bats[3]

Visual Inspection Surveys

2.3.2 **Buildings.** Buildings within the site were subject to specific internal and external inspection surveys using ladders, torches and binoculars where necessary in July 2023 and August 2025.

2.3.3 During the external inspections, particular attention was given to any potential roost features or access points, such as broken or lifted roof tiles, lifted lead flashing, soffit boxes, weatherboarding, hanging tiles, etc. and for any external signs of use by bats such as accumulations of bat droppings or staining. Binoculars were used to inspect any inaccessible areas more closely where appropriate.

2.3.4 During the internal inspections, evidence for the presence of bats was searched for with particular attention paid to any loft voids and relevant potential roost features and locations, such as ridge boards, rafters, purlins, gable walls, and mortise joints. Specific searches were made for bat droppings that can indicate present or past use and extent of use, whilst other signs that can indicate the possible presence of bats were also searched for, e.g. presence of stained areas, feeding remains, corpses, etc. Any droppings collected during the course of the surveys were visually assessed and attributed to a species where possible on the basis of size/shape/texture[4]. Where appropriate, samples of similar droppings were collected with gloved hands and put into labelled eppendorfs, and forwarded to the University of Warwick for DNA analysis.

2.3.5 **Trees**. Trees were assessed for their suitability to support roosting bats based on the presence of features such as holes, cracks, splits or loose bark. Suitability for roosting bats was rated based on relevant guidance[5] as:

- Negligible;
- Low;
- Moderate; or
- High.

2.3.6 Any potential roost features identified were also inspected for any signs indicating possible use by bats, e.g. staining, scratch marks, bat droppings, etc.

Dusk Emergence/ Dawn Re-entry Survey

2.3.7 Dusk emergence and dawn re-entry surveys were carried out on 24th/25th July, 9th/10th August and 23th/24th August 2023 to identify any bats roosting in the buildings highlighted to have potential to support roosting bats. No update surveys were undertaken in 2025 as the daytime inspections confirmed the buildings to remain broadly similar to that in 2023 and the 2023 survey work remained in date.

2.3.8 Surveyors employed Anabat scout detectors to aid identification of any bats observed. Infrared (IR) camera set-ups, comprising a Canon XA60 & 2 x IR illuminators (floodlights), were deployed at a number of locations. IR cameras were utilised to aid in the identification

[3] Surveys based on: English Nature (2004) '*Bat Mitigation Guidelines'* and Collins, J. (ed.) (2016) '*Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn).' Bat Conservation Trust

[4] Stebbings, RE, Yalden DW and Herman, JS (2007). '*Which bat is it? A guide to bat identification in Great Britain and Ireland.'* The Mammal Society

[5] Collins, J. (ed.) (2016) '*Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn).' Bat Conservation Trust

of precise roosting locations and confirm the number of any emerging / re-entering bats recorded. At dusk, surveyors were in position 15-30 minutes prior to sunset, remaining in place for approximately 2 hours. At dawn, surveyors were in place approximately 2 hours before sunrise and remained in place until 15 minutes after sunrise. This survey method aims to identify any roosting bats emerging from or returning to potential roost sites.

2.3.9 In addition to specific dusk/dawn re-entry surveys of buildings with elevated bat potential, a number of the industrial buildings within the site (which at most featured features of low bat potential) were subject to back tracking surveys. This survey methodology was chosen due to the significant size of these buildings and the relatively low potential they held for roosting bats, such that emergence/re-entry surveys would have been disproportionately onerous. Using this survey methodology, two surveyors (working independently) followed a set transect around the buildings, with one surveyor working clockwise and the other anticlockwise. Surveyors were in contact with each other via hand-held radio to communicate their observations. Surveyors were acting to observe any commuting bats returning to roosts, and any bats detected during these surveys were followed to locate any roosts. Surveyors were employed Anabat scout detectors to aid identification of any bats observed, and surveys commenced approximately 2 hours before sunrise and continued until 15 minutes after sunrise.

2.3.10 This survey work was carried out during suitable weather conditions, as set out in Tables 2.1 and 2.2 below.

Table 2.1. Dusk survey details.

Date	Start & end times & time of sunset	Structure reference / location	Equipment used	Weather
24/07/2023	Start time: 21.02 End time: 23.00 Sunset: 21.00	B11a	Anabat Scout. Canon XA60 & 2 x IR illuminators (floodlights)	Heavy rain until 21:02 then some light rain, 100% cloud, BF3, 15°C
Comments: The survey was undertaken by 3 surveyors under direction of licence holder 2015-15509-CLS-CLS. Survey start delayed due to persistent heavy rain. Light rain form 21:06 to 21:35.				
09/08/2023	Start time: 20.19 End time: 22.34 Sunset: 20.34	B8	Anabat Scout. Canon XA60 & 2 x IR illuminators (floodlights)	Dry, 0% cloud, BF1, 19°C
Comments: The survey was undertaken by 4 surveyors under direction of licence holder 2015-15509-CLS-CLS.				
23/08/2023	Start time: 19.52 End time: 21.45 Sunset: 20.07	B8	Anabat Scout. Canon XA60 & 2 x IR illuminators (floodlights)	Dry, 50% cloud, BF2, 22°C
Comments: The survey was undertaken by 4 surveyors under direction of licence holder 2015-15509-CLS-CLS. Survey ended at 21:45 due to rain.				

BF0 = calm, BF12 = hurricane force.

Table 2.2. Dawn survey details.

Date	Start & end times & time of sunrise	Structure reference / location	Equipment used	Weather
25/07/2023	Start time: 03.17 End time: 05.32 Sunrise: 05.17	B8	Anabat Scout. Canon XA60 & 2 x IR illuminators (floodlights)	Dry, 90% cloud, BF1, 11°C
Comments: The survey was undertaken by 4 surveyors under direction of licence holder 2015-15509-CLS-CLS.				
10/08/2023	Start time: 03.41 End time: 05.56	Roaming dawn survey	Anabat Scout.	Dry, 0% cloud, BF1, 13°C

	Sunrise: 05.41	(B5, B6, B7, B10, B11)	Canon XA60 & 2 x IR illuminators (floodlights)	
Comments: The survey was undertaken by 2 surveyors under direction of licence holder 2015-15509-CLS-CLS.				
24/08/2023	Start time: 04.02 End time: 06.17 Sunrise: 06.02	Roaming dawn survey (B5, B6, B7, B10, B11)	Anabat Scout. Canon XA60 & 2 x IR illuminators (floodlights)	Light showers, 60% cloud, BF3, 16°C
Comments: The survey was undertaken by 2 surveyors under direction of licence holder 2015-15509-CLS-CLS.				

BF0 = calm, BF12 = hurricane force.

Activity Surveys

2.3.11 Walked transect surveys were undertaken from July to October 2023 to ascertain the level of usage of the site by foraging or commuting bats. This survey method involves walking planned transect routes[6] with key listening points, specifically covering habitats/features with particular potential for commuting or foraging bats. Anabat Scout handheld bat detectors were employed alongside BatBox Duet detectors to aid identification of any bats observed. Each transect was walked from approximately 15 minutes prior to sunset, for 2-3 hours, with a minimum 3 minute stop at each listening point.

2.3.12 This survey work was carried out during suitable weather conditions, as set out in Tables 2.3 below.

Table 2.3. Dusk walked transect survey details.

Date	Start & end times & time of sunset	Transect / location	Equipment used	Weather
18/07/2023	Start time: 21.07 End time: 23.36 Sunset: 21.07	Transect	Bat Box Duet and Anabat Scout	Dry, 75% cloud, BF3, 17°C
Comments: The survey was undertaken by 2 surveyors under direction of licence holder 2015-15509-CLS-CLS.				
07/09/2023	Start time: 19.35 End time: 22.06 Sunset: 19.35	Transect	Bat Box Duet and Anabat Scout	Dry, 50% cloud, BF0, 22°C
Comments: The survey was undertaken by 2 surveyors under direction of licence holder 2015-15509-CLS-CLS.				
16/10/2023	Start time: 18.07 End time: 20.11 Sunset: 18.07	Transect	Bat Box Duet and Anabat Scout.	Dry, 50% cloud, BF2, 11°C
Comments: The survey was undertaken by 2 surveyors under direction of licence holder 2015-15509-CLS-CLS.				

BF0 = calm, BF12 = hurricane force

2.3.13 Automated static detector surveys were also carried out during which Song Meter 2 (SM2) detectors were positioned at two locations within the site from the 18th to 25th July, 31st August to 7th September and from the 16th to the 23rd October 2023 to record any bat activity. The two SM2 detectors were deployed in the same locations for all three deployments. Detector 1 was located in the north field of the site along an existing tree line and detector 2 was situated on the western boundary of the site within an area of scrub (see Plan 6612/ECO4). The detectors were set to switch on approximately 30 minutes before sunset and switch off approximately 30 minutes after sunrise. The weather conditions during the static detector surveys are provided in Table 2.4 below.

[6] At the time of survey, Aspect Ecology was commissioned to survey a wider site area, and as such the survey results presented within this report reflect the current red line boundary and a wider survey area.

Table 2.4. Automated detector survey details.

Survey Date	Weather Conditions			
	Wind (BF)	Temp(c)	Cloud Cover (%)	Precipitation
18/07/2023	3	17	0	Dry
19/07/2023	2	16	0	Dry
20/07/2023	3	17	0	Dry
21/07/2023	2	14	50	Dry
22/07/2023	4	15	100	Light rain
23/07/2023	3	15	50	Dry
24/07/2023	2	14	100	Dry
31/08/2023	1	15	100	Dry with fog
01/09/2023	1	15	50	Dry
02/09/2023	3	15	0	Dry
03/09/2023	2	16	0	Dry
04/09/2023	3	16	0	Dry
05/09/2023	2	18	0	Dry
06/09/2023	2	20	0	Dry
16/10/2023	2	9	0	Dry
17/10/2023	3	10	0	Dry
18/10/2023	4	15	100	Light rain
19/10/2023	2	14	100	Light rain
20/10/2023	2	13	50	Dry
21/10/2023	3	9	50	Dry
22/10/2023	2	7	0	Dry

BF0 = calm, BF12 = hurricane force

Analysis of Bat Survey Recordings

2.3.14 All bat calls were analysed using Analook W v4.4a to verify the species recorded during the survey work. Where recordings could not be reliably attributed to species (such as for *Myotis* species) or where overlaps between otherwise distinguishable species occur (such as in Pipistrelle bat calls around 40kHz or 50kHz) calls were identified to genus level; in the case of calls which could not be distinguished between *Nyctalus* sp. and Serotine, these have been labelled as 'unidentified big bat' species.

[redacted]

[redacted] [redacted]

- [redacted]
- [redacted]
- [redacted]

[7] Based on: Mammal Society (1989) '*Occasional Publication No. 9 – Surveying Badgers*'

[redacted]

Dormouse *(Muscardinus avellanarius)*[8]

2.3.17 Surveys were undertaken to establish the presence/absence of Dormouse within the site between June and November 2023[9]. No update surveys were undertaken in 2025 as the update Phase 1 survey confirmed the site to remain broadly similar to that in 2023, whilst the 2023 survey work remained in date.

2.3.18 Survey work followed the methodology set out within best practice guidance[8], whereby nesting tubes are attached to branches of trees and shrubs and checked on a regular basis for signs of use by Dormouse.

2.3.19 The guidance employs an indexation system to define survey effort, based on the number of tubes deployed and months over which these are in place and are checked for signs of use. Months in which use of nest tubes by Dormouse is more likely afford a higher number of points than months when there is a lower likelihood of use. The guidance recommends that determination of absence of Dormouse from a site should be based on a survey effort score of at least 20 points.

2.3.20 Accordingly, a total of 75 Dormouse nest tubes were deployed within areas of deciduous woodland in the north of the site and to the west of the site (see Plan 6612/ECO5). Nest tubes were checked monthly between June and November 2023, giving a total survey effort score of 40 points across the entire survey area.

Great Crested Newt (*Triturus cristatus)*

Habitat Suitability Index (HSI)

2.3.21 As a first step in identifying the potential presence of Great Crested Newt at the site, a Habitat Suitability Index (HSI) study was undertaken of all relevant water bodies within 250m[10] of the site boundary (based on a review of Ordnance Survey mapping and satellite imagery). Guidance set out within Natural England's Method Statement template, to be used when applying for a Great Crested Newt development licence, states that surveys of ponds within 500m of the site boundary are only required when '(a) data indicates that the pond(s) has potential to support a large Great Crested Newt population, (b) the footprint contains particularly favourable habitat, (c) the development would have a substantial negative effect on that habitat and (d) there is an absence of dispersal barriers.' Given that in this instance, none of the four points listed above are applicable to the site, it is considered that survey of ponds within 500m of the site boundary is not required, and that survey of ponds within 250m represents adequate survey effort.

8 Based on: English Nature (2003) '*Surveying dormice using nest tubes: Results and experiences from the South West Dormouse Project',* English Nature (2006) '*The Dormouse Conservation Handbook*', 2nd Edition;, English Nature Research Report No. 524; and Natural England (2011) '*Interim Natural England Advice Note – Dormouse surveys for mitigation licensing – best practice and common misconceptions*', WML-537 (12/11)

9 At the time of survey, Aspect Ecology was commissioned to survey a wider site area, and as such the survey results presented within this report reflect the current red line boundary and a wider survey area

10 250m is the typical maximum migratory range of this species, see English Nature (2004) '*An assessment of the efficiency of capture techniques and the value of different habitats for the great crested newt* Triturus cristatus'. English Nature Research Report 576

2.3.22 An HSI study is used to assess the potential of water bodies to support Great Crested Newt. It is undertaken by attributing a score to a number of factors that can affect the presence or absence of this species. Ten factors are utilised in an HSI assessment, as described below:

- *SI1 Location.* The location of the water body within Great Britain;
- *SI2 Pond area.* The size of the water body;
- *SI3 Permanence.* How often the water body dries out;
- *SI4 Water Quality.* The water quality, based primarily on invertebrate diversity;
- *SI5 Shade.* The percentage of the perimeter of the water body that is shaded;
- *SI6 Fowl.* The presence or absence of water fowl;
- *SI7 Fish.* The presence or absence of fish;
- *SI8 Pond Count.* The number of water bodies within 1km of the surveyed water body (not counting those on the far side of major barriers such as roads);
- *SI9 Terrestrial.* The quality of terrestrial habitat surrounding the water body; and
- *SI10 Macrophytes.* The percentage cover of the surface area of the water body covered by macrophytes (aquatic plants).

2.3.23 The overall suitability of the water body is then determined by entering these figures into an equation devised by Oldham *et al*. (2000)[11]. The suitability of water bodies is classed into one of five categories, either 'poor', 'below average', 'average', 'good' or 'excellent'.

2.3.24 This HSI study was undertaken in line with the guidelines developed by Oldham *et al.* and subsequently adapted by ARG UK (2010)[12]. A suitably experienced ecologist undertook the assessment in line with these guidelines, with the study also supplemented by desktop research where appropriate.

Environmental DNA (eDNA)

2.3.25 An eDNA survey was carried out to determine the presence/absence of Great Crested Newt within a single off-site pond, labelled P1 on Plan 6612/ECO3 in 2023. No update surveys were undertaken in 2025 as the update Phase 1 survey confirmed the site to remain broadly similar to that in 2023, whilst the 2023 survey work remained in date.

2.3.26 Water samples were collected on the 29/06/2023 following the procedure outlined in the methods manual prepared for DEFRA by Biggs *et al*. (2014)[13]. The survey fell within the acceptable seasonal window set out by Natural England (15th April to 30th June)[14]. Samples were collected by suitably licensed Aspect Ecology staff. The water samples were sent for laboratory analysis which was conducted by 'Cellmark' and also followed the procedure set out by Biggs *et al.* (2014)[14].

[11] Oldham RS, Keeble J, Swan MJS & Jeffcote M (2000) '*Evaluating the suitability of habitat for the Great Crested Newt (Triturus cristatus)*'. Herpetological Journal 10 (4), 143-155

[12] Amphibian & Reptile Groups of the UK (2010) '*ARG UK Advice Note 5: Great Crested Newt Habitat Suitability Index*'

[13] Biggs J., Ewald N., Valentini A., Gaboriaud C., Griffiths R.A., Foster J., Wilkinson J., Arnett A., Williams P. and Dunn F. (2014). '*Analytical and methodological development for improved surveillance of the Great Crested Newt. Appendix 5. Technical advice note for field and laboratory sampling of great crested newt (*Triturus cristatus*) environmental DNA*'. Freshwater Habitats Trust, Oxford.

[14] Natural England (2015) '*Great crested newts: surveys and mitigation for development projects. Standing advice for local planning authorities who need to assess the impacts of development on great crested newts*'. Last updated at www.gov.uk on 24/12/2015.

2.4 Survey Constraints and Limitations

2.4.1 All of the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent during different seasons. The Phase 1 habitat survey was undertaken within the optimal season therefore allowing a robust assessment of habitats and botanical interest across the site.

2.4.2 Attention was paid to the presence of any invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). However, the detectability of such species varies due to a number of factors, e.g. time of year, site management, etc., and hence the absence of invasive species should not be assumed even if no such species were detected during the Phase 1 survey.

2.4.3 Building B8 and B13 were in a state of extreme disrepair and was deemed unsafe to enter (including collapsed roofing within B13). Additionally, during the update surveys, no internal access to any building on-site was obtained. As a consequence a full internal bat survey could not be undertaken, although a comprehensive external survey was carried out.

2.4.4 A recognised limitation of the bat activity surveys is that bat detectors can only provide an index of activity rather than absolute numbers of bats. Therefore, the results of the bat activity surveys should only be considered indicative of the amount of use bats make of an area rather than the abundance of bats. In addition, some bat species, e.g. Brown Long-eared Bat, are difficult to detect due to their quiet echolocation calls.

2.4.5 Densely vegetated habitats within the site have the potential to reduce the detectability of field signs for faunal species [redacted] A detailed survey was able to be completed and, whilst dense scrub vegetation is present within the site, it is considered that the survey results do provide an accurate baseline to assess the potential for impacts [redacted] under the development proposals.

2.5 Ecological Evaluation Methodology

2.5.1 The evaluation of ecological features and resources is based on professional judgement whilst also drawing on the latest available industry guidance and research. The approach taken in this report is based on that described by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2018)[15], which involves identifying 'important ecological features' within a defined geographical context (i.e. international, national, regional, county, district, local or site importance). For full details refer to Appendix 6612/1.

2.6 Relevant Planning Policy

National Policy Approach to Biodiversity in the Planning System

2.6.1 The National Planning Policy Framework (NPPF)[16] describes the Government's national policies on 'conserving and enhancing the natural environment' (Chapter 15). NPPF is accompanied by Planning Practice Guidance on 'Biodiversity, ecosystems and green infrastructure' and ODPM Circular 06/2005[17].

[15] CIEEM (2018) '*Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*', ver. 1.2, Chartered Institute of Ecology and Environmental Management, Winchester

[16] Ministry of Housing, Communities & Local Government (2024) *National Planning Policy Framework*

[17] ODPM (2006) Circular 06/2005: Planning for Biodiversity and Geological Conservation – A Guide to Good Practice

2.6.2 NPPF takes forward the Government's strategic objective to halt overall biodiversity loss[18], as set out at Paragraph 187, which states that planning policies and decisions should contribute to and enhance the natural and local environment by:

'*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*'

2.6.3 The approach to dealing with biodiversity in the context of planning applications is set out at Paragraph 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.'

2.6.4 The above approach encapsulates the 'mitigation hierarchy' described in British Standard BS 42020:2019[19], which sets out the following step-wise process:

- **Avoidance –** avoiding adverse effects through good design;
- **Mitigation –** where it is unavoidable, mitigation measures should be employed to minimise adverse effects;
- **Compensation –** where residual effects remain after mitigation it may be necessary to provide compensation to offset any harm; and

[18] DEFRA (2011) Biodiversity 2020: A strategy for England's wildlife and ecosystem services

[19] British Standards Institution (2013) Biodiversity – Code of practice for planning and development, BS 42020:2019

- **Enhancement –** planning decisions often present the opportunity to deliver benefits for biodiversity, which can also be explored alongside the above measures to resolve potential adverse effects.

2.6.5 The measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the type and scale of the proposed development (BS 42020:2019, section 5.5).

Local Policy

2.6.6 The site falls under the jurisdiction of Horsham District Council. The current Local Plan is set out within the Horsham District Planning Framework document, which was adopted in 2015. The new Local Plan is currently at Examination and will set out a strategy up to 2033. When operational this will replace the Horsham District Planning Framework. The following policies from the current local plan (Horsham District Planning Framework) document are of particular relevance to ecology:

- **Policy 2 (Strategic Policy: Strategic Development);** requiring retention and enhancement of biodiversity; and
- **Policy 31 (Green Infrastructure and Biodiversity);** requiring enhancement of the existing network of green infrastructure and protection of international, national and local designations of nature conservation interest. This includes a requirement for an Appropriate Assessment for any development that has potential to impact Arun Valley SAC.

3 Ecological Designations

3.1 Statutory Designations

Description

3.1.1 The statutory designations of ecological importance that occur within the local area are shown on Plan 6612/ECO2. The nearest statutory designation is Sullington Warren Site of Special Scientific Interest (SSSI) located 2.07km south of the site boundary. Sullington Warren SSSI is designated for supporting a range of heathland habitats including wet and dry heath, grassland, scrub and woodland and such woodland also supports a rich community of breeding birds. The next nearest statutory designation is Hurston Warren Site of Special Scientific Interest (SSSI) located 2.21km west of the site boundary. The SSSI is designated on the basis of containing a range of habitats including the quaking bog which is considered one of the best examples of its type in the southeast while also containing several locally rare plants.

3.1.2 Natural England has developed Impact Risk Zones (IRZs) as an initial tool to help assess the risk of developments adversely affecting SSSIs, taking into account the type and scale of developments. The site sits within an IRZ in relation to Hurston Warren SSSI, however the IRZ does not apply to residential development.

3.1.3 The closest international/European designation is Arun Valley Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar (overlapping designations), located approximately 4km west of the site at its nearest point. Arun Valley SPA/SAC/Ramsar is designated on the basis of it supporting an important population of Bewick's Swan *Cygnus columbianus bewickii*, one of three main populations of Ramshorn Snail *Anisus vorticulus* and habitats with rich assemblages of invertebrates and aquatic fauna, respectively.

3.1.4 Other international designations within the vicinity of the site include the Mens and Ebernoe Special Area of Conservation (SAC), which is located 8.9km north west of the site boundary.

Evaluation

3.1.5 The site itself is not subject to any statutory ecological designations. All statutory ecological designations in the surrounding area are well separated from the site by existing development and given the nature and scale of the proposals, these designations are unlikely to be affected.

3.1.6 With respect to Arun valley SPA/SAC/Ramsar, the site falls within the Sussex North Water Supply Zone, which is a zone of influence that surrounds this designation. In September 2021, Natural England issued the following statement:

'the Sussex North Water Supply Zone includes supplies from a groundwater abstraction which cannot, with certainty, conclude no adverse effect on the integrity of Arun Valley Special Area Conservation (SAC), Special Protection Area (SPA), Ramsar Site'.

3.1.7 However, in October 2025 Natural England withdrew the statement on the basis that a solution to secure the integrity of Arun Valley SPA/SAC/Ramsar has been agreed between Southern Water, the Environment Agency and Natural England. As such, a Habitat Regulations Assessment (HRA) to demonstrate water neutrality is no longer required to ensure that the proposed development does not contribute to any adverse effects of abstraction.

3.1.8 With regard to the Mens and Ebernoe SAC, this designation is well removed from the site and as such, given the nature and scale of the proposals, is unlikely to be directly affected by the proposed development. Indeed, as part of the 2024 application, an appropriate assessment was submitted to Natural England who raised no objection subject to appropriate mitigation being secured. At appeal, the agreed position was that the previous proposal would not have an adverse impact to the Men and Ebernoe SAC.

3.2 Non-statutory Designations

Description

3.2.1 The non-statutory designations of nature conservation interest that occur within the local area are shown on Plan 6612/ECO2. The nearest non-statutory designation is B2139 Road Cutting, Thakeham Local Geological Site (LGS), located adjacent to the eastern site boundary along the sides of Storrington Road (B2139). The LGS is designated on the basis of containing exposed Hythe Formation sandstone, dated from the early Cretaceous age as well as containing Brachiopod Capillithyris capillata fossils. The next nearest non-statutory designation is Jackets Hill, Abingworth Local Geological Site (LGS) located 0.55km south of the site boundary along the sides of Storrington Road (B2139). Designated for the exposed sandstone which is part of the Hythe Formation dated from the early Cretaceous age.

Evaluation

3.2.2 The site itself is not subject to any non-statutory nature conservation designations. All non-statutory nature conservation designations in the surrounding area are well separated from the site by existing development and given the nature and scale of the proposals, these designations are unlikely to be affected.

3.3 Priority Habitats, Ancient Woodland and Notable Trees

Description

3.3.1 There are no records of any notable or veteran trees within or adjacent to the site. There are no priority habitats within the site however a small area of woodland that is identified in MAGIC as the Priority Habitat 'Deciduous Woodland' is adjacent to the north-western corner of the site.

Evaluation

3.3.2 Subject to the implementation of appropriate mitigation measures (as discussed below in Chapter 4) it is unlikely that any Priority Habitats or any notable or veteran trees will be significantly affected by the proposals.

3.4 Summary

3.4.1 In summary, the site itself is not subject to any statutory or non-statutory ecological designations and, subject to the implementation of appropriate mitigation measures (as described above), it is unlikely that any such designations in the surrounding area will be significantly affected by the proposals.

4 Habitats and Ecological Features

4.1 Background Records

4.1.1 A number of specific record of protected, rare or notable plant species were returned within the data search, including Harebell *Campanula rotundifolia* and Bluebell *Hyacinthoides non-scripta*. However, the record for such species do not have a specific grid reference and could be anywhere within 10km radius of the site. None of these species were recorded within or adjacent to the site when completing the phase 1 surveys in June 2023 and August 2025. One record of a Priority Species was returned from SBRC, Greater Water-parsnip *Sium latifolium,* dating back to 1988. This species was not recorded within or adjacent to the site. No evidence for the presence of any of these species within the site was recorded during the survey work undertaken.

4.2 Overview

4.2.1 The habitats and ecological features present within the site are described below and evaluated in terms of whether they constitute an important ecological feature and their level of importance, taking into account the status of habitat types and the presence of rare plant communities or individual plant species of elevated interest. The likely effects of the proposals on the habitats and ecological features are then assessed. The value of habitats for the fauna they may support is considered separately in Chapter 5 below.

4.2.2 The following habitats/ecological features were identified within/adjacent to the site:

- Buildings, other structures and hardstanding;
- Amenity grassland;
- Species-poor grassland;
- Other neutral grassland;
- Tall Forb;
- Recolonising vegetation;
- Open Mosaic Habitat;
- Broadleaved woodland;
- Bramble scrub;
- Scattered scrub;
- Individual trees / tree groups;
- Hedgerows; and
- Tree lines.

4.2.3 The locations of these habitat types and features are illustrated on Plan 6612/ECO3 and described in detail below.

4.3 Priority Habitats

4.3.1 Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places duties on public bodies to have regard to the conservation of biodiversity in the exercise of their normal functions. In particular, Section 41 of the NERC Act requires the Secretary of State to publish a list of habitats which are of principal importance for conservation in

England. This list is largely derived from the 'Priority Habitats' listed under the former UK Biodiversity Action Plan (BAP), which continue to be regarded as priority habitats under the subsequent country-level biodiversity strategies.

4.3.2 Of the habitats within the site, the open mosaic habitat and hedgerows H1, H4 and H5, are considered to qualify as Priority Habitats and therefore constitute important ecological features. This is discussed further in the relevant habitat sections below.

4.4 Buildings, Other Structures and Hardstanding

Description

4.4.1 A number of buildings are present within the south of the site, identified as buildings **B1 to B14** on Plan 6612/ECO3, in addition to a number of other smaller built structures. The majority of buildings are of an agricultural/industrial construction type, the main exception being building B8, which is a residential-style office building. Further details on the buildings and other structures is set out at Appendix 6612/3.

4.4.2 The buildings are surrounded by areas of hardstanding, including car parking and access roads. The hardstanding is predominantly devoid of vegetation, aside from occasional cracks and gaps, which support small areas of colonising vegetation. This vegetation is restricted to common and widespread species as described under 'recolonising vegetation' above.

4.4.3 During update surveys in 2025, the buildings, structures and hardstanding were largely as previously recorded albeit the conditions of buildings B2 and B9 had degraded due to arson and water damage, respectively.

Evaluation

4.4.4 The buildings and hardstanding support a limited range of common and widespread floral species and are inherently of negligible ecological value. As such, they do not form important ecological features and their removal under the proposals is of negligible ecological significance. Potential for the buildings to support faunal species such as roosting bats is discussed below in Chapter 5.

4.5 Modified Grassland

Description

4.5.1 Much of this habitat during surveys in 2023 was recorded to comprise of Amenity Grassland with regularly-mown sward, heavily dominated by grasses with a low to moderate coverage of forb species. Grass species include Perennial Rye-grass *Lolium perenne*, Yorkshire-fog *Holcus lanatus*, Rough Meadow-grass *Poa trivialis*, Red Fescue *Festuca rubra*, and Creeping Bent *Agrostis stolonifera*. A typical range of amenity grassland forbs were recorded including Ribwort Plantain *Plantago lanceolata*, Creeping Buttercup *Ranunculus repens*, Daisy *Bellis perennis*, Common Sorrel *Rumex acetosa*, Cut-leaved Cranesbill *Geranium dissectum*, White Clover *Trifolium repens*, Creeping Thistle *Cirsium arvense*, Creeping Cinquefoil *Potentilla reptans*, and Yarrow *Achillea millefolium*. Species diversity was generally low, but parts in the west and south-west of the site were somewhat more diverse with 6 to 9 species per square metre.

4.5.2 Also, small areas of species-poor modified grassland were recorded south of the arable field, and along the western boundary of the site, where Cock's-foot and/or False Oat-grass was

dominant with a limited range of common tall forb species including Hogweed, Common Ragwort *Jacobaea vulgaris*, Common Nettle *Urtica dioica*, and Creeping Thistle. A section of the species poor grassland with tall sward and abundant with Creeping Thistle that is becoming encroached by Bramble.

4.5.3 During update surveys in 2025, the status of modified grassland within the site remained broadly as previously recorded. However, additional areas of modified grassland were recorded in 2025, most notably in the north of the site (see Plan 6612/ECO3). Within the north of the site, arable fields were previously present in 2023, but at the time of the update survey work this field had evidently been left fallow and is currently long-sward grassland dominated by Yorkshire-fog, Creeping Bent and Bristly Oxtongue *Picris echioides* and showed signs of recent mowing management. Other species present included White Clover, Creeping Thistle, Field Bindweed *Convolvulus arvensis*, Hoary Willowherb *Epilobium parviflorum*, Willowherb *Epilobium* sp., Dove's-foot Crane's-bill *Geranium molle*, Wood Avens *Geum urbanum*, Common Cat's-ear *Hypochaeris radicata*, Greater Plantain *Plantago major*, Broad-leaved Dock *Rumex obtusifolius*, Common Ragwort and Dandelion *Taraxacum* agg. Species diversity was generally low, dominated by grasses, and predominantly with fewer than 6 species per square metre.

Evaluation

4.5.4 The modified grassland appears to have a history of regular management, such that much of the sward is typical of a neutral, heavily managed grassland sward comprising species adapted to regular cutting. The species diversity is low across most of this habitat, albeit parts in the west and south-west support a moderate diversity of common modified grassland species. The prevalence of Common Nettle within areas of species-poor grassland indicates a high level of nutrient enrichment, which explains the very poor diversity of plant species, lacking indicator species of higher quality grassland. The habitat is not considered to represent any Priority Habitat, and is not a habitat of ecological importance.

4.6 Other Neutral Grassland

Description

4.6.1 During surveys in 2023, other neutral grassland was limited to a small area in the eastern margin of the site, which appears to be periodically managed by cutting but less so than the amenity grassland. The sward was dominated by Rough Meadow-grass *Poa trivialis* and Perennial Ryegrass with amenity species such as Ribwort Plantain, Yarrow, and Selfheal *Prunella vulgaris*, in addition to occasional indicator species such as Oxeye Daisy *Leucanthemum vulgare*, Wild Carrot *Daucus carota*, Autumn Hawkbit *Leontodon autumnalis* and a Sedge species *Carex* sp. Species diversity was relatively high in this area, with up to 11 species per square metre.

4.6.2 During update surveys in 2025, the status of other neutral grassland within the site remained broadly as previously recorded. Following minor alterations to the red line boundary, a single area of additional grassland is present in the west of the site (referred to as 'G5' on Plan 6612/ECO3). This area of grassland is similar in composition to the other areas of other neutral grassland, albeit the species diversity was recorded to be lower within this grassland.

Evaluation

4.6.3 The other neutral grassland is subject to less intensive management than the modified grassland, as described above. The grassland was previously less affected by high nutrient

levels compared with the species-poor grassland described above however species indicative of nutrient enrichment are currently more prevalent. This habitat was previously relatively species rich, compared with the other grassland habitat described above, and supports a number of indicator species however species diversity has declined. As such, although of somewhat higher botanical interest than the amenity grassland and species-poor grassland described above, the other neutral grassland is not considered to represent Priority Habitat and is not an important ecological feature.

4.7 Tall Forb

Description

4.7.1 A small area of tall forb was recorded adjacent to building B2 in 2023, comprising an area of recently cut Common Nettle, with Lesser Burdock *Arctium minus*, Broad-leaved Dock, Hemlock *Conium maculatum*, and False Oat-grass.

4.7.2 During updated survey work in 2025, the habitat was subject to vegetation removal management therefore species were regrowing and were recorded to be dominated by Common Nettle and Broadleaved Dock.

Evaluation

4.7.3 The area of tall forb is very small in extent and supports a low species diversity comprising common and widespread plant species. As such, it is not considered to represent Priority Habitat or an important ecological feature.

4.8 Recolonising Vegetation

Description

4.8.1 Areas of recolonising vegetation are present on flat stony ground, varying from dense vegetation cover which is transitioning to grassland, to sparser early-colonising vegetation. Species largely reflect colonisation from nearby amenity grassland and tall ruderal vegetation, including Yorkshire-fog, Barren Brome *Bromus sterilis*, Creeping Bent, Ribwort Plantain, Dandelion, Common Ragwort, Black Medick *Medicago lupulina*, Hogweed, Hawkbit *Crepis* sp., Common Nettle, and Scentless Mayweed *Tripleurospermum inodorum*. Some limited encroachment by scrub was noted, including Bramble *Rubus fruticosus* agg., Buddleia *Buddleia davidii*, Goat Willow *Salix caprea*, and Elder *Sambucus nigra*.

4.8.2 During the update survey in 2025, areas of recolonising vegetation remained broadly as previously described. It was noted that portions of the recolonising vegetation have transitioned into modified grassland (with a coverage of vegetation above 50%), and these are now mapped on Plan 6612/ECO3 as modified grassland.

Evaluation

4.8.3 The recolonising vegetation habitat appears to be recent in age, with a limited structural and topographic diversity, and covers small, relatively isolated areas. The plant species recorded are mainly associated with the nearby species-poor grasslands and tall forb vegetation, with few indicators of higher quality habitat recorded, likely due to the limited sources of colonisation for these species. These factors limit the ecological interest of the habitat.

4.8.4 The areas of recolonising vegetation within the site do not support the topographic and species diversity characteristic of the Priority Habitat 'Open Mosaic Habitat', whilst each area of recolonising vegetation does not measure a minimum of 0.25ha (and so does not meet the qualifying area of OMH). As such, the habitat is not considered to represent an important ecological feature. (Please note that under the BNG assessment, this habitat is denotated as 'Ruderal Ephemeral', with this 'habitat type' being the best fit with BNG criteria).

4.9 Open Mosaic Habitat

Description

4.9.1 A small area of recolonising vegetation is present within the west of the site, comprising colonising grasses, tall ruderal vegetation and scrub over rubble piles, which extends to a larger offsite area to the west. The most abundant species were Bramble, Goat Willow and Common Nettle, with a moderate diversity of other species including Purple Toadflax *Linaria purpurea*, Scentless Mayweed, Cleavers *Galium aparine*, Common Ragwort, Teasel *Dipsacus fullonum*, Great Willowherb *Epilobium hirsutum*, Creeping Bent, Yorkshire-fog, and False Oat-grass.

4.9.2 During updated surveys in 2025, the open mosaic habitat was largely as previously recorded.

Evaluation

4.9.3 This habitat is similar to the recolonising vegetation described above, but of relatively higher quality due to the more variable topography, diversity of vegetation structures and connectivity to a larger offsite area of recolonising vegetation. However, the area of habitat within the site only forms a very small part of a larger offsite area (and technically the onsite area measures less than 0.25ha, and so does not qualify as 'Open Mosaic Habitat'). The habitat nonetheless is considered to potentially represent the Priority Habitat 'Open Mosaic Habitat', albeit it is a poor quality example of the Priority Habitat, given the limited range of different vegetation types (limited to ruderal vegetation, grassland species, and scattered scrub), and scarcity of indicator species. Nevertheless, it is considered to represent an important ecological feature. (Please note that although the onsite area is too small to technically qualify as Open Mosaic Habitat, as this area is contiguous with similar offsite habitat, it is considered that this area is best represented as Open Mosaic Habitat, which is reflected within the accompanying BNG assessment).

4.10 Broadleaved Woodland

Description

4.10.1 Areas of mixed broadleaved woodland were recorded in 2023 within the northern part of the site. These are labelled W1 to W2 on Plan 6612/ECO3, and described in turn below.

4.10.2 **W1 and W2** are two areas of similar mixed broadleaved woodland, located in the northern part of the site. These appear to comprise plantations, featuring a relatively dense semi-mature canopy dominated by Ash *Fraxinus excelsior* with Pedunculate Oak *Quercus robur*, Wild Cherry *Prunus avium*, Field Maple *Acer campestre*, Silver Birch *Betula pendula*, Hornbeam *Carpinus betulus*, Sycamore *Acer pseudoplatanus*, English Elm *Ulmus procera* and Scots Pine *Pinus sylvestris*. Mature Pedunculate Oak trees are present along parts of the woodland edge, which likely pre-date the woodland. The shrub layer comprises regenerating Sycamore with Holly *Ilex aquifolium*, Hawthorn *Crataegus monogyna* and

Elder *Sambucus nigra*, comprising a moderate density, with a dense margin of Bramble and Blackthorn *Prunus spinosa* with Common Nettle along the woodland edges.

4.10.3 The ground flora is somewhat variable, including areas of dense Bramble with Wood Avens, Cleavers, Common Nettle and Stinking Iris *Iris foetidissima*, in addition to very localised patches of Bluebell *Hyacinthoides non-scripta*. Where the canopy is more open, the ground flora is dominated by tall ruderal species such as Hogweed, Common Nettle, Cow Parsley *Anthriscus sylvestris* and Cleavers, while the ground flora is very sparse and limited to sporadic Ivy *Hedera helix* where the canopy is dense.

4.10.4 During updated surveys in 2025, the woodlands were largely as previously recorded.

Evaluation

4.10.5 Woodlands W1 and W2 are recent in age and comprise apparent plantations. The canopy and understorey layers support a reasonable diversity of native broadleaved species, however the woodland ground flora is poorly developed, mainly comprising tall ruderal species, reflecting the recent age of the woodlands. As such, these woodlands are not considered to qualify as Priority Habitat at this time because they are representative of a recently created habitat rather than semi-natural woodland.

4.11 Bramble Scrub

Description

4.11.1 A number of areas of Bramble-dominant scrub were recorded in 2022 on abandoned parts of the site. In addition to Bramble, Common Nettle was abundant in places, in addition to Elder, Great Willowherb, Creeping Thistle, Comfrey *Symphytum* x. *uplandicum*, and False Oat-grass. Some areas of scrub are more open in places, supporting a grassy component characterised by abundant Yorkshire-fog, Creeping Thistle, Creeping Buttercup, Hemlock *Conium maculatum*, Lesser Burdock, and Barren Brome.

4.11.2 During update surveys in 2025, the bramble scrub largely remained as previously recorded, albeit bramble was noted to have encroached into adjacent habitats. The bramble scrub was largely recorded to be low growing with tall forb species present such as Common Nettle, Creeping Thistle, Dock *Rumex* sp. and Burdock *Arctium* sp.

Evaluation

4.11.3 The Bramble scrub is species-poor and representative of a very common habitat type typical of neglected land. This habitat does not represent any UK Priority Habitat, and does not constitute an important ecological feature.

4.12 Scattered/Willow Scrub

Description

4.12.1 Small areas of scattered scrub were recorded along the margins of grassland in the western part of the site, including Willow species and Elder.

4.12.2 During update surveys the scattered scrub was recorded to be largely as previously recorded.

Evaluation

4.12.3 The scattered scrub forms part of the species-poor grassland habitats, having apparently self-sown into the margins in the absence of regular management. The habitat does not represent any UK Priority Habitat and is not an important ecological feature.

4.13 Individual Trees / Tree Groups

Description

4.13.1 A line of widely spaced mature Pedunculate Oaks are present along part of the eastern margin of the site, running parallel to Hedgerow H3 along the public road.

4.13.2 During update surveys the individual trees were recorded to be largely as previously recorded.

Evaluation

4.13.3 Many individual trees were young or semi-mature with no ecologically valuable features and therefore do not constitute important ecological features. Additionally, the Oak trees along the western margin of the site are mature, but do not support any veteran features or significant ecological microhabitats such as deadwood, dense ivy or loose bark. Although the mature trees are of some ecological interest in their own right, the individual trees do not constitute Priority Habitat or important ecological features.

4.14 Hedgerows

Description

4.14.1 Six hedgerows were recorded within or immediately adjacent to the site, comprising three dominated by non-native species (mainly Wilson's Honeysuckle *Lonicera nitida*) and three dominated by native or archeophyte species. During the update surveys, the hedgerows were recorded to be largely as described in 2023. These are described in more detail in Table 4.1 below.

Table 4.1. Hedgerow descriptions.

No.	Structure and management	Woody species	Avg. per 30m*	Ground flora & climbers	Associated features	Likely to qualify as important under hedgerow regs#
H1	Tall & unmanaged (on site-side), dense, height of 5m.	Hazel, Hawthorn, Dogwood, Blackthorn, Field Maple, Ash (m, sm), Holly, English Elm, Wild Privet	5	Ivy, Common Nettle	<10% gaps	N
H2	Managed to 1.5m height	Wilson's Honeysuckle	0	As adjacent grassland	<10% gaps	N
H3	Managed to 1-1.5m height	Wilson's Honeysuckle, Elder, Bramble	1	As adjacent grassland	<10% gaps, ditch (east side)	N
H4	Dense, outgrown, tall and unmanaged	Lombardy Poplar, Sycamore, Pedunculate Oak, Horse Chestnut, Silver Birch, Goat Willow, Hybrid Black-poplar, Hawthorn, Blackthorn, Holly, Wild Privet, Elder	5	Bramble, Common Nettle and Creeping Thistle	Standard trees	N
H5	Dense, outgrown, tall and unmanaged	Sycamore (D), Elder, Hawthorn	2	Bramble, Ivy, Common Nettle	<10% gaps	N

No.	Structure and management	Woody species	Avg. per 30m*	Ground flora & climbers	Associated features	Likely to qualify as important under hedgerow regs#
H6 (OS)	Variable – associated with adjacent residential gardens (off-site)	Dominated by non-native ornamental garden species plus Ash (sm), Beech, Wild Cherry, Silver Birch, Sycamore (sm)	1	Variable, amenity and garden species	Standard trees, <10% gaps	N

(D) = dominant species , OS = off-site
* estimated average number of woody species (as listed under Schedule 3 of the Hedgerows Regulations 1997) in any one 30m stretch
# likely to qualify – as 'important' under the wildlife and landscape criteria of the Hedgerows Regulations 1997

Evaluation

4.14.2 The majority of hedgerows recorded within the site are relatively substantial and outgrown in nature, while hedgerow H4 contains trees. From a preliminary appraisal, H1 and H4 are considered to be species-rich[20], but both are unlikely to qualify as ecologically 'important' under the Hedgerows Regulations 1997, based on the low number of associated features. The remaining hedgerows are not considered to be species-rich and therefore are unlikely to qualify as important under the Regulations.

4.14.3 Hedgerows H1, H4 and H5 are likely to qualify as Priority Habitat based on the standard definition[21], which includes all hedgerows (>20m long and <5m wide) consisting predominantly (≥80%) of at least one native woody species. It has been estimated that approximately 84% of countryside hedgerows in GB qualify as a Priority Habitat under this definition.[21] Hedgerows H2, H3 and H6 are dominated by non-native species, and are therefore not considered to qualify as Priority Habitat.

4.14.4 On this basis, hedgerows H1, H4 and H5 constitute important ecological features, although given the relatively limited network present, are only of importance at the local level.

4.15 Tree Lines

Description

4.15.1 A single tree line was recorded at the southern boundary of the site, dominated by non-native species. During the update 2025 surveys, the tree line was recorded to be largely as described in 2023. This tree line is described in Table 4.2 below.

Table 4.2. Tree line descriptions.

No.	Woody species	Avg. per 30m*	Ground flora & climbers	Associated features	Likely to qualify#
TL1	Lombardy Poplar (mature) (D) with Field Maple, Elder, Sycamore, Ash, Hornbeam, Italian Alder	3	Bramble, False Oat-grass	Standard trees	N

(D) = dominant species
* estimated average number of woody species (as listed under Schedule 3 of the Hedgerows Regulations 1997) in any one 30m stretch
# likely to qualify – as 'important' under the wildlife and landscape criteria of the Hedgerows Regulations 1997

[20] i.e. five or more native woody species within a 30m length (or four or more in Northern England) – FEP Manual
[21] Based on: Biodiversity Reporting and Information Group (2011) '*UK Biodiversity Action Plan (BAP) Priority Habitat Descriptions'*, ed. Ant Maddock

Evaluation

4.15.2 The tree line is dominated by non-native species, such that it does not qualify under the UK Priority Habitat 'hedgerows'. Tree line TL1 does however support mature species (Lombardy Poplar *Populus nigra* var. *Italica*), which provides some ecological interest. Nevertheless, the habitat is not considered to represent an important ecological feature.

4.16 Habitat Evaluation Summary

4.16.1 On the basis of the above, the following habitats within and adjacent to the site are considered to form important ecological features:

Table 4.3. Evaluation summary of habitats forming important ecological features.

Habitat	Level of Importance
Hedgerows H1, H4, H5	Local

4.16.2 Other habitats present within the site include grassland habitats, recolonising vegetation, plantation woodland, tree line and individual trees, which do not form important ecological features.

5 Faunal Use of the Site

5.1 Overview

5.1.1 During the survey work, general observations were made of any faunal use of the site with specific attention paid to the potential presence of protected or notable species. Specific survey work was undertaken in respect of [redacted] bats, Dormouse, and Great Crested Newt, with the results described below.

5.2 Priority Species

5.2.1 Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places duties on public bodies to have regard to the conservation of biodiversity in the exercise of their normal functions. In particular, Section 41 of the NERC Act requires the Secretary of State to publish a list of species which are of principal importance for conservation in England. This list is largely derived from the 'Priority Species' listed under the former UK BAP, which continue to be regarded as Priority Species under the subsequent country-level biodiversity strategies.

5.3 Bats

5.3.1 **Legislation.** All British bats are classed as European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended) and are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). As such, both bats and their roosts (breeding sites and resting places) receive full protection under the legislation (see Appendix 6612/2). If proposed development work is likely to result in an offence a licence may need to be obtained from Natural England which would be subject to appropriate measures to safeguard bats. Given all bats are protected species, they are considered to represent important ecological features. Several bat species are also S41 Priority Species.

5.3.2 **Background Records.** No specific records of bats from within or adjacent to the site were returned from the desktop study. Information received from the LRC returned records of, Brown Long-eared Bat *Plecotus auratus,* Serotine Bat *Eptesicus serotinus,* Myotis Bat species *Myotis sp*. and Pipistrelle bat species *Pipistrelle* sp. within 3km of the site. The closest record is for a Pipistrelle sp., recorded in 2015, located within 1km of the site boundary.

5.3.3 **Survey Results**

Visual Inspection Surveys

Buildings

5.3.4 A detailed visual inspection was undertaken of all the buildings within the site, the results of which are detailed in Appendix 6612/3. and summarised below.

5.3.5 Buildings B1, B2, and B3 are modern industrial buildings, comprising a steel frame and corrugated metal construction. No evidence of bats was recorded during inspection surveys. Overall, the nature and construction of these buildings is such that they are considered to exhibit negligible roosting opportunities for bats.

5.3.6 Buildings B6, B10 and B11 also comprise large industrial buildings, albeit not as modern as B1-B3. These buildings comprise steel frame and breeze block construction with open vaulted, pitched roofs supporting corrugated asbestos sheeting. These buildings and

structures offer low number of potential roosting opportunities for bats, with occasional gaps in the brickwork and behind barge boards, and occasional lifting in the asbestos roofing sheets. Overall, the construction type limits opportunities for bats, with no evidence of bat occupation, e.g. droppings, staining, feeding remains, etc., recorded during the inspection surveys, albeit overall a negligible-low potential for roosting bats is present. In particular, a portion of B11 (labelled B11a on Plan 6612/ECO3) was recoded to feature gaps at the eaves that led to a potential cavity beneath a flat roof.

5.3.7 Building B8 is a disused office building comprising of a brick built construction with clay tiled roof. This building was recorded to support lifted roof tiles, with gaps also recorded below hanging tiles, within the brickwork, and beneath lifted lead flashing. Due to health and safety concerns the internal loft void could not be inspected. Overall, B8 is considered to offer high potential for roosting bats.

5.3.8 Finally, buildings B5 and B7 are industrial buildings (partly) of brick construction with pitched asbestos roofs. No evidence of bat occupation, e.g. droppings, staining, feeding remains, etc., were recorded during the inspection surveys. Occasional gaps are present within the in brickwork, which exhibit a low number of potential roosting opportunities for bats and overall a low potential for roosting bats is present.

5.3.9 During update surveys in August 2025 the condition of most buildings were recorded to be largely as previously recorded in 2023. The only notable change was in the condition of buildings B2 and B9, which had significantly degraded due to significant fire damage from arson in the western section of building B2 and water damage causing a collapsed roof in the northern section of building B9. Both buildings were previously assessed as offering negligible potential for roosting bats, and this remains the case.

Dusk and Dawn Surveys

Emergence / re-entry surveys (buildings)

5.3.10 Buildings B5, B6, B7, B10 and B11 exhibit low suitability for roosting bats and B8 exhibits high suitability for roosting bats. These buildings were therefore subject to further survey work in the form of dusk emergence and dawn re-entry surveys. The results of the dusk emergence and dawn re-entry surveys are summarised in Table 5.1 below.

Table 5.1. Emergence / re-entry survey results.

Building	Date	Sunset/ sunrise	Emergence/ re-entry	Summary of other activity
B8	25 July 2023 (dawn)	Sunrise: 05:17	None	Very occasional passes by Common Pipistrelle.
	9 August 2023 (dusk)	Sunset: 20:34	**Single Soprano Pipistrelle emergence from the north western corner of the building.** **Single unidentified bat (Likely Common/Soprano Pipistrelle/Brown long-eared bat) emerged from beneath a roof tile on the northern aspect of the roof 21:55.**	Occasional passes by Common Pipistrelle and Soprano Pipistrelle. Very occasional passes by Nyctalus/Eptesicus *species*.

Building	Date	Sunset/ sunrise	Emergence/ re-entry	Summary of other activity
	23 August 2023 (dusk)	Sunset: 20:07	**Common Pipistrelle emergence from the northern aspect of the roof at 21:27. Possibly 3 individual bats.**	Occasional to frequent passes by Common Pipistrelle and Soprano Pipistrelle
B5,B6,B7, B10, B11	10 August 2023 (dawn)	Sunrise: 05:41	None	Occasional passes by Common Pipistrelle and Soprano Pipistrelle
	24 August 2023 (dawn)	Sunrise: 06:02	None	Very occasional passes by Common Pipistrelle and Soprano Pipistrelle
B11a	24 July 2023 (dusk)	Sunset: 21:00	**Single Soprano Pipistrelle emergence from the north eastern corner of the building at 21:27.**	Occasional to frequent passes by Common Pipistrelle during the dusk survey period. In addition to very occasional passes by Nyctalus/Eptesicus and Soprano Pipistrelle.

Activity surveys (foraging /commuting)

5.3.11 The woodland and hedgerows within thew site offer potential opportunities for foraging bats as they are likely to support a reasonable biomass of invertebrate prey. In addition, the woodland, trees that could act as navigational aids for commuting bats and provide connectivity to similar off-site habitats in the surrounding area. As such, bat activity surveys were undertaken at the site in July, September and October 2023.

5.3.12 **Manual walked transect surveys.** The detailed activity survey results are included on Plan 6612/ECO4, with summary tables provided below.

Table 5.2. Results of the dusk walked transect on 18th July 2023.

Species	Number of Passes Recorded	Approximate % of Total Passes Recorded
Common Pipistrelle	33	37
Soprano Pipistrelle	51	57
Big Bat* sp.	2	2
Myotis sp.	2	2
Barbastelle	1	1
Total	**89**	**100**

*'Big Bat' - Noctule, Leislers or Serotine

Table 5.3. Results of the dusk walked transect on 7th September 2023.

Species	**Number of Passes Recorded**	**Approximate % of Total Passes Recorded**
Common Pipistrelle	9	29
Soprano Pipistrelle	21	68
Myotis sp.	1	3
Total	**31**	**100**

Table 5.4. Results of the dusk walked transect on 16th October 2023.

Species	Number of Passes Recorded	Approximate % of Total Passes Recorded
Common Pipistrelle	8	62
Soprano Pipistrelle	4	31
Barbastelle	1	8
Total	**13**	**100**

5.3.13 As shown by the above results, during the dusk and dawn surveys in July, September and October 2023, Soprano Pipistrelle was the most commonly recorded species, accounting for 57% of all registrations. Common Pipistrelle, Big bat sp. and *Myotis* bat were recorded to a lesser extent, accounting for 38%, 2% and 2% respectively. In the July and October surveys, Barbastelle was also recorded twice, accounting for 2% of the overall registrations.

5.3.14 During the walked transects, the levels of bat activity were more or less equal across the whole site(see Plan 3853/ECO4). The majority of activity was limited to commuting passes, suggesting that the foraging potential of the site is limited.

5.3.15 **Remote Detector Surveys.** The results of the automated static bat surveys are summarised in Tables 5.5 to 5.6 below.

Table 5.5. Automated static bat survey summary for Location 1 (Treeline TL2).

Survey Date	Detector Location 1: Treeline Location							
	Number of registrations by species#							
	Myotis	'Big Bat'	Pip Nat	Pip 45	Pip 55	Pip	BLE	Bbar
18/07/2023	14	0	0	54	117	1	0	0
19/07/2023	3	0	0	9	11	0	0	0
20/07/2023	0	1	0	23	5	1	0	0
21/07/2023	0	0	0	2	14	0	0	0
22/07/2023	0	0	0	0	0	0	0	0
23/07/2023	10	9	0	86	503	1	0	0
24/07/2023	0	0	0	5	11	0	0	0
31/08/2023	1	4	0	3	2	0	0	0
01/09/2023	19	6	0	84	96	1	5	1
02/09/2023	10	20	0	55	136	0	5	0
03/09/2023	9	7	0	26	295	0	3	0
04/09/2023	2	4	0	35	186	0	1	0
05/09/2023	14	3	0	36	232	0	6	4
06/09/2023	19	11	0	71	76	0	0	1
16/10/2023	4	0	0	3	0	0	0	0
17/10/2023	2	0	0	4	3	0	1	0
18/10/2023	5	0	0	1378	586	0	0	7
19/10/2023	1	0	0	15	2	0	0	0
20/10/2023	24	0	1	186	14	0	3	3
21/10/2023	7	2	0	16	10	0	0	3
22/10/2023	3	0	0	1	0	0	2	1
Total registrations	**147**	**67**	**1**	**2059**	**2300**	**4**	**26**	**32**
Approximate % of total registrations	**3.2**	**1.4**	**0.0**	**44.4**	**49.6**	**0.1**	**0.6**	**0.7**

Key:
Myotis- *Myotis* sp.
Pip 45- Common Pipistrelle
Pip 55- Soprano Pipistrelle
Pip Nat – Nathusius Pipistrelle
Pip- Common Pipistrelle or Soprano Pipistrelle
'Big Bat' - Noctule, Leislers or Serotine
BLE - Brown Long-eared bat
Bbar - Barbastelle
- Figures shown are the total no. of registrations recorded during the dusk to the proceeding dawn period for each date shown, i.e. a recording 'night' for the 20th June will be registrations recorded from ~18.00 on the 20/06 till 07.00 on the morning of the 21/06.

Table 5.6. Automated static bat survey summary for Location 2 (Western boundary scrub).

Survey Date	Detector Location 1: Boundary scrub Location							
	Number of registrations by species#							
	Myotis	'Big Bat'	Pip Nat	Pip 45	Pip 55	Pip	BLE	Bbar
18/07/2023	1	5	0	27	17	1	2	0
19/07/2023	3	21	0	27	10	0	1	0
20/07/2023	0	5	0	39	25	0	0	1
21/07/2023	2	7	0	25	14	0	2	1
22/07/2023	0	0	0	0	0	0	0	0
23/07/2023	0	9	0	23	5	0	0	2
24/07/2023	1	7	0	18	3	0	0	0
31/08/2023	1	12	0	25	6	0	0	4
01/09/2023	3	17	0	117	17	0	5	2
02/09/2023	6	10	0	77	20	0	6	1
03/09/2023	4	0	0	65	22	0	3	1
04/09/2023	3	8	1	60	19	0	4	0
05/09/2023	6	0	0	127	44	0	3	2
06/09/2023	6	11	0	119	35	0	4	2
16/10/2023	1	0	0	0	0	0	0	0
17/10/2023	1	0	0	0	0	0	1	0
18/10/2023	0	0	0	0	0	0	0	0
19/10/2023	0	0	0	1	0	0	0	0
20/10/2023	1	0	0	3	2	0	0	5
21/10/2023	1	0	0	19	2	0	0	1
22/10/2023	2	0	0	0	0	0	0	0
Total registrations	**42**	**112**	**1**	**772**	**241**	**1**	**31**	**22**
Approximate % of total registrations	**3.4**	**9.2**	**0.1**	**63.2**	**19.7**	**0.1**	**2.5**	**1.8**

Key:
Myotis- *Myotis* sp.
Pip 45- Common Pipistrelle
Pip 55- Soprano Pipistrelle
Pip Nat – Nathusius Pipistrelle
Pip- Common Pipistrelle or Soprano Pipistrelle
'Big Bat' - Noctule, Leislers or Serotine
BLE - Brown Long-eared bat
Bbar - Barbastelle
- Figures shown are the total no. of registrations recorded during the dusk to the proceeding dawn period for each date shown, i.e. a recording 'night' for the 20th June will be registrations recorded from ~18.00 on the 20/06 till 07.00 on the morning of the 21/06.

5.3.1 **Summary.** During the surveys on location 1, carried out between July and October 2023, 49.6% of all registrations at the TL2 location were attributed to Soprano Pipistrelle, 44.4% to Common Pipistrelle, 3.2% to *Myotis* species, 1.4% to '*Big Bat'* species and 0.7%, 0.6% and 0.1% to Barbastelle bats, Brown long-eared bats and pipistrelle species respectively. There was also one registration of a Nathusius Pipistrelle on the 20th October 2023.

5.3.2 During the surveys on location 2, carried out between July and October 2023, 63.2% of all registrations at the boundary scrub location were attributed to Common Pipistrelle, 19.7% to Soprano Pipistrelle, 9.2% to '*Big Bat'* species, 3.4% to *Myotis* species and 2.5%, 1.8% and 0.1% to Brown long-eared bats, Barbastelle bats and pipistrelle species respectively. There was also one registration of a Nathusius Pipistrelle on the 4th October 2023.

5.3.3 **Evaluation and Assessment of Likely Effects**

Roosting

Buildings

5.3.4 Buildings B8 and B11a provide suitability for roosting bats and evidence of roosting bats in the form of bat emergences from these buildings was recorded during the survey work undertaken. As such it is considered that licensing for bats is required with respect to buildings B8 and B11a. Accordingly, recommended licensed mitigation measures are set out at Chapter 6 below and subject to their implementation it is considered that bats will be fully safeguarded under the proposals.

5.3.5 In relation to the other building where no evidence of roosting bats was recorded, Natural England guidance in respect of European Protected Species[22] such as bats advises that, even where proposals are reasonably unlikely to result in any offence, such that licensing is not required, reasonable precautions should be taken to minimise the risk to protected species in the unlikely event that they should be found during the course of the activity. Accordingly, recommended precautionary mitigation measures are set out at Chapter 6 below and subject to their implementation it is considered that bats will be fully safeguarded under the proposals.

Trees

5.3.6 It is understood that all trees within the site, are to be retained under the proposals, such that in the event that bats are present within the trees they will remain unaffected. As such, subject to the implementation of the recommendation outlined at Chapter 6 below in relation lighting, it is considered that bats will be fully safeguarded under the proposals.

Foraging / Commuting

5.3.7 As noted above, the woodland, trees and scrub within the site offer foraging/commuting habitat for bats and indeed foraging and commuting bats were recorded during the activity surveys, including frequent passes from two common species (Common and Soprano Pipistrelle) and occasional passes from a rarer species (Barbastelle). This combination of habitat types occurs relatively frequently in the surrounding area and taking this into the account, together with the levels of activity and species recorded during the survey work, the site is considered to be of at least local or district level value to bats.

5.3.8 Additionally, the majority of the woodland, trees and scrub within the site will be retained under the proposals therefore bat foraging features will not be impacted by the development. On the contrary, the development will increase the foraging potential of the site by providing new tree, hedgerow and shrub planting which will improve connectivity through the site, as set out in Chapter 6 below.

5.3.9 Accordingly, subject to the implementation of the recommendations outlined at Chapter 6 below, along with other ecological enhancements, it is considered that the conservation status of local bat populations will be fully safeguarded under the scheme.

[redacted]

[redacted]

[22] Natural England (2013) *'European Protected Species: Mitigation Licensing - How to get a licence (WML-G12)'*

[redacted]

5.5 Dormouse

5.5.1 **Legislation:** Dormouse is fully protected under the Wildlife and Countryside Act 1981 (as amended) and is a European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended). Such legislation affords protection to individuals of the species and their breeding sites and places of rest (see Appendix 6612/2 for detailed provisions). Dormouse is also a S41 Priority Species. On this basis, Dormouse is considered to form an important ecological feature.

5.5.2 **Background Records:** No specific records of Dormouse were returned from the desktop study from within or immediately adjacent to the site. Data returned from SBRC includes three records of Dormouse, with the closest record located 0.8km to the west of the study area and dated from 2015.

5.5.3 **Survey Results:** The site is dominated by arable and built development, offering negligible opportunities for Dormice. However, at the boundaries of the site, areas of woodland, hedgerows and (to a lesser extent) scrub (where connected to boundary habitats) offer opportunities for Dormouse. Given the presence of potential Dormouse habitat within the study area, and the geographic location of the site, specific Dormouse survey work in the form of a nest tube survey was undertaken at the site. Tubes were set out in June 2023, with checks undertaken in subsequent months, as detailed below;

Table 5.6: Results of Dormouse nest tube survey undertaken in 2023

Date	Evidence of Dormouse recorded
July	No evidence of Dormouse
August	No evidence of Dormouse
September	No evidence of Dormouse
November	Dormouse nest recorded within Woodland W1

5.5.4 As can be seen from the above table, the nest tube survey undertaken at the site in 2023 confirmed the presence of Dormouse, with evidence in the form of Dormouse nests in the woodland W1 on the eastern boundary of the site (see Plan 6612/ECO5).

5.5.5 Given the presence of Dormouse on-site, it was assumed that Dormouse were still present on-site therefore no further update surveys were undertaken as presence had already been previously determined.

23 [redacted]
24 [redacted]

5.5.6 **Evaluation:** Based on recorded occurrence, and given the presence of a well-connected hedgerow and woodland network around the site boundaries, it is likely that Dormice are present throughout suitable habitat within the site. Sussex is located within the core distribution area for Dormouse, and the species is relatively widespread across the county[25]. As such, the population supported by the site is considered to be of importance at the local level.

5.5.7 Under the proposals, the majority of suitable Dormouse vegetation will be retained and protected under the proposals. However, short sections of hedgerow H1 and H2 are proposed for removal and as such, suitable safeguards under an EPS licence, including the timed and careful removal of vegetation, and provision of adequate compensatory habitat, are set out at chapter 6.

5.6 Other Mammals

5.6.1 **Legislation.** Several other mammal species including Water Vole and Otter receive full protection under the Wildlife and Countryside Act 1981 (as amended). Otter is also a European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended), whilst both Water Vole and Otter are S41 Priority Species.

5.6.2 Other UK mammal species do not receive direct legislative protection relevant to development activities but may receive protection against acts of cruelty (for example, under the Wild Mammals (Protection) Act 1996). In addition, a number of these mammal species including Hedgehog, Brown Hare and Harvest Mouse are S41 Priority Species and should be assessed as important ecological features.

5.6.3 **Background Records.** No specific records of other mammals from within or adjacent to the site were returned from the desktop study. A number of records of Hedgehog *Erinaceus europaeus* (Priority Species) was returned from within the search area around the site, including within the 1km x 1km OS grid square containing the western side of Ashington which is 2km from site, albeit more specific information was not available that would allow the precise location of these records to be determined in relation to the site.

5.6.4 **Survey Results and Evaluation.** No waterbodies are present within the site or its immediate surroundings. Habitats present are unsuitable for use by Water Vole and Otter.

5.6.5 No evidence of any other protected, rare or notable mammal species was recorded within the site in 2023 and 2025. Other mammal species likely to utilise the site, such as Fox *Vulpes vulpes*, remain common in both a local and national context, and as mentioned above do not receive specific legislative protection in a development context. As such, these species are not a material planning consideration and the loss of potential opportunities for these species to the proposals is of negligible significance.

5.6.6 The desktop study returned background records of Hedgehog within the surrounding area. Hedgehog is a Priority Species, albeit this species remains common and widespread in England. The site offers potential opportunities for this species, particularly in the form of areas of scrub, grassland tall herbs and Bramble in the west of the site, although habitats are unlikely to be of importance in a local context, and Hedgehog is considered to be of importance at a site level only. In any event, abundant similar opportunities are present within the local area and there is no evidence to suggest the proposals will significantly

[25] Mammal Watch South East (2015) *South East Mammal Atlas: covering Hampshire, Surrey, Sussex, Kent and the Isle of Wight*

affect local populations of this species. However, it is recommended that precautionary safeguards are put in place to minimise the risk of harm to Hedgehog in the event this species is present, as detailed in Chapter 6 below.

5.7 Amphibians

5.7.1 **Legislation.** All British amphibians receive a degree of protection under the Wildlife and Countryside Act 1981 (as amended). Great Crested Newt is protected under the Act and is also listed as a European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended). As such, both Great Crested Newt and habitats used by this species are afforded protection (see Appendix 6612/2). Great Crested Newt is also a S41 Priority Species, as are Common Toad Bufo bufo, Natterjack Toad Epidalea calamita, and Pool Frog Pelophylax lessonae. As such, these species should be assessed as important ecological features.

5.7.2 **Background Records.** No specific records of Great Crested Newt from within or adjacent to the site were returned from the desktop study. No records of Great Crested Newt were returned from the search area surrounding the site.

5.7.3 **Survey Results.** A single pond has been identified within close proximity to the site, labelled P1 on Plan 6612/ECO3 An initial appraisal of pond P1 was made using the HSI system to identify potential suitability to support Great Crested Newt, see Table 5.7, below. Following this initial HSI assessment, an eDNA survey was conducted to confirm presence/absence.

Table 5.7. HSI survey results.

Pond	Suitability Indices										HSI Score	Suitability	eDNA Survey
	SI 1 Location	**SI 2** Pond Area	**SI 3** Pond Drying	**SI 4** Water Quality	**SI 5** Shade	**SI 6** Water Fowl	**SI 7** Fish	**SI 8** Ponds	**SI 9** Terrestrial Habitat	**SI 10** Macrophytes			
Offsite Pond													
P1	1	0.05	0.9	0.33	1	0.67	0.01	0.9	0.33	0.4	**0.32**	*Poor*	**Negative (GCN Absent)**

5.7.4 As can be seen from the above table, the eDNA sampling of pond P1 (located adjacent to the western boundary of the site) recorded a negative result, such that Great Crested Newt is unlikely to be present within the pond. On the basis of the available evidence, given no records of GCN were returned on the data search from SBRC, Great Crested Newts are unlikely to be present within the site or affected by the proposals. Accordingly, no further consideration or mitigation in regard to this species would appear to be required in relation to the proposed development at the current time.

5.7.5 Following CIEEM guidance[26], it was determined that the lifespan of the previously completed Great Crested Newt was two years given there were no changes to the condition of habitats present on-site and given the local distribution Great Crested Newt had not changed.

[26] CIEEM (2019) *'Advice Note on the Lifespan of Ecological Reports & Surveys'*

5.8 Reptiles

5.8.1 **Legislation**. All six species of British reptile are listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), which protects individuals against intentional killing or injury. Sand Lizard Lacerta agilis and Smooth Snake Coronella austriaca receive additional protection under the Conservation of Habitats and Species Regulations 2017 (as amended), as set out at Appendix 6612/2. All six reptile species are also S41 Priority Species. As such, all reptile species should be assessed as important ecological features.

5.8.2 **Background Records.** Information returned from SBRC returned records for Grass Snake *Natrix natrix* and Slow-worm *Anguis fragilis*, with the closest record relating to Grass Snake approximately 0.8km to the southwest of the site, albeit this is a historic record from 1987

5.8.3 **Survey Results and Evaluation.** The site is dominated by built development, offering negligible opportunities for reptiles. Areas of scrub and amenity grassland are present within the site, though these are largely isolated and/or managed in such a fashion as to not present opportunities for reptiles.

5.8.4 At the time of updated surveys in 2025, the arable field in the north of the site was recorded to have developed into grassland, which has potential to provide opportunities for reptiles. However, this habitat has only recently developed, and lacks floral diversity and structure, such that potential colonisation by reptiles is relatively unlikely. In any case, under the proposals, this grassland within the north of the site is retained and enhanced into other neutral wildflower grassland, which will benefit reptile species by providing long-term habitat and foraging opportunities for local species, as described in Chapter 6 below.

5.9 Birds

5.9.1 **Legislation.** All wild birds and their nests receive protection under Section 1 of the Wildlife and Countryside Act 1981 (as amended) in respect of killing and injury, and their nests, whilst being built or in use, cannot be taken, damaged or destroyed. Species included on Schedule 1 of the Act receive greater protection and special penalties apply to legal offences (see Appendix 6612/2).

5.9.2 **Conservation Status.** The conservation importance of British bird species is categorised based on a number of criteria including the level of threat to a species' population status . Species are listed as Green, Amber or Red. Red Listed species are considered to be of the highest conservation concern, being either globally threatened and/or experiencing a high level or rapid rate of population decline (>50% over the past 25 years). Numerous birds are also S41 Priority Species. Red and Amber listed species and Priority Species should be assessed as important ecological features.

5.9.3 **Background Records.** Information from the data search included records for several bird species in the vicinity of the site, including the Red Listed species Skylark *Alauda arvensis,* Lapwing *Vanellus vanellus*, Herring Gull *Larus argentatus*, Ruff *Calidris pugnax*, Swift *Apus apus*, Black-tailed Godwit *Limosa limosa*, Woodcock *Scolopax rusticola*, Cuckoo *Cuculus canorus*, Merlin *Falco columbarius*, Corn Bunting *Emberiza calandra*, House Martin *Delichon urbicum*, Nightingale *Luscinia megarhynchos*, Marsh Tit *Poecile palustris*, Starling *Sturnus vulgaris*, Mistle Thrush *Turdus viscivorus*, Lesser Spotted Woodpecker *Dryobates* minor, House Sparrow *Passer domesticus,* Tree Sparrow *Passer montanus,* Yellow Hammer *Emberiza citronella* and Linnet *Linaria cannabina*.

5.9.4 **Evaluation.** Habitats present are common in the surrounding area and there is no evidence to suggest the site is of elevated value at a local level for this species, which in any case, is

common in Great Britain[28]. The proposals will result in the loss of several areas of scrub to facilitate site development and this could potentially affect any nesting birds that may be present at the time of works. Accordingly, a number of safeguards in respect of nesting birds are proposed, as detailed in Chapter 6 below. In the long-term, new nesting opportunities will be available for birds as described in Chapter 6 below.

5.10 Invertebrates

5.10.1 **Legislation.** Various invertebrate species are listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). In addition, Large Blue Phengaris arion, Fisher's Estuarine Moth Gortyna borelii lunata and Lesser Whirlpool Ram's-horn Snail Anisus vorticulus receive protection under the Conservation of Habitats and Species Regulations 2017 (as amended), as set out at Appendix 6612/2. Some invertebrates are also S41 Priority Species. Where such species are present, they should be assessed as important ecological features.

5.10.2 **Background Records.** No specific records of invertebrates were returned from within or adjacent to the site. A number of records of Brown Hairstreak *Thecla betulae* and their eggs (Priority Species) were returned within information received from SBRC, with the closest located approximately 0.55km east of the site.

5.10.3 **Survey Results and Evaluation.** No evidence for the presence of any protected, rare or notable invertebrate species was recorded within the site during the survey work. The site is dominated by buildings, hardstanding and arable land, which are likely to support only a limited diversity of invertebrates. The site has several areas of bare ground and occasional patches of scrub but otherwise contains relatively few micro-habitats that would typically indicate elevated potential for invertebrates[29], such as a variable topography with areas of vertical exposed soil, areas of species-rich semi-natural vegetation; variable vegetation structure with frequent patches of tussocks combined with short turf; free-draining light soils; walls with friable mortar or fibrous dung. Accordingly, given the habitat composition of the site and lack of adjacent sites designated for significant invertebrate interest, it is considered unlikely that the proposals will result in significant harm to any protected, rare or notable invertebrate populations, and the site is not considered to support an important invertebrate assemblage.

5.11 Summary

5.11.1 On the basis of the above, a summary of the evaluation of fauna is provided below:

Table 5.9. Evaluation summary of fauna forming important ecological features.

Species / Group	Supported by or associated with the site	Level of Importance
Bats – Roosting	Confirmed within buildings B8 and B11a	Local
Bats – Foraging / Commuting	Confirmed presence on site	Local
Dormouse	Confirmed presence on site	Local

5.11.2 Other fauna supported by the site include non-priority species of mammals, amphibians and invertebrates. However, these species do not form important ecological features.

[28] Population estimates of birds in Great Britain and the United Kingdom. Musgrove *et al*., British Birds, 2013

[29] Natural England (2010) 'Higher Level Stewardship – Farm Environment Plan (FEP) Manual', 3rd Edition

6 Mitigation, Compensation and Enhancement

6.1 Mitigation and Compensation

6.1.1 As set out in the previous chapters, the proposed development has followed the mitigation hierarchy approach as set out under the National Planning Policy Framework (NPPF), with consideration given first to avoidance, followed by mitigation and compensation.

6.1.2 Based on the assessment of the proposals and ecological designations, habitats and associated fauna identified within or adjacent to the site, it is proposed that the following mitigation and compensation measures (MC1-MC12) are implemented under the proposals. Further detailed mitigation strategies or method statements can be secured via suitably-worded planning conditions, as recommended by relevant best practice guidance (BS 42020:2019).

Habitats

6.1.3 **MC1 – Hedgerow and Tree Protection.** All hedgerows and trees to be retained within the proposed development should be protected during construction in line with standard arboricultural best practice (BS5837:2012) or as otherwise directed by a suitably competent arboriculturalist. This may require the use of protective fencing or other methods appropriate to safeguard the root protection areas of retained trees and hedgerows.

Bats

6.1.4 **MC2 – Update Survey.** Should any considerable time (e.g. >2 years) elapse between the survey work detailed above and any development works, it is recommended that a further survey of the buildings with potential to support roosting bats be undertaken prior to the commencement of works to confirm the continued presence of bats and suitable bat roosting features.

6.1.5 **MC3 – Licensed Demolition of B8 and B11a.** The demolition of building B8 and B11a supports a bat roost, any works to this building should be carried out under an EPS development licence, obtained from Natural England. When determining whether to grant a licence, Natural England will need to give consideration to the three derogation tests under Article 16 of the Habitats Directive (1992), namely whether the development is for imperative reasons of overriding public interest, no satisfactory alternative, and maintenance of favourable conservation status.

6.1.6 The need for the development is set out by the planning documents associated with the application. In summary, the scheme will meet a local need for new housing. Retention of the building would not be a satisfactory alternative, given the buildings are derelict former office and farm buildings.

6.1.7 In terms of maintenance of favourable conservation status, this would be achieved through implantation of safeguarding measures and provision of new roosting opportunities within the proposed development as set out below. These should be proportionate to the low conservation status of the roost.

6.1.8 On this basis, it is considered that, subject to full planning permission being granted and confirmation of the detailed mitigation measures in line with those set out below, there is no reason to suggest that any associated licence would be unlikely to be granted by Natural England.

6.1.9 A detailed mitigation strategy / method statement will be prepared as part of the Natural England licence application. However, it is recommended that the mitigation strategy includes the following key measures.

6.1.10 *Alternative Roost Sites*. It is recommended that replacement roost provision as detailed below

6.1.11 *Lighting*. It is recommended that attention is paid to the lighting design as detailed below.

6.1.12 *Timetable of Demolition and Construction.* A timetable of demolition and construction works will be drafted to ensure potential impacts upon bats are minimised. Measures will include:

- All contractors will be briefed on the presence of bats and a site wide watching brief maintained at the site to enhance awareness of bats;
- A check survey of building B8 and B11a will be undertaken immediately prior to its demolition to ensure no bats are present. All survey work will be undertaken by a suitably qualified professional ecologist;
- The roof of B8 and B11a will be stripped by hand, under the direct supervision of a suitably qualified (and 'named') ecologist. Should bats be recorded as present within building B8 and B11a during the pre-demolition survey then removal of the roofs will be undertaken in 2 sections, with 24 hours left in between the removal of each section to enable bats to disperse naturally. Where bats do not move of their own accord, a suitably licensed ecologist will relocate the bat(s) to a newly erected roost box;
- Given the likely use of B8 and B11a as an occasional summer day roost, it is recommended that these works be undertaken outside this summer period. Natural England recommend that work on buildings supporting non-breeding summer roosts is ideally undertaken between 1st September and 1st May[30] to minimise the potential of disturbing bats. However, overall, given the small roosts present within these buildings, in line with Natura England guidance, should demolition at other points in the year be necessary it is considered that this can be undertaken without detriment to the bats present (as long as weather conditions are optimal);
- In the unlikely event that bats do not disperse naturally then these will be safely removed by a suitably qualified ecologist or bat worker and released within a newly erected bat box or that evening at the site;
- Demolition of buildings B8 and B11a will only be undertaken during favourable weather conditions and not during heavy rain, high winds or low temperature.

6.1.13 The above mitigation is indicative of what will be set out in full as part of a European Protected Species licence application. The indicative mitigation scheme set out in this report is for the benefit of the Local Planning Authority to demonstrate that Natural England is likely to grant a licence for the demolition of buildings B8 and B11a, and thereby allow the Local Planning Authority to determine the planning application in light of the 'three tests'.

6.1.14 **MC4 – Safeguarding Measures.** In order to minimise the risk to bats during the demolition of this building, a number of safeguarding measures will need to be implemented, which will involve precautionary check surveys prior to demolition, followed by a staged removal of building materials to render the building unsuitable for bats, under the supervision of a suitably qualified ecologist. Works should also avoid periods of cold weather, ensuring bats

[30] English Nature (2004) *"Bat Mitigation Guidelines"*

are active and can respond to disturbance, in the unlikely event that any are present at time of works. These measures will be detailed in the method statement accompanying the EPS licence application. A watching brief should also be maintained by contractors in regard to the other buildings, with Aspect Ecology contacted for further advice if any evidence of bats is recorded during works.

6.1.15 **MC5 – Replacement Roosting Provision**. To compensate for losses of roosting opportunities under the proposals, and provide an increased roosting resource following development, bat boxes and roosting units should be provided on new buildings and retained trees under the scheme. It is also recommended that car ports or other open structures present within the proposals be designed to support roughened beams, accessible to bats, which could act as new feeding perches. Further details would be set out as part of the EPS licence application.

6.1.16 **MC6 – Sensitive Lighting.** Light-spill onto retained and newly created habitat, in particular the retained hedgerows, tree lines and scrub (especially along the south- western boundary), will be minimised in accordance with good practice guidance[31] to reduce potential impacts on light-sensitive bats (and other nocturnal fauna). This may be achieved through the implementation of a sensitively designed lighting strategy, with consideration given to the following key factors:

- **Appropriate luminaire specifications** – consideration should be given to the type of luminaires used, in particular luminaries should lack UV elements and metal halide and fluorescent sources should be avoided in preference for LED luminaries. A warm white spectrum (ideally <2,700K) should be adopted to reduce the blue light component;
- **Light barriers / screening –** new planting (e.g. hedgerows and trees) or fences, walls and buildings can be strategically positioned to reduce light spill;
- **Spacing and height of lighting units –** increasing spacing between lighting units will minimise the area illuminated and allow bats to fly in the dark refuges between lights. Reducing the height of lighting will also help decrease the volume of illuminated space and give bats a chance to fly over lighting units (providing the light does not spill above the vertical plane). Low level lighting options should be considered for any parking areas and pedestrian / cycle routes, e.g. bollard lighting, handrail lighting or LED footpath lighting;
- **Light intensity –** light intensity (i.e. lux levels) should be kept as low as possible to reduce the overall amount and spread of illumination;
- **Directionality –** to avoid light spill lighting should be directed only to where it is needed. Particular attention should be paid to avoid the upward spread of light so as to minimise trespass and sky glow;
- **Dimming and part-night lighting –** lighting control management systems can be used, which involves switching off/dimming lights for periods during the night, for example when human activity is generally low (e.g. 12.30 – 5.30am). The use of such control systems may be particularly beneficial during the active bat season (April to October). Motion sensors can also be used to limit the time lighting is operational.

[31] Bat Conservation Trust and Institute of Lighting Professionals (2018) '*Guidance Note 08/18: Bats and artificial lighting in the UK*'; Stone, E.L. (2013) '*Bats and lighting: Overview of current evidence and mitigation guidance*.'; ILP (2011) '*Guidance notes for the reduction of obtrusive light*' Institution of Lighting Professionals, GN01:2011.

[redacted]

Dormouse

6.1.19 **MC9 – Dormouse Licensing.** The majority of suitable Dormouse habitat, namely hedgerows, woodland and scrub are to be retained under the proposals. Due to a requirement to widen access to the site, some vegetation clearance will be required within the hedgerow on the site frontage therefore there will be a partial loss of Dormouse habitat under the proposals, likely to support 1 adult Dormice. To avoid an offence under the relevant legislation, it will be necessary for the vegetation clearance to be carried out under a European Protected Species (EPS) development licence, obtained from Natural England. When determining whether to grant a licence, Natural England will need to give consideration to the three derogation tests under Article 16 of the Habitats Directive (1992), namely whether the development is for imperative reasons of overriding public interest, no satisfactory alternative, and maintenance of favourable conservation status.

6.1.20 The need for the development is set out by the planning documents associated with the application. In summary, the scheme will meet a local need for new housing and commercial development, whilst improving the environment by redeveloping an imposing, redundant brownfield site, and providing improvements in highway safety and local amenity. To enable the scheme, and for engineering reasons, it is necessary to remodel the existing bunds at the southern and eastern boundaries of the site, and therefore the vegetation loss could not be avoided.

6.1.21 In terms of maintenance of favourable conservation status, this would be achieved through implementation of safeguarding measures and provision of replacement habitat opportunities within the proposed development as set out below.

6.1.22 On this basis, it is therefore considered that, subject to full planning permission being granted and confirmation of the detailed mitigation measures in line with those set out below, there is no reason to suggest that any associated licence would be unlikely to be granted by Natural England.

6.1.23 **MC10 – Safeguarding measures during vegetation clearance.** In order to minimise the risk to Dormice during vegetation clearance works, a number of safeguarding measures will need to be implemented. This should include sensitive timing of works, involving clearance outside of the peak hibernation or breeding periods, or as a two-stage process (removal of above ground vegetation during the winter months, followed by removal of stumps and ground works the following late spring once Dormice have emerged from hibernation). Works will also be carried out under ecological supervision, with progressive clearance of vegetation by hand, and will be preceded by check surveys of habitats for nests. These measures will be fully detailed in the method statement accompanying the EPS licence application.

6.1.24 **MC11 – Replacement habitat provision.** To compensate for losses of habitat under the proposals, new hedgerow planting (of an equivalent or greater length) will be provided, creating not only new valuable habitat but enhanced connectivity within the site and with the wider landscape. Nest boxes will also be provided in retained habitat areas to increase breeding opportunities for this species. Further detail is provided in the habitat creation and ecological enhancement section below.

Nesting Birds

6.1.25 Removal of short sections of scrub vegetation to facilitate access widening works may result in effects on nesting birds. Accordingly, the following approach will be adopted.

6.1.26 **MC12 – Nesting Bird Restrictions.** To avoid a potential offence under the relevant legislation, no clearance of suitable vegetation should be undertaken during the bird-nesting season (1st March to 31st August inclusive). If this is not practicable, any potential nesting habitat to be removed should first be checked by a competent ecologist in order to determine the location of any active nests. Any active nests identified would then need to be cordoned off (minimum 5m buffer) and protected until the chicks have fledged. These checking surveys would need to be carried out no more than two days in advance of vegetation clearance.

6.2 Ecological Enhancements

6.2.1 The National Planning Policy Framework (NPPF) encourages new developments to maximise the opportunities for biodiversity through incorporation of enhancement measures. The proposals present the opportunity to deliver ecological enhancements at the

site for the benefit of local biodiversity, thereby making a positive contribution towards the broad objectives of national conservation priorities and the local BAP.

Habitats

6.2.2 **New Planting.** Where practicable, new planting within the site should be comprised of native species of local provenance, including trees and shrubs appropriate to the local area. Suitable species for inclusion within the planting could include native trees such as Oak, Birch *Betula pendula* and Field Maple, whilst native shrub species of particular benefit would likely include fruit and nut bearing species which would provide additional food for wildlife, such as Blackthorn, Hawthorn, Crab Apple *Malus sylvestris*, Hazel *Corylus avellana* and Elder. Where non-native species are proposed, these should include species of value to wildlife, such as varieties listed on the RHS' 'Plants for Pollinators' database, providing a nectar source for bees and other pollinating insects.

6.2.3 **Wildflower Grassland and Flowering Lawn.** Within areas of open space, wildflower grassland can be created. These should be subject to a varied management regime to provide a range of sward types. Most areas should be managed as hay meadow, subject to cutting 2-3 times a year to promote a flower rich sward, whilst areas of rough, tussocky grassland can be established along woodland and hedgerow margins. As such, grassland areas will provide a rich habitat resource for invertebrate species, in turn providing increased foraging opportunities for wildlife including birds and bats. Consideration can also be given to the laying of wildflower turfs, comprising locally appropriate native species, to establish wildflower grassland. This would ensure rapid establishment of these habitats and reduce the timeframe for delivering the range of ecological benefits that are proposed. Within parks and other recreation and amenity areas, consideration can be given to seeding of flowering lawn, containing a range of herb species which respond well to frequent mowing. This will provide a further flowering and pollen resource for invertebrates.

6.2.4 **Wetland Features.** The opportunity exists under the proposals to create new wetland habitats as part of the Sustainable Drainage System (SUDS). Where practical these should be designed in accordance with ecological principles, incorporating measures such as shallow, sinuous margins, areas of permanent water and planting with native vegetation. Such measures will benefit a range of wetland species including birds, aquatic invertebrates and amphibians whilst also helping to attenuate surface water run-off.

6.2.5 **Hedgerows.** New lengths of hedgerow planting can be provided along the boundaries of green space areas and around areas of built development. Existing hedgerows should also be subject to supplementary planting where necessary to fill gaps and strengthen the integrity of the hedgerow.

6.2.6 **Scrub Planting.** Scrub habitat should be established along woodland margins, hedgerows and within grassland areas creating scrub mosaics and forming valuable ecotone habitats for a range of wildlife, including reptiles, small mammals and invertebrates.

Fauna

6.2.7 **Bat Boxes.** Bat boxes should be incorporated within the proposed development. The provision of bat boxes will provide new roosting opportunities for bats in the area, such as Soprano Pipistrelle, a national Priority Species. So as to maximise their potential use, the bat boxes should ideally be situated on suitable retained trees, erected as high up as possible and sited in sheltered wind-free areas that are exposed to the sun for part of the day, facing a south-east, south or south-westerly direction. In addition, where architectural design allows, a number of integrated bat boxes / roost features should be incorporated

into a proportion of the new build. The precise number and locations of boxes / roost features should be determined by a competent ecologist, post-planning once the relevant final development design details have been approved.

6.2.8 **Bird Boxes.** Bird nesting boxes should be incorporated within the proposed development, thereby increasing nesting opportunities for birds at the site. This should include integrated nest boxes on new buildings targeting species including Swift and House Sparrow, whilst boxes can be erected on retained trees. The precise number and locations of boxes should be determined by a competent ecologist, post-planning once the relevant final development design details have been approved.

6.2.9 **Fence Cut-outs.** Where boundary treatments permit, it is recommended that proposed garden fences include cut-outs at ground level, so as to ensure Hedgehogs and other small mammals are able to move freely between gardens. Cut-outs should measure approximately 13cm x 13cm and be included at regular intervals in fences throughout the development.

6.2.10 **Habitat Piles and Refugia.** A proportion of any deadwood arising from vegetation clearance works should be retained within the site in a number of wood piles located within areas of new planting, new wetland habitats or areas of wildflower grassland in order to provide potential habitat opportunities for invertebrate species, which in turn could provide a prey source for a range of other wildlife. Dedicated hibernacula and refugia can also be provided for reptile and amphibian species, comprising log or rubble piles either left open or covered in soil and turfs. Loggeries can also be provided, comprising buried logs to form dead wood habitat for invertebrates such as Stag Beetle.

6.2.11 **Nectar Source.** It is recommended that the opportunity be taken to enhance the site for invertebrates. In this regard, the habitat enhancement recommendations set out above will benefit invertebrates, with new planting providing nectar resources. Flowering bulbs are especially important for bees emerging from hibernation, providing an important early nectar resource in the year. The wildflower grassland mix will include various Bents *Agrostis* spp. and Hawkweeds (*Hieracium/Hypochoeris*), which will provide a larval food source and adult nectar source, respectively, for Wall butterfly (Priority Species).

6.2.12 **Bee Bricks and Insect Boxes.** It is recommended that bee bricks be incorporated within the proposed development thereby increasing nesting opportunities for declining populations of non-swarming solitary bee populations. Ideally, bee bricks should be located within suitable south-facing walls (where architectural design allows), located at least 1m off the ground. The bricks should be unobstructed by vegetation, though within close vicinity of nectar and pollen sources. Insect boxes can also be provided within the areas of wildlife habitat in order to enhance the nesting and over-wintering locations available for a range of invertebrates, particularly solitary wasps and bees.

7 Conclusions

7.1 Aspect Ecology has carried out an Ecological Appraisal of the proposed development, based on the results of a desktop study, Phase 1 habitat survey and a number of detailed protected species surveys.

7.2 The available information confirms that no statutory or non-statutory nature conservation designations are present within or adjacent to the site, and none of the designations within the surrounding area are likely to be adversely affected by the proposals.

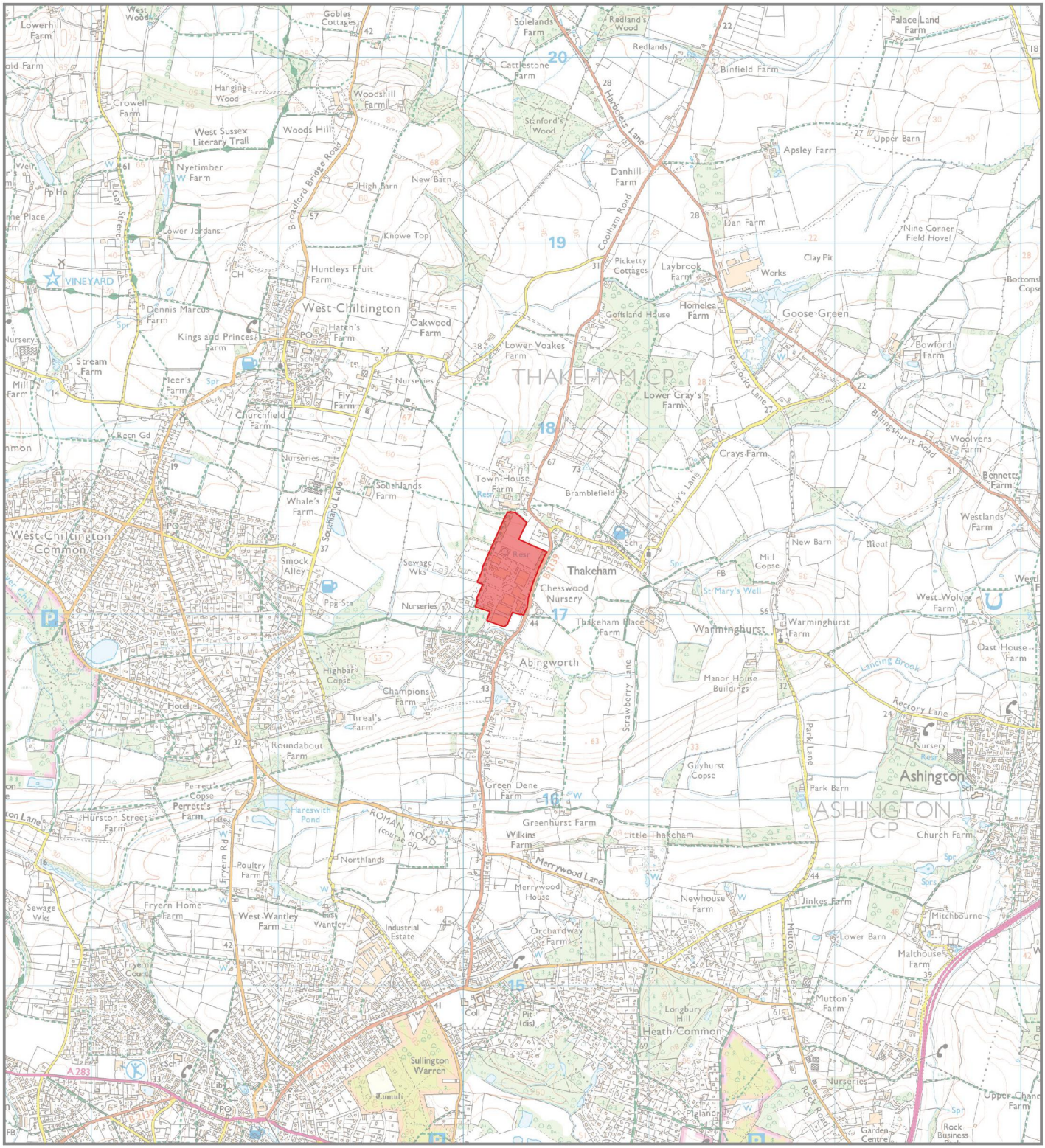
7.3 The Phase 1 habitat survey has established that the site is dominated by habitats not considered to be of ecological importance, whilst the proposals have sought to retain those features identified to be of value. Where it has not been practicable to avoid loss of habitats, new habitat creation has been proposed to offset losses, in conjunction with the landscape proposals.

7.4 The habitats within the site support several protected species, including species protected under both national and European legislation. Accordingly, a number of mitigation measures have been proposed to minimise the risk of harm to protected species, with compensatory measures proposed, where appropriate, in order to maintain the conservation status of local populations.

7.5 In conclusion, the proposals have sought to minimise impacts and subject to the implementation of appropriate avoidance, mitigation and compensation measures, it is considered unlikely that the proposals will result in significant harm to biodiversity. On the contrary, the opportunity exists to provide a number of biodiversity net gains as part of the proposals.

Plan 6612/ECO1:

Site Location



Key:

Site Location

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Monaghan Murshrooms, Thakeham	PROJECT
Site Location	TITLE
6612/ECO1	DRAWING NO.
B/JP	REV
February 2026	DATE
AN/JP	QC

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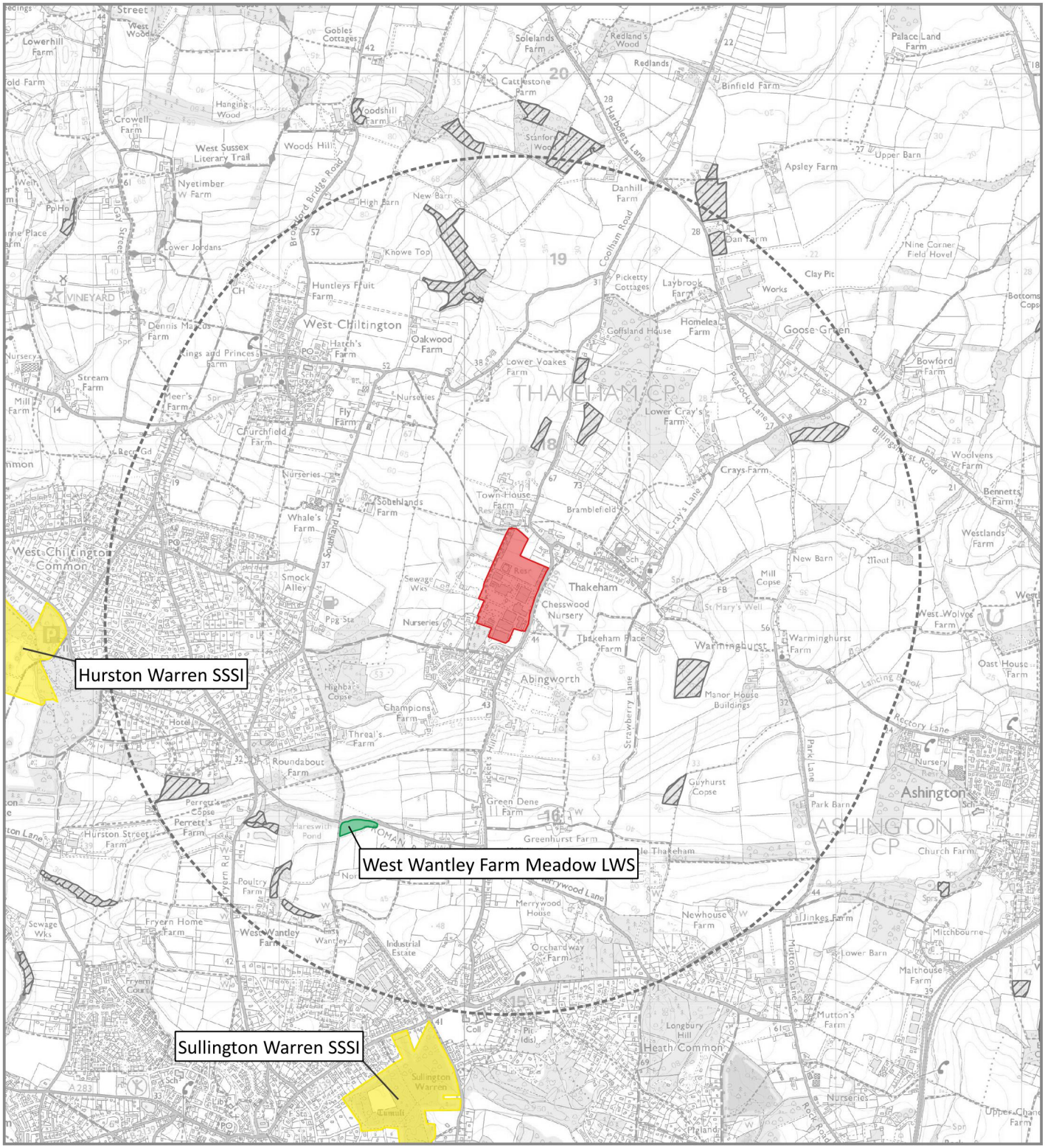
Plan 6612/ECO2:

Ecological Designations



Key:

- Site Location
- Site of Special Scientific Interest (SSSI)
- Local Wildlife Site (LWS)
- Ancient Semi Natural Woodland (ASNW)
- Local Records Centre 2km Search Area

Only non-statutory sites located within the 2km local record centre search area are shown on the above plan.
Non-statutory data provided by Sussex Biodiversity Records Centre

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Monaghan Murshrooms, Thakeham	PROJECT
Ecological Designations	TITLE
6612/ECO2	DRAWING NO.
A/JP	REV
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Plan 6612/ECO3:

Habitats and Ecological Features

Key:

- Site Boundary
- Arable
- Other Neutral Grassland
- Amenity Grassland
- Species-poor Grassland
- Bramble Scrub
- Tall Ruderal
- Recolonising vegetation
- Woodland
- Hardstanding
- Building
- Other Structure
- Open Mosaic Habitat
- Tree
- Line of trees
- Native hedgerow
- Non-native and ornamental hedgerow
- Species-rich native hedgerow
- Species-rich native hedgerow with trees

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Habitats and Ecological Features	TITLE
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B/JP	REV
February 2026	DATE
AN/JP	QC

Plan 6612/ECO4:

Bat Survey Results

Key:

- Site Boundary
- Wider Survey Area
- Static Location

Bat Activity (Transect Survey)

Between Listening Points:

- High
- Moderate
- Low
- Negligible

At Listening Points:

- High
- Moderate
- Low
- Negligible

Buidling with Bat Potential

- Building with Low Bat Roosting Potential
- Building with High Bat Roosting Potential
- Roaming Dawn Transect

Bat Activity Level Key:
High: >1 Passes per minute

Moderate: 0.51-1.0 Passes per minute

Low: 0.01-0.5 Passes per minute

Negligible: 0 Passes per minute

Note: Number of passes per minute based on the number of sound files produced by Anabat Scout.

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Monaghan Mushrooms, Thakeham	PROJECT
Bat Survey Results	TITLE
6612/ECO4	DRAWING NO.
B/AM	REV
December 2023	DATE

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Plan 6612/ECO5:

Dormouse Survey Transects

Key:

- Site Boundary
- Wider Survey Area
- Dormouse Transect

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Dormouse Transect Survey	TITLE
6612/ECO5	DRAWING NO.
B/AM	REV
December 2023	DATE

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Appendix 6612/1:

Principles of Ecological Evaluation

Evaluation Methodology

1. The evaluation of ecological features and resources is based on professional judgement whilst also drawing on the latest available industry guidance and research. The approach taken in this report is based on that described by the Chartered Institute of Ecology and Environmental Management (CIEEM) 'Guidelines for Ecological Impact Assessment in the UK and Ireland' (2018)[1].

Importance of Ecological Features

2. Ecological features within the site/study area have been evaluated in terms of whether they qualify as 'important ecological features'. In this regard, CIEEM guidance states that *"it is not necessary to carry out detailed assessment of features that are sufficiently widespread, unthreatened and resilient to project impacts and will remain viable and sustainable".*

3. Various characteristics contribute to the importance of ecological features, including:

- Naturalness;
- Animal or plant species, sub-species or varieties that are rare or uncommon, either internationally, nationally or more locally, including those that may be seasonally transient;
- Ecosystems and their component parts, which provide the habitats required by important species, populations and/or assemblages;
- Endemic species or locally distinct sub-populations of a species;
- Habitat diversity;
- Habitat connectivity and/or synergistic associations;
- Habitats and species in decline;
- Rich assemblages of plants and animals;
- Large populations of species or concentrations of species considered uncommon or threatened in a wider context;
- Plant communities (and their associated animals) that are considered to be typical of valued natural/semi-natural vegetation types, including examples of naturally species-poor communities; and
- Species on the edge of their range, particularly where their distribution is changing as a result of global trends and climate change.

4. As an objective starting point for identifying important ecological features, European, national and local governments have identified sites, habitats and species which form a key focus for biodiversity conservation in the UK, supported by policy and legislation. These are summarised by CIEEM guidance as follows:

Designated Sites

- Statutory sites designated or classified under international conventions or European legislation, for example World Heritage Sites, Biosphere Reserves, Wetlands of International Importance (Ramsar sites), Special Areas of Conservation (SAC), Special Protection Areas (SPA);

[1] CIEEM (2018) '*Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*', Version 1.3, Chartered Institute of Ecology and Environmental Management, Winchester (updated September 2024)

- Statutory sites designated under national legislation, for example Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) and Local Nature Reserves (LNR);
- Locally designated wildlife sites, e.g. Local Wildlife Sites (LWS).

Biodiversity Lists

- Habitats and species of principal importance for the conservation of biodiversity in England and Wales (largely drawn from UK BAP priority habitats and priority species), often referred to simply as Priority Habitats / Species;
- Local BAP priority species and habitats.

Red Listed, Rare, Legally Protected Species

- Species of conservation concern, Red Data Book (RDB) species;
- Birds of Conservation Concern;
- Nationally rare and nationally scarce species;
- Legally protected species.

5. In addition to this list, other features may be considered to be of importance on the basis of local rarity, where they enable effective conservation of other important features, or play a key functional role in the landscape.

<u>Assigning Level of Importance</u>

6. The importance of an ecological feature should then be considered within a defined geographical context. Based on CIEEM guidance, the following frame of reference is used:

- International (European);
- National;
- Regional;
- County;
- District;
- Local (e.g. Parish or Neighbourhood);
- Site (not of importance beyond the immediate context of the site).

7. Features of 'local' importance are those considered to be below a district level of importance, but are considered to appreciably enrich the nature conservation resource or are of elevated importance beyond the context of the site.

8. Where features are identified as 'important' based on the list of key sites, habitats and species set out above, but are very limited in extent or quality (in terms of habitat resource or species population) and do not appreciably contribute to the biodiversity interest beyond the context of the site, they are considered to be of 'site' importance.

9. In terms of assigning the level of importance, the following considerations are relevant:

Designated Sites

10. For designated sites, importance should reflect the geographical context of the designation (e.g. SAC/SPA/Ramsar sites are designated at the international level whereas SSSIs are designated at the national level). Consideration should be given to multiple designations as appropriate (where an area is subject to differing levels of nature conservation designations).

Habitats

11. In certain cases, the value of a habitat can be measured against known selection criteria, e.g. SAC selection criteria, 'Guidelines for the selection of biological SSSIs' and the Hedgerows Regulations 1997. However, for the majority of commonly encountered sites, the most relevant habitat evaluation will be at a more localised level and based on relevant factors such as antiquity, size, species-diversity, potential, naturalness, rarity, fragility and typicalness (Ratcliffe, 1977). The ability to restore or re-create the habitat is also an important consideration, for example in the case of ancient woodland.

12. Whether habitats are listed as priorities for conservation at a national level in accordance with Sections 41 and 42 of the Natural Environment and Rural Communities Act (NERC) 2006, so called 'Habitats of Principal Importance' or 'Priority Habitats', or within regional or local Biodiversity Action Plans (BAPs) is also relevant, albeit the listing of a particular habitat under a BAP does not in itself imply any specific level of importance.

13. Habitat inventories (such as habitat mapping on the MAGIC database) or information relating to the status of particular habitats within a district, county or region can also assist in determining the appropriate scale at which a habitat is of importance.

Species

14. Deciding the importance of species populations should make use of existing criteria where available. For example, there are established criteria for defining nationally and internationally important populations of waterfowl. The scale within which importance is determined could also relate to a particular population, e.g. the breeding population of common toads within a suite of ponds or an otter population within a catchment.

15. When determining the importance of a species population, contextual information about distribution and abundance is fundamental, including trends based on historical records. For example, a species could be considered particularly important if it is rare and its population is in decline. With respect to rarity, this can apply across the geographic frame of reference and particular regard is given to populations where the UK holds a large or significant proportion of the international population of a species.

16. Whether species are listed as priorities for conservation at a national level in accordance with Sections 41 and 42 of the Natural Environment and Rural Communities Act (NERC) 2006, so called 'Species of Principal Importance' or 'Priority Species', or within regional or local Biodiversity Action Plans (BAPs) is also relevant, albeit the listing of a particular species under a BAP does not in itself imply any specific level of importance.

17. Species populations should also be considered in terms of the potential zone of influence of the proposals, i.e. if the entire species population within the site and surrounding area were to be affected by the proposed development, would this be of significance at a local, district, county or wider scale? This should also consider the foraging and territory ranges of individual species (e.g. bats roosting some distance from site may forage within site whereas other species such as invertebrates may be more sedentary).

Appendix 6612/2:

Legislation Summary

LEGISLATION SUMMARY

1. In England and Wales primary legislation is made by the UK Parliament, and in Scotland by the Scottish Parliament, in the form of Acts. The main piece of legislation relating to nature conservation in the UK is the Wildlife and Countryside Act 1981 (as amended).

2. Acts of Parliament confer powers on Ministers to make more detailed orders, rules or regulations by means of secondary legislation in the form of statutory instruments. Statutory instruments are used to provide the necessary detail that would be too complex to include in an Act itself[1]. The provisions of an Act of Parliament can also be enforced, amended or updated by secondary legislation.

3. In summary, the key pieces of legislation relating to nature conservation in the UK are:

    - Wildlife and Countryside Act 1981 (as amended)
    - Protection of Badgers Act 1992
    - Hedgerows Regulations 1997
    - Countryside and Rights of Way (CRoW) Act for England and Wales 2000
    - Natural Environment and Rural Communities Act 2006
    - Conservation of Habitats and Species Regulations 2017

4. A brief summary of the relevant legislation is provided below. The original Acts and instruments should be referred to for the full and most up to date text of the legislation.

5. **Wildlife and Countryside Act 1981 (as amended)**. The WCA Act provides for the notification and confirmation of Sites of Special Scientific Interest (SSSIs) identified for their flora, fauna, geological or physiographical features. The Act contains strict measures for the protection and management of SSSIs.

6. The Act also refers to the treatment of UK wildlife including protected species listed under Schedules 1 (birds), 5 (mammals, herpetofauna, fish, invertebrates) and 8 (plants).

7. Under Section 1(1) of the Act, all wild birds are protected such that is an offence to intentionally:

    - Kill, injure or take any wild bird;
    - Take, damage or destroy the nest of any wild bird whilst in use* or being built;
    - Take or destroy an egg of any wild bird.

    * The nests of birds that re-use their nests as listed under Schedule ZA1, e.g. Golden Eagle, are protected against taking, damage or destruction irrespective of whether they are in use or not.

8. Offences in respect of Schedule 1 birds are subject to special, i.e. higher, penalties. Schedule 1 birds also receive greater protection such that it is an offence to intentionally or recklessly:

    - Disturb any wild bird included in Schedule 1 while it is building a nest or while it is in, on or near a nest containing eggs or young;
    - Disturb dependent young of such a bird.

[1] http://www.parliament.uk/business/bills-and-legislation/secondary-legislation/statutory-instruments/

9. Under Section 9(1) of the Act, it is an offence to:

- Intentionally kill, injure or take any wild animal included in Schedule 5.

10. In addition, under Section 9(4) it is an offence to intentionally or recklessly:

- Obstruct access to, any structure or place which any wild animal included in Schedule 5 uses for shelter or protection; or
- Disturb any wild animal included in Schedule 5 while occupying a structure or place which it uses for that purpose.

11. Under Section 13(1) it is an offence:

- To intentionally pick, uproot or destroy any wild plant listed in Schedule 8; or
- Unless the authorised person, to intentionally uproot any wild plant not included in Schedule 8.

12. The Act also contains measures (S.14) for preventing the establishment of non-native species that may be detrimental to native wildlife, prohibiting the introduction into the wild of animals (releases or allows to escape) and plants (plants or causes to grow) listed under Schedule 9.

[redacted]

14. Licences can be obtained from the Statutory Nature Conservation Organisation (SNCO) for development activities that would otherwise be unlawful under the legislation, provided there is suitable justification. The SNCO for England is Natural England.

15. **Hedgerows Regulations 1997**. 'Important' hedgerows (as defined by the Regulations) are protected from removal (up-rooting or otherwise destroying). Various criteria specified in the Regulations are employed to identify 'important' hedgerows for wildlife, landscape or historical reasons.

16. **Countryside and Rights of Way (CRoW) Act for England and Wales 2000.** The CRoW Act provides increased measures for the management and protection of SSSIs and strengthens wildlife enforcement legislation. Schedule 12 of the Act amends the species provisions of the WCA 1981, strengthening the legal protection for threatened species. The Act also introduced a duty on Government to have regard to the conservation of biodiversity and maintain lists of species and habitats for which conservation steps should be taken or promoted, in accordance with the Convention on Biological Diversity.

17. **Natural Environment and Rural Communities Act 2006.** Section 41 of the NERC Act requires the Secretary of State to publish a list of habitats and species that are of principal importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as local planning authorities, in implementing their duty under Section 40 of the Act, to have regard to the conservation of biodiversity in England, when exercising their normal functions. 56 habitats and 943 species of principal importance are included on the S41 list. These are all the habitats and species in England that were identified as requiring action in the UK Biodiversity Action Plan (BAP).

18. **Conservation of Habitats and Species Regulations 2017 (as amended).** The Regulations enact the European Union's Habitats Directive (92/43/EEC) in the UK. The Habitats Directive was designed to contribute to the maintenance of biodiversity within member states through the conservation of sites, known in the UK as Special Areas of Conservation (SACs), containing habitats and species selected as being of EC importance (as listed in Annexes I and II of the Habitats Directive respectively). Member states are required to take measures to maintain or restore these natural and semi-natural habitats and wild species at a favourable conservation status.

19. The Regulations also require the compilation and maintenance of a register of European sites, to include SACs and Special Protection Areas (SPAs)[2] classified under Council Directive 79/409/EEC on the Conservation of Wild Birds (the Birds Directive). These sites constitute the Natura 2000 network. The Regulations impose restrictions on planning decisions likely to significantly affect SPAs or SACs.

20. The Regulations also provide protection to European Protected Species of animals that largely overlaps with the WCA 1981, albeit the provisions are generally stricter. Under Regulation 43 it is an offence, *inter alia*, to:

- Deliberately capture, injure or kill any wild animal of a European Protected Species;
- Deliberately disturb any wild animals of any such species, including in particular any disturbance likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or which is likely to affect significantly their local distribution or abundance;
- Deliberately take or destroy the eggs of such an animal;
- Damage or destroy a breeding site or resting place of such an animal.

21. Similar protection is afforded to European Protected Species of plants, as detailed under Regulation 47.

22. The Regulations do provide a licensing system that permits otherwise illegal activities in relation to European Protected Species, subject to certain tests being fulfilled.

[2] Special Protection Areas (SPAs) are protected sites classified in accordance with Article 4 of the EC Directive on the Conservation of Wild Birds (79/409/EEC) (aka the Birds Directive), which came into force in April 1979. SPAs are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species.

Appendix 6612/3:

Building Inspection Forms

Building Number: B1

Photographic Record

External Descriptions

Description	
Number of storeys:	1
Building construction type (brick etc.):	Steel frame with corrugated metal construction.
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Multi-pitched roof with open sections at the western gable ends covered by chicken wire.
Other notes on roof (chimneys present, skylights present etc.):	Vents present
General state of repair:	Good. Occasional lifted metal work and missing frame above door (large gaps)
Approximate age of building:	-
Use of building:	Disused industrial building

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
N/A	N/A	N/A	N/A	N/A	Lifted lead flashing on walls	N/A	N/A	N/A

Internal Descriptions

Number of loft voids present within building: None, Open vaulted

Loft Void Features (where relevant)	**Description (where relevant)**
Level	
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		

Overall Bat potential: Negligible

Building Number: B2

Photographic Record

External Descriptions

Description	
Number of storeys:	1-2
Building construction type (brick etc.):	Steel frame with corrugated metal construction.
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Pitched corrugated asbestos roof
Other notes on roof (chimneys present, skylights present etc.):	Skylights on the eastern section
General state of repair:	Moderate. Occasional missing and lifted corrugated metal panels. Western section in some disrepair, recent arson caused severe damage to roof and walls.
Approximate age of building:	-
Use of building:	Disused industrial building

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Internal Descriptions

Number of loft voids present within building: None, Open vaulted

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Overall Bat potential: Negligible

Building Number: B3 (No internal access)

Photographic Record

External Descriptions

Description	
Number of storeys:	1
Building construction type (brick etc.):	Double-lined steel frame with corrugated metal construction.
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Sloping corrugated asbestos roof
Other notes on roof (chimneys present, skylights present etc.):	
General state of repair:	Moderate. Damage to south-east corner, wooden framework around doors peeling and occasional damage to metalwork.
Approximate age of building:	-
Use of building:	Disused industrial building

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
Yes, outer metal panel missing exposing cavity	N/A	N/A	N/A	N/A	N/A	Missing bargeboard in south-east corner	N/A	N/A

Internal Descriptions

Number of loft voids present within building: None, Open vaulted

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		

Overall Bat potential: Negligible

Building Number: B4

Photographic Record

External Descriptions

Description	
Number of storeys:	1
Building construction type (brick etc.):	Brick-built substation
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	flat, felt-topped roof and uPVC barge boards or soffits
Other notes on roof (chimneys present, skylights present etc.):	
General state of repair:	Good.
Approximate age of building:	-
Use of building:	Substation.

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
No	Good	N/A	N/A	N/A	N/A	Broken soffit on south-east corner, expose soffit box	N/A	-

Internal Descriptions

Number of loft voids present within building: None

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Overall Bat potential: Negligible

Building Number: B5

Photographic Record

External Descriptions

Description	
Number of storeys:	1-2
Building construction type (brick etc.):	Brick construction
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Pitched with corrugated asbestos roof sheets
Other notes on roof (chimneys present, skylights present etc.):	Skylights on northern aspect of roof
General state of repair:	Good
Approximate age of building:	-
Use of building:	Mixed. Industrial and office building

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
	Damaged brick work in places and some missing mortar and steel framework – along southern aspect can see internal cavity					Wooden barge boards with some gaps	Some smashed windows	Large gaps under asbestos roof lining (northern and southern aspect) Gap under asbestos sheet and lead flashing – located at building joins B5a

Internal Descriptions

Number of loft voids present within building: Two voids (no internal access during update survey)

Loft Void Features (where relevant)	**Description (where relevant) Void 1**	**Description (where relevant) Void 2**
Dimensions	20m length x 10m width	40m length x 10m wide
Height at apex	2.5	3.5
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	Steel framework with corrugated asbestos roof sheeting	Steel framework with corrugated asbestos roof sheeting
Construction type (King post, Queen post etc.)		
Ridge beam ***and condition***	N/A	N/A
Lining (felt, sarking etc.) ***and condition***	None	None
Insulation ***and condition***	N/A	N/A
Exposed brick work ***and condition***	None	None
Humidity (and confirm presence or absence of water tank)	Ambient	Ambient
Temperature	Ambient	Ambient
Any draughts?		Open at western end
Light levels	Bright	Skylights, dimly lit
Cobwebs?	None	None
In active use?	No	No
Other features of note	N/A	N/A

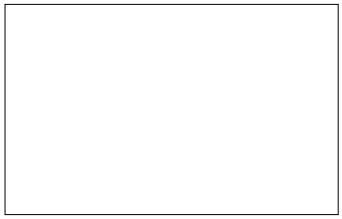
Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Overall Bat potential: Low

Building Number: B5a

Photographic Record



External Descriptions

Description	
Number of storeys:	1
Building construction type (brick etc.):	Breeze block construction with corrugated metal roof
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Flat roof with a slight slope
Other notes on roof (chimneys present, skylights present etc.):	N/A
General state of repair:	Good
Approximate age of building:	-
Use of building:	Industrial

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
N/A	Minor cracks/gaps in mortar	N/A	N/A	N/A	N/A	N/A		-

Internal Descriptions

Number of loft voids present within building: None

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Overall Bat potential: Negligible

Building Number: B5b

Photographic Record

External Descriptions

Description	
Number of storeys:	1
Building construction type (brick etc.):	Metal-built agricultural-style building
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Pitched corrugated asbestos and metal roof.
Other notes on roof (chimneys present, skylights present etc.):	
General state of repair:	Good
Approximate age of building:	-
Use of building:	Disused industrial building

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
No	N/A	N/A	N/A	N/A	N/A	N/A	Broken window on northern aspect Broken vent but gaps are cobwebbed	-

Internal Descriptions

Number of loft voids present within building: One

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	Concrete ridge beam
Lining (felt, sarking etc.) ***and condition***	None
Insulation ***and condition***	N/A
Exposed brick work ***and condition***	None
Humidity (and confirm presence or absence of water tank)	Ambient
Temperature	Ambient
Any draughts?	
Light levels	Dark
Cobwebs?	None
In active use?	No
Other features of note	N/A

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Overall Bat potential: Negligible

Building Number: B6

Photographic Record

External Descriptions

Description	
Number of storeys:	One
Building construction type (brick etc.):	Breeze block construction
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Multi pitched corrugated asbestos roof sheets
Other notes on roof (chimneys present, skylights present etc.):	Vets in roof
General state of repair:	Good
Approximate age of building:	-
Use of building:	Disused industrial building

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
	Some gaps under asbestos at eves on the gable ends		Good. Some gaps/broken asbestos sheeting at gable ends	N/A	N/A	Some lifting in asbestos lip at the edge of the roof Missing asbestos barge board in south-east corner	Small gaps around the exterior metal piping	-

Internal Descriptions

Number of loft voids present within building: None, open vaulted. (no internal access during update survey)

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Overall Bat potential: Low

Building Number: B7a,b,c

Photographic Record

External Descriptions

Description	**7a**	**7b**	**7c**
Number of storeys:	One	Two	One
Building construction type (brick etc.):	Brick Construction with some corrugated asbestos at the gable ends		
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Multi-pitched with corrugated asbestos sheeting		
Other notes on roof (chimneys present, skylights present etc.):	Skylights on section b		
General state of repair:	Moderate		
Approximate age of building:	-		
Use of building:	Disused mixed use		

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
	Good but with some gaps in mortar	N/A	Missing ridge and roof tiles (B7a&b)	Gaps under gable end sheeting by soffit	Some lifting on western aspect	Metal soffits with some gaps around the edges – some missing with gaps into roof in B7c	Gaps at the base of the corrugated asbestos sheets on the gable ends	Missing some glass in windows Open windows (B7b) Lifted boarding on window along southern elevation of B7c.

Internal Descriptions

Number of loft voids present within building: None, Open vaulted with nesting pigeons in section B – very light in B7b (no internal access during update)

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Overall Bat potential: Negligible to low

Building Number: B8

Photographic Record

External Descriptions

Description	
Number of storeys:	1-2 storeys (small singly storey lean- to on eastern side)
Building construction type (brick etc.):	Brick construction
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Pitched roof with a flat roofed dormer on the northern aspect – roof sagging in places on southern elevation.
Other notes on roof (chimneys present, skylights present etc.):	Chimney on east side of the building and skylights on the southern roof aspect
General state of repair:	Moderate
Approximate age of building:	-
Use of building:	Disused office space

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
	Good with occasional gaps in the mortar: -Hole under vent on western elevation; -Large hole in brickwork around metal pipework – see cavity	Some gaps present under the hanging tiles on the dormer.	Missing and slipped tiles near ridge tiles and under window western section of northern elevation Roof tiles missing and hole in roof in eastern single storey section	Missing mortar beneath ridge tiles	Some lifting	Some gaps in the mortar at the end of the sofit boxes. Barge boarding collapsing/missing exposing insulation (fiberglass) and roof beams. Broken soffit along length of single storey eastern section	Broken vent on single storey eastern section	-

Internal Descriptions

Number of loft voids present within building: No access due to safety concerns due to rotten first storey flooring.

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	Wooden beams – exposed externally
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	Fiberglass insulation – exposed externally
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution	N/A	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		

Overall Bat potential: High

Building Number: B9

Photographic Record

External Descriptions

Description	
Number of storeys:	One (false ceiling internally)
Building construction type (brick etc.):	Brick construction with corrugated metal at the gable ends
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Pitched roof with corrugated asbestos roof sheeting
Other notes on roof (chimneys present, skylights present etc.):	Chimney on the east side and 2 air vents in the roof
General state of repair:	Poor – holes in roof and internal collapse
Approximate age of building:	
Use of building:	Disused kitchens and canteen

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
			Asbestos sheeting is largely in good condition, however it is damaged towards the northern section on the western aspect of the roof.		Present along ridges, well fitted	Broken soffit in northern elevation creating access to internals	Gap between tiles and lead flashes at junction of two pitches	-

Internal Descriptions

Number of loft voids present within building: No access due to damaged asbestos ceiling. Void appears to be present above false ceiling the same size as the building. Notable water damage seems to the source of rotting and damage to the ceiling. Leaky water tank suspected.

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Overall Bat potential: Negligible

Building Number: B10

Photographic Record

External Descriptions

Description	
Number of storeys:	One
Building construction type (brick etc.):	Brick construction
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Multi-pitched corrugated asbestos roof. Timber barge boards at gable ends. Double layered with bargeboard infill.
Other notes on roof (chimneys present, skylights present etc.):	External metal piping
General state of repair:	Good
Approximate age of building:	
Use of building:	Disused industrial

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
	Good – occasional cracks where concrete joins to brickwork Occasional drill holes in brick work	N/A	Missing asbestos sheeting at gable end along southern elevation	Occasional lifted asbestos at ridge cap Occasional lifted asbestos sheeting along eastern elevation	N/A	Gaps/holes behind wooden barge boards (including at corners) Missing barge board along southern and northern elevation	Gaps at gable eaves by ridge	-

Internal Descriptions

Number of loft voids present within building: None, Open vaulted (no internal access during update)

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution	N/A	N/A

N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		

Overall Bat potential: Low

Building Number: 11, 11a

Photographic Record

External Descriptions

Description	**B11**	**B11a**
Number of storeys:	One	
Building construction type (brick etc.):	Breeze-block construction with corrugated metal at the gable ends	
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Multi-pitched corrugated asbestos roof.	Flat felt roof. False ceiling internally
Other notes on roof (chimneys present, skylights present etc.):	2 flues	
General state of repair:	Good	
Approximate age of building:		
Use of building:	Disused industrial	

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
	Good – minor superficial cracks in mortar where roof joins to wall, next to guttering and along concrete columns	N/A	N/A	Sections of bitumen felt peeling – B11a	Lifted flashing at base of flues	Gaps behind wooden barge boards Missing/broken soffits – B11a	Roof on B11a is slightly raised creating a gap between the block walls and the wooden roof structure.	-

Internal Descriptions

Number of loft voids present within building: None, Open vaulted. (B11a no access to void above false ceiling)

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution	N/A	N/A

N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		

Overall Bat potential: Low

Building Number: B12

Photographic Record

External Descriptions

Description	
Number of storeys:	One
Building construction type (brick etc.):	Steel frame construction with breeze-block base and corrugated metal sheeting above.
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Gently sloped corrugated metal roof
Other notes on roof (chimneys present, skylights present etc.):	Vents in the roof
General state of repair:	good
Approximate age of building:	
Use of building:	Disused industrial

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
No	Cladding loose in some places Holes in corrugated metal walls Metal sheeting missing exposing internal pipework Cracks in base brickwork		N/A	N/A	N/A	Metal sofit boxes present and in good condition Occasional missing barge board (north western elevation)	Open bey doors and open sections of wall	-

Internal Descriptions

Number of loft voids present within building: None, Open vaulted.

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Overall Bat potential: Negligible

Building Number: B13

Photographic Record

External Descriptions

Description	
Number of storeys:	One
Building construction type (brick etc.):	Steel framework with wooden rafters. Concrete slabs lower section on the building and corrugated asbestos cladding on upper section of the building
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Pitched roof with corrugated asbestos roof.
Other notes on roof (chimneys present, skylights present etc.):	Large section on the roof missing due to damage from fallen tree. Skylights
General state of repair:	Moderate
Approximate age of building:	
Use of building:	Disused industrial

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
No	Occasional lifted metal sheeting (northern elevation) Brickwork in southern elevation in good condition	N/A	Gaps under corrugated asbestos sheeting behind barge board	N/A	N/A	Missing metal ridges (Southeast corner) Lifted barge boards in brick section	Open doors, Roof damage. Holes/gaps by shoots?	-

Internal Descriptions

Number of loft voids present within building: None, Open vaulted.

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			Droppings				Feeding remains		Staining / scratch marks	Other
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Overall Bat potential: Negligible

Building Number: B14

Photographic Record

External Descriptions

Description	
Number of storeys:	One
Building construction type (brick etc.):	Corrugated asbestos outbuilding
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Pitched roof with corrugated asbestos roof.
Other notes on roof (chimneys present, skylights present etc.):	Overgrown with scrub
General state of repair:	Poor
Approximate age of building:	
Use of building:	Disused out building

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
No	Occasional holes in asbestos walls	N/A	N/A	N/A	N/A	N/A	Open fronted	-

Internal Descriptions

Number of loft voids present within building: None

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Overall Bat potential: Negligible

Building Number: OS1

Photographic Record

External Descriptions

Description	
Number of storeys:	N/A
Building construction type (brick etc.):	Matal electrical structure, sealed except for small vents
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Metal sloped roof
Other notes on roof (chimneys present, skylights present etc.):	
General state of repair:	Moderate
Approximate age of building:	
Use of building:	Presumed electrical

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
No	N/A	N/A	N/A	N/A	N/A	N/A	Open doors, Roof damage.	-

Internal Descriptions

Number of loft voids present within building: None

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Overall Bat potential: Negligible

Building Number: OS2

Photographic Record

External Descriptions

Description	
Number of storeys:	One
Building construction type (brick etc.):	Sealed metal storage cylinder, set within block-built walled enclosure.
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	N/A
Other notes on roof (chimneys present, skylights present etc.):	
General state of repair:	poor
Approximate age of building:	
Use of building:	Disused industrial

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
No	N/A	N/A	N/A	N/A	N/A	N/A	Open doors, Roof damage.	-

Internal Descriptions

Number of loft voids present within building: None

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Overall Bat potential: Negligible

Building Number: OS3

Photographic Record

External Descriptions

Description	
Number of storeys:	N/A
Building construction type (brick etc.):	Steel container
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	N/A
Other notes on roof (chimneys present, skylights present etc.):	Louvres covered with fine mesh
General state of repair:	Poor-Moderate
Approximate age of building:	
Use of building:	Presumed electrical

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
No	N/A	N/A	N/A	N/A	N/A	N/A	Open doors, Roof damage. Broken glass window	-

Internal Descriptions

Number of loft voids present within building: None, Open vaulted.

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

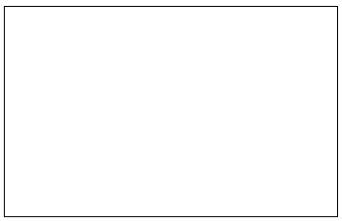
Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Overall Bat potential: Negligible

Building Number: OS4

Photographic Record



External Descriptions Sealed steel Cylinder

Description	
Number of storeys:	N/A
Building construction type (brick etc.):	N/A
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	N/A
Other notes on roof (chimneys present, skylights present etc.):	N/A
General state of repair:	N/A
Approximate age of building:	N/A
Use of building:	N/A

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
No	N/A	N/A	N/A	N/A	N/A	N/A	Open doors, Roof damage.	-

Internal Descriptions

Number of loft voids present within building: None.

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Overall Bat potential: Negligible

Building Number: OS5

Photographic Record

External Descriptions

Description	
Number of storeys:	One
Building construction type (brick etc.):	Timber framed
Roof Structure (flat/pitched/multi-pitched/hipped etc.), material (clay tiles etc.), and presence of ridge tiles:	Sloped, unlined metal roof. Plastic roof in western section broken (missing)
Other notes on roof (chimneys present, skylights present etc.):	Open sided
General state of repair:	Poor
Approximate age of building:	
Use of building:	Disused smoking shelter

External Features of bat potential

Building condition			**Roof condition**					
Cavity Walls?	Condition of brick work?	Condition of any hanging tiles?	Roof tiles (any missing/ slipped/raised?)	Ridge tiles (any missing/ slipped/raised?)	Lead Flashing	Barge Boards/ Soffit Boxes	Other potential access points	Other
No	N/A	N/A	N/A	N/A	N/A	N/A	-	-

Internal Descriptions

Number of loft voids present within building: None.

Loft Void Features (where relevant)	**Description (where relevant)**
Dimensions	
Height at apex	
Construction material (wooden rafters, steel rafters etc.) ***and condition (splits, gaps in joins etc.)***	
Construction type (King post, Queen post etc.)	
Ridge beam ***and condition***	
Lining (felt, sarking etc.) ***and condition***	
Insulation ***and condition***	
Exposed brick work ***and condition***	
Humidity (and confirm presence or absence of water tank)	
Temperature	
Any draughts?	
Light levels	
Cobwebs?	
In active use?	
Other features of note	

Evidence of bats

Bats			**Droppings**				**Feeding remains**		**Staining / scratch marks**	**Other**
Species	Number	Location	Number	Species	Distribution	Age	Number	Distribution		
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Overall Bat potential: Negligible

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