LIZARD
Landscape Design and Ecology

PRELIMINARY ECOLOGICAL APPRAISAL

Jarvis, Jarvis Lane, Steyning

On behalf of: Gordon Sutherland

Client:	Gordon Sutherland			
Project:	Jarvis, Jarvis Lane, Steyning			
Reference:	LLD3620-ECO-REP-001-00-PEA			
Revision:	**Date:**	**Author**	**Proof**	**Approved**
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Validity:

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.

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SUMMARY

Lizard Landscape Design and Ecology (LLDE) has been commissioned by Gordon Sutherland to undertake a Preliminary Ecological Appraisal (PEA) of the proposed development at Jarvis, Jarvis Lane, Steyning (located around central grid reference: *TQ 17936 11144* – hereafter referred to as 'the site'). This report presents the results of an initial scoping survey which was undertaken on 1st September 2025 to evaluate the existing ecological resources within and adjacent to the site, to highlight any potential ecological constraints and opportunities to inform scheme design, and to identify the need for further assessment prior to application, where required.

The site covers an area of 0.4ha and is located in the centre of Steyning, consisting of lawns and an extensive area of woodland. The greatest ecological interest at the site is associated with the woodland, which should be retained and protected throughout proposals, wherever practicable.

The habitats within and adjacent to the site were found suitable to support bats, [redacted] nesting birds. Therefore, it is recommended that reasonable avoidance measures be put in place to mitigate the risk of harm to nesting birds [redacted]. It is understood that dusk emergence surveys have already been carried out on the existing house in the 2025 active season.

Subject to a sensitively designed scheme, which gives due consideration to the survey and mitigation requirements outlined herein, no major ecological constraints have been identified which would preclude the provision of a well-designed development.

Table No. 01 - Summary of Recommendations

Ecological Receptor	Recommendations	Time Constraint
[redacted]	[redacted]	[redacted]
Bats	The existing house (B1) was found to be highly suitable for roosting bats. It is understood that dusk emergence surveys have already been carried out on the existing house in the 2025 active season and so no further surveys are recommended.	N/A

Ecological Receptor	Recommendations	Time Constraint
Breeding Birds	Any habitat suitable to support nesting birds scheduled for removal, i.e., scattered trees and scrub, should be cleared outside of the main bird nesting season (March – August inclusive) or first be subject to a bird nesting check prior to removal, to be conducted by suitably qualified ecologist or arborist.	Nesting bird season March – September (inclusive)
Invasive Species	Areas of garden yellow archangel, snowberry and spotted laurel to be removed by a suitable contractor. All arisings are to be securely bagged and removed from site to an authorised composting location to avoid the spread of this species into the wild.	N/A
Woodland	This habitat should be protected as far as is practical due to its important location within the centre of Steyning.	N/A

1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology (LLDE) has been commissioned by Gordon Sutherland to undertake a Preliminary Ecological Appraisal (PEA) of proposed land at Jarvis, Jarvis Lane, Steyning (located around central grid reference: TQ 17936 11144 – hereafter referred to as 'the site').

1.2 The purpose of this report is to establish the site's suitability for development, inform the design process for future proposals, record the ecological baseline and identify key potential ecological constraints and opportunities associated with future development proposals. This report has been prepared with due consideration for existing best practice guidance (CIEEM, 2017) (BSI, 2013) and aims to provide general advice on ecological constraints associated with development of the site. The report includes recommendations for further assessment where necessary. It is not intended that this report should be submitted with a planning application for development of the site, unless supported by the results of further surveys and a detailed assessment of the effects of the proposed development.

Site Information

1.3 The site covers an area of c. 0.4 hectares (ha) and consists of an irregularly shaped plot in the centre of Steyning and is comprised of a large area of lawn as well as an area of woodland. The site is surrounded by residential areas on all side, with a continuous strip of trees running from the north of the site through the town.

Surrounding Landscape

1.4 The site is located within an urban setting in the centre of Steyning, a small town 5km north of Worthing. The River Adur runs immediately to the east of Steyning, and the chalk escarpment which dominates the south downs national park extends across the south of the town. The immediate landscape is generally agricultural, with nearby towns including Upper Beeding, Henfield and Storrington. The soil type is Soilscape 5, freely draining lime-rich loamy soils.

Development Proposals

1.5 It is understood that the proposals are for the reinstatement of a driveway from the northwest corner of the site to the rear of the house. This will require the clearance of a small amount of vegetation.

2.0 SCOPE OF THE ASSESSMENT

2.1 In accordance with current guidance (CIEEM, 2017), the aim of the Preliminary Ecological Appraisal has been to:

- Identify the likely ecological constraints associated with a project;
- Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy' (BSI, 2013);
- Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EcIA); and
- Identify the opportunities offered by a project to deliver ecological enhancement.

3.0 METHODOLOGY

3.1 Desk Study

3.1.1 The Multi-Agency Geographical Information Centre (MAGIC) website was consulted for information regarding the location of waterbodies, priority habitats, statutory designated sites and existing wildlife mitigation licences, within a potential zone of influence of the site. Additionally, the Local Planning Authority (LPA) website was consulted for information regarding the location of non-statutory designated areas, and satellite imagery and historic mapping was used to inform an assessment of the recent land use changes and habitat types within the area. The following potential zones of Influence's have been used for the following potential ecological receptors during the desk study assessment:

Table No. 02 – Zones of Influences for Ecological Receptors

Potential Zone of Influence	Type of Record / Designation/s / Ecological Receptor
0.5km	• Ponds, ditches and other water bodies.
2.0km	• Priority Habitats (UKBAP) (NERC, 2006); • European Protected Species Mitigation Licences (EPSMLs); • Local Nature Reserves (LNRs); • National Nature Reserves; • Sites of Special Scientific Interest (SSSIs); and • Local Wildlife Sites (LWS) / Site of Nature Conservation Interest (SNCI).
10.0km	• Special Protection Areas (SPAs); • potential Special Protection Areas (pSPAs); • Ramsars (Wetlands of International Importance); • proposed Ramsars (pRamsar); • Special Areas of Conservation (SACs); and • possible Special Areas of Conservation (pSACs).
12.0km	• Special Areas of Conservation (SACs) and possible Special Areas of Conservation (pSACs) designated for supporting Annex II bat species.

3.1.2 All protected / notable species records within a 2.0km radius of the site were provided by Sussex Biodiversity Record Centre (SBRC) on the 12th September 2025.

3.1.3 The Local Planning Authority website was consulted to inform of additional relevant information to this assessment, including local development plan policies in relation to ecology and biodiversity (see *Appendix A – Planning Policy and Legislation*) as well as any Local Nature Recovery Strategies, Nature Improvement Areas (NIAs) and Biodiversity Opportunity Areas (BOAs) etc.

3.2 Field Survey

3.2.1 The field survey was undertaken on 1st September 2025 by a Suitably Qualified Ecologist (Ben Lapham, 2 years professional experience). Weather conditions were mild (c.18°C), with a moderate south-westerly wind (Beaufort Scale 2-3), 60% cloud cover and occasional heavy rain.

3.2.2 The field survey comprised a walkover inspection of the site, immediately adjacent land and boundaries features, in which ecological features were noted and mapped in accordance with principles of the UKHabs-Professional Classification System (UKHabs Ltd., 2023). A minimum mapping unit of 25m^2 / 5m length was used and habitats were identified to at least level 4 wherever practicable. Habitat categories were slightly amended to be consistent with those used as part of Biodiversity Net Gain calculations.

3.2.3 A list of plant species noted was compiled, together with an estimate of relative abundance made according to the DAFOR scale. In addition, Target Notes were used to provide supplementary information where necessary on any features encountered which were notable, relevant to the assessment or too small to map.

3.3 Evaluation of Ecological Features

3.3.1 An assessment was made to determine the likely importance of any flora / habitats present, as well as determining whether any qualified as being of conservation merit, such as those listed as habitats and species of principal importance for the conservation of biodiversity (NERC, 2006). Likely importance was determined in reference to a predefined geographical frame of reference, as laid out in *Guidelines for Ecological Impact Assessment* (CIEEM, 2022), this was assessed in accordance with the accordance with the criteria outlined below:

Table No. 03 – Likely Importance Assessment Criteria

Likely Importance Categories	Likely Importance Criteria
Negligible	Of no notable ecological value.
Site	Ecologically valuable within the context of the site
Local	Ecologically valuable within the context of the immediate surrounds, i.e., c. 1km^2
District	Ecologically valuable within the context of the wider surrounds / LPA district, i.e., c. 10km^2
County	Ecologically valuable within the context of the wider county, i.e., c. 100km^2
Regional	Of ecological value within the region, i.e., south east, south west, midlands etc.
National	Of ecological value within the context of the United Kingdom, such as a SSSIs, NNR's etc.
International	Ecological value of global significance, such as SACs, SPAs etc.

3.3.2 Habitats within and adjacent to the site were assessed to determine their potential to support protected and notable fauna. This assessment was based on professional judgment and experience, with due consideration to industry standard best practice guidance for the relevant taxa, as laid out in the table below. The possible presence of each taxon was summarised as either negligible, low, moderate, high or confirmed.

Table No. 04 – Habitat Suitability Assessment References

Fauna	Relevant Best Practice Guidance
Great Crested Newts	*Great Crested Newt Conservation Handbook* (Langton *et al*, 2001) & *Evaluating the Suitability of Habitat for the Great Crested Newt* (Oldham *et al,* 2000)
Reptiles	*Herpetofauna Workers' Manual* (Gent and Gibson, 2003)
Bats	*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)* (Collins, 2023)
Dormice	*The Dormice Conservation Handbook* (English Nature, 2006)
Badger	*Survey Badgers* (Harris *et al,* 1989)
Water Vole	*The Water Vole Mitigation Handbook* (Dean *et al,* 2016)
Birds	*Guidance for Bird Surveys in Relation to Development* (NE, 2022)
Invertebrates	*Considering Terrestrial Invertebrates in Preliminary Ecological Appraisals* (Jukes, 2021) and *Organising Surveys to Determine Site Quality for Invertebrates* (English Nature, 2005)

3.3.3 Photographs were taken as evidence and to illustrate any notable ecological features on site. These have been provided within the body of the relevant parts of the Results section, where appropriate.

3.4 Daytime Bat Walkover Survey

3.4.1 A Daytime Bat Walkover (DBW) survey was undertaken as part of the field survey assessment by the suitably experienced surveyor (ACCREDITED AGENT UNDER 2016-20460-CLS-CLS).

3.4.2 The Daytime Bat Walkover (DBW) survey entailed a slow walkover of the site, during which time the surveyor identified any structures, trees and other features that could be suitable for bats to roost in, and any habitats which could be suitable for bats to commute, forage or swarm in.

3.4.3 During this survey any direct evidence of bats was searched for and recorded, such as grease marks, urine stains, bat droppings, feeding remains and dead / live bats. Furthermore, any structures or trees which offered features with the potential to support bats were noted. For trees this included the identification of features typically associated with decay, such as, but not limited to, cracks, crevices and holes naturally formed by trees. For structures this included the identification of features such as, but not limited to, slipped, missing or uneven tiles, gaps around the soffit / barge board and raised flashing etc.

3.4.4 All suitable bat habitat was assessed in accordance best practice criteria (Collins, 2023), which is outlined herein. During the survey all trees within and immediately adjacent to the site were assessed using the following criteria:

Table No. 05 – Criteria for Assessing the Bat Roosting Suitability of Trees

Suitability	Description
None	Either no potential roosting features in the tree, or highly unlikely to be any.
FAR	Further assessment required to establish if potential roosting features are present in the tree.
PRF	A tree with at least one potential roosting feature present.

3.4.5 If it was possible to adequately assess a Potential Roosting Feature (PRF) from ground level then this was completed, and the feature classified as either:

- **PRF-I**: Feature only suitable for individual or very small numbers of bats, either due to size or lack of suitable surrounding habitat; or
- **PRF-M**: PRF is suitable for multiple bats and therefore has the potential to be used by a maternity colony.

3.4.6 Furthermore, all structures were assessed externally, and internally wherever possible for their potential to support bats, using the following criteria:

Table No. 06 – Criteria for Assessing the Bat Roosting Suitability of Structures

Potential Suitability	Description
None	No habitat features on site likely to be used by any roosting bats at any time of year.
Negligible	No obvious habitat features on site likely to be used by roosting bats. However, some small uncertainty remains, as bats can use small and apparently unsuitable features occasionally.

Potential Suitability	Description
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these do not provide enough shelter, space, protection, appropriate conditions or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
Moderate	A structure with one of more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat, but unlikely to support a roost of high conservation status, irrespective of species conservation status.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat, with the potential to support high conservation status roosts irrespective of species conservation status.
Confirmed	Direct evidence of bats identified.

3.4.7 Finally, an assessment of the winter hibernation potential of the structures was made in consideration of the criteria used for assessing structures and trees, in combination with the potential presence of classic hibernation features, known roosts and suitability of habitat in the surrounds.

3.5 Great Crested Newts – Habitat Suitability Assessment

3.5.1 Any ponds identified within or adjacent to the site were subject to a Habitat Suitability Index (HSI) assessment to determine their suitability to support GCN, in line with current guidance (Oldham *et al*, 2000). The HSI is a numerical index, between 0 and 1 (0 representing completely unsuitable habitat and 1 representing optimal habitat), calculated based on the suitability of 10 calculable indices.

3.5.2 HSI assessment is useful to aid in determining how suitable a given waterbody is for GCN, but it does not directly correlate with GCN presence or population numbers and serves as information only.

3.5.3 The 10 indices considered as part of the HSI assessment include geographic area, pond area, permanence of waterbody, water quality, shading, waterfowl presence, fish presence, number of ponds within 1.0km, suitability of terrestrial habitat and macrophyte cover, which were investigated during the field survey assessment.

[redacted] [redacted]

[redacted] [redacted]

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

3.7 Constraints and Limitations

3.7.1 Due to the field survey consisting of only one site visit, certain species, particularly some of the flowering plants, may not have been visible or may have been otherwise inconspicuous at the time of the survey and hence overlooked. These are accepted constraints associated with the UKHabs Survey Methodology.

3.7.2 It was not possible to gain internal access to the small garage building in the west of the site (B2), however this building will not be affected by the works.

4.0 RESULTS

4.1 Desk Study

Pond Study

4.1.1 The following ponds were identified within 500m of the site, based on OS mapping and satellite imagery:

Pond	Description	Distance From Site
P1	Drainage ditch running along the edge of car park.	50m north
P2	Small pond in area of shrub.	400m northeast
P3	Small pond in area of shrub.	450m northeast
P4	Medium sized pond within a large area of residential gardens.	350m southwest
P5	Incomplete length of drainage ditches running through large garden.	350m north

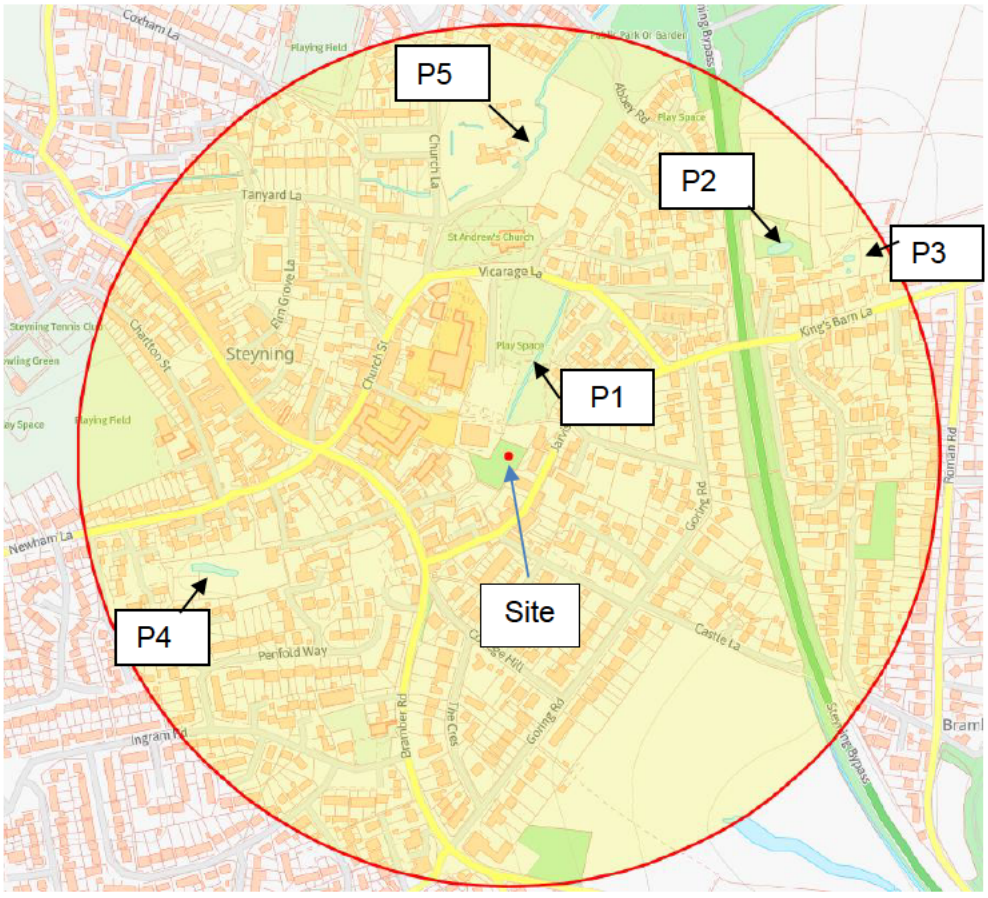

Figure No. 01: Pond locations within 500m of the site

Priority Habitats

4.1.2 In accordance with the MAGIC dataset, within a 2.0km search radii of the site there were UKBAP Priority Habitats (NERC, 2006) of Coastal and Floodplain Grazing Marsh, Coastal Saltmarsh, Deciduous Woodland (some of which was ancient), Lowland Calcareous Grassland, Mudflats, Purple Moor Grass and Rush Pastures, Reedbeds, Traditional Orchard and Wood-pasture & Parkland.

European Protected Species Mitigation Licence (EPSML) Search

4.1.3 In accordance with the MAGIC dataset, within a 2.0km search radii of the site, no records for existing European Protected Species Mitigation Licences (EPSMLs) were returned.

Local Non-Statutory Designated Areas

4.1.4 The following non-statutory designated areas were identified within 2.0km of the site.

Table No. 08 – Non-Statutory Designated Areas

Site	Location
River Adur Water Meadows & Wyckham Wood	500m E
Steyning Coombe & Steyning Round Hill	750m W

Statutory Designated Sites

4.1.5 No statutory designated sites were found within 2km of the site, no international statutory designated sites for bats were identified within 10km of the site.

4.2 Existing Habitat Assessment

Site Assessment

4.2.1 Habitats within and adjacent to the site include:

- Developed Land; Sealed Surface.
- Introduced Shrub.
- Line of Trees.
- Modified Grassland.
- Non-native & Ornamental Hedgerow.
- Other Broadleaved Woodland.

Developed Land; Sealed Surface

4.2.2 A Grade II listed house with associated parking and patio areas is located in the east of the site.

Introduced Shrub

4.2.3 A small area of shrub dominated by cherry *Prunus sp.,* cherry laurel *Prunus laurocerasus,* and privet *Ligustrum ovalifolium.*

Line of Trees

4.2.4 A length of pollarded Hazel *Corylus avellana* along the southeastern boundary of the site, immediately adjacent to the main house.

Modified Grassland

4.2.5 A large area of lawn extended to the west of the house and appeared to be regularly mown. The sward was c. 4cm long at the time of the survey and dominated by grasses including perennial ryegrass *Lolium perenne* and cocksfoot *Dactylus glomerata.* Forbs noted include ground ivy *Glechoma hederacea,* creeping cinquefoil *Potentilla reptans* and white clover *Trifolium repens.*

Photograph No: 1 – Looking west from house across lawn

Other Broadleaved Woodland

4.2.6 A dense area of woodland was present along the western boundary of the site. The northern half of this habitat was dominated by 2no. common beech *Fagus sylvatica* with scattered sycamore *Acer pseudoplatanus*, holly *Ilex aquifoloim* and elder *Sambucus nigra* saplings. In the south, yew *Taxus baccata* and ash *Fraxinus excelsior* were also present. Ground flora included common nettle *Urtica dioica,* wood avens *Geum urbanum,* common ivy *Hedera helix* and lords-and-ladies *Arum maculatum.* Spotted laurel *Aucuba japonica,* snowberry *Symphoricarpos albus* and garden yellow archangel *Lamiastrum galeobdolon subsp. argentatum,* both of which are invasive, were recorded.

Photograph No: 2 – View of woodland in the northern half of the site

Non-native and Ornamental Hedgerow

4.2.7 A non-native hedgerow comprised of privet runs along the northern boundary of the site.

4.3 Invasive Species

4.3.1 Spotted laurel *Aucuba japonica,* snowberry *Symphoricarpos albus* and garden yellow archangel *Lamiastrum galeobdolon subsp. Argentatum* were both present within the area of woodland. Garden yellow archangel is listed on Schedule 9 of the Wildlife and Countryside Act 1981. Spotted laurel and snowberry are not listed as an invasive species, but it are generally regarded as being potentially invasive.

4.4 Protected and Notable Fauna - Likely Presence Assessment

Amphibians

Desk Study

4.4.1 SxBRC returned 4no. records for great crested newt *Triturus cristatus* from within the search area, all of which are separated from the site by extensive urban areas, with the three nearest records separated by the Steyning Bypass to the east.

Site Assessment

4.4.2 The woodland habitat on site provided terrestrial habitat for amphibians and great crested newts *Triturus cristatus*. As the woodland is located at the lowest point of the site and is in line with a drainage ditch 50m to the north (P1), it is likely that it retains moisture at a higher rate than the surrounding landscape. While the habitats on site were generally suitable, the urban location provided extremely poor connectivity to the surrounding landscape. All nearby waterbodies, except for P1, were isolated from the site by busy roads, particularly by the Steyning Bypass to the east. It is accepted that, unless connected by highly suitable habitat, most great crested newts tend to stay within 250m of breeding ponds (Langton *et al.*, 2001). Therefore, the site is assessed as having **negligible** suitability for amphibians and great crested newts and can be scoped out of further assessment.

Reptiles

Desk Study

4.4.3 SxBRC returned 214no. records for four species of reptiles, including records for slow worm *Anguis fragilis,* common lizards *Zootoca vivipara*, grass snake *Natrix natrix Helvetica* and adder *Vipera berus.* The closest record pertains to common lizard found at Steyning Grammar School.

Site Assessment

4.4.4 Reptiles require a mosaic of habitats to persist in a landscape, including vegetative cover for refuge opportunities, open areas for basing and a diverse flora to support viable invertebrate prey throughout the year. The site was comprised of dense woodland and closely cut grass, neither of which provide suitable habitat for reptiles. The site is therefore of **negligible** suitability for reptile species and can be scoped out of further assessment.

Bats

Desk Study

4.4.5 SxBRC returned 147no. records for 16no. species of bat, including records for common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus,* Natterer's *Myotis nattereri*, Daubenton's *Myotis daubentonii* and brown long-eared bat *Plecotus auritus* from within the search area. This included records for roost sites and observations of bats in the field.

Daytime Bat Walkover - Trees

4.4.6 Several trees were identified as offering some level of bat roost suitability during the ground level assessment. A summary of these features is illustrated in the table below. The tree reference numbers are illustrated on *Figure No. 01 – Site Habitat Plan.*

Table No. 11 – Preliminary Bat Roost Assessment Results - Trees

Tree Ref	Description	Category
T01	Mature beech *Fagus sylvatica* with several small knotholes throughout.	PRF – I
T02	Mature beech *Fagus sylvatica* with several small knotholes throughout.	PRF – I
T03	Mature ash *Fraxinus excelsior* with ash dieback which has led to significant areas of lifted bark.	PRF – I

4.4.7 All buildings within the site were assessed externally for bats. A summary of this assessment is provided in the table below. Building reference numbers are illustrated on *Figure No. 01 – Site Habitats Plan.*

Table No. 12 – Preliminary Bat Roost Assessment Results - Buildings

Building Ref	External assessment	Internal assessment	Suitability

B01	Main house building of brick construction with pitched slate roof.	It was not possible to access the inside of the house.	**High**
B02	Small single storey garage of brick construction with a flat felt roof.	Internal access not possible.	**Negligible**

Winter Roosting Potential

4.4.8 Given the results of the preliminary roost assessment and in consideration of the presence of classic hibernation features, the suitability of the surrounding habitat for commuting and foraging, and the absence of known roosts, it was determined that the site offered **negligible** winter roosting potential.

Foraging and Commuting Suitability

4.4.9 The site is dominated by lawns and woodland. The woodland is part of a linear section of woodland which runs through the town centre and is therefore likely to be of significant local value to any commuting or foraging bats. The site is therefore considered to be of **moderate** suitability.

Dormice

Desk Study

4.4.10 SxBRC returned no records of dormouse *Muscardinus avellanarius* from within the search area.

Site Assessment

4.4.11 Boundary vegetation does contain species suitable to support dormouse foraging, however due to the urban location of the site and lack of connectivity to the wider landscape, the site is considered to be of **negligible** value to this species and can be scoped out of further assessment.

[redacted]

[redacted]

Birds

Desk Study

4.4.14 SxBRC returned 4,198no. records for 91no. species of birds from within the search area. This included 17no. species listed on Schedule 1 (Wildlife and Countryside Act, 1981) (as amended), as well as records for 34no. species of birds listed on the Birds of Conservation Concern (BoCC) Red List (Stanbury *et al,* 2021). This included birds associated with woodland, including nightingale *Luscinia megarhynchos*, willow tit *Poecile montanus* and cuckoo *Cuculus canorus.*

Site Assessment

4.4.15 1no. yellow wagtail *Motacilla flava* was noted during the site visit. The woodland habitat provides significant opportunities for nesting birds as well as for woodland specialists, the urban location enhances this importance. It is therefore considered to be of **moderate** value.

Invertebrates

Desk Study

4.4.16 SxBRC returned 3,387no. records for 61no. species of protected invertebrates from within the search area, including 301no. records for stag beetle *Lucanus cervus*, 218no. records for brown hairstreak *Thecla betulae* and 7no. records for white admiral *Limenitis camilla*, all of which are associated with woodland habitats.

Site Assessment

4.4.17 No notable invertebrates were noted during the site visit, and it is unlikely that the habitats on-site support any notable invertebrate species. The site is therefore considered to be of **negligible** suitability for notable invertebrates and can be scoped out of further assessment.

5.0 ECOLOGICAL CONSTRAINTS AND RECOMMENDATIONS

5.1 Internationally Designated Sites

5.1.1 No internationally designated statutory sites were identified within a potential zone of influence of the proposed development site. Therefore, no further assessment is required.

5.2 Nationally and Locally Designated Sites

5.2.1 Several nationally and locally designated areas were identified within a potential zone of influence of the site. However, none exist within or directly adjacent to the site, so would not be likely to be directly impacted by proposals.

5.3 On Site Habitats

5.3.1 The following section provides an evaluation of the potential impacts of proposals on the habitats on site and outlines any recommendations required in order to ensure proposals accord with planning policy and legislation (see *Appendix* A), and to maximise opportunities to deliver net gains for biodiversity. Where identified, any potential impacts should be addressed in line with the mitigation hierarchy (BSI, 2013) (CIEEM, 2022) and where possible, mitigation should be embedded in the scheme design as this gives assurance of delivery.

Biodiversity Net Gain Statement

5.3.2 The Development is subject of a householder application as defined within Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and as such is exempt from mandatory Biodiversity Net Gain.

Evaluation and Recommendations

5.3.3 Overall, the habitats on site were assessed as being of broad **moderate** ecological value. The existing areas of modified grassland are highly suitable for development, and the loss of these habitats could be compensated for within the scheme. It is unlikely that the loss of any woodland habitat can be compensated for within the scheme.

5.3.4 The greatest ecological interest at the site was associated with woodland habitat. The importance of this habitat is enhanced by its urban location, providing an 'oasis' of habitat within Steyning. Proposals should aim to retain and protect this area wherever practicable.

5.3.5 Areas of woodland on site are likely to require removal to facilitate development proposals. These habitats are of high distinctiveness and consideration must be given as to how the loss of these areas could be compensated for within the scheme. Furthermore, it is strongly advised that all existing trees are retained during construction and operation to ensure that the integrity of the woodland strip within the town centre is protected. This should be supported by a full arboricultural package to demonstrate that the protection of existing trees has been considered.

5.3.6 The areas of garden yellow archangel, snowberry and spotted laurel on site should be removed by a suitable contractor. All arisings are to be securely bagged and removed from site to an authorised composting location to avoid the spread of this species into the wild.

5.4 Protected and Notable Species

5.4.1 Varying levels of legal protection are afforded to certain protected animals, certain species of conservation importance and broader biodiversity (see *Appendix A – Planning Policy and Legislation*). Therefore, in order to ensure proposals accord with statutory legislation further surveys for these taxa may be required to determine their presence and, if present, to devise an appropriate mitigation strategy. Any protected / notable species assessed as having negligible potential to exist on site during the possible presence assessment were scoped out of further assessment at this stage.

Bats

5.4.2 The protected species assessment identified that the woodland on the site offered low potential to support roosting bats, which was exemplified by the three trees classified as 'PRF-I'. As these trees were classed as PRF-I, no further surveys will be required. The existing house (B1) was classified as having high suitability for roosting bats, it is understood that bat emergence surveys were carried out during the 2025 active season by a separate ecological consultancy.

5.4.3 The protected species assessment also identified that the site and adjacent habitats would be likely to be of moderate value to commuting and foraging bats in the area. The site is unlikely to support a notable assemblage of foraging or commuting bats and therefore, bat activity surveys are not required. However, proposals should be mindful of the potential for bats to occur in the area by ensuring that the woodland is protected from inappropriate nocturnal lighting, and by limiting the need for nocturnal lighting in the first instance. Any external lighting designs should comply with best practice standards in regard to external lighting and bats (BCT & ILP, 2023).

[redacted]

Birds

5.4.5 The protected species assessment identified that the site and adjacent habitats offered habitats of high value to wild birds, particularly considering the urban location. Any habitat suitable to support nesting birds scheduled for removal, i.e., trees and scrub, should be cleared outside of the main bird nesting season (March – August inclusive) or first be subject to a bird nesting check prior to removal, to be conducted by suitably qualified ecologist or arborist.

Hedgehogs

5.4.6 All new closed board fencing or walls should include a 13x13cm access gap to the base to allow the free movement of hedgehogs around the site. The gaps should be signed ‘hedgehog highway’ or similar to make their purpose clear and avoid accidental closure by future residents. Information on these access gaps should also be provided within the new homeowners welcome pack.

6.0 OPPORTUNITIES FOR ECOLOGICAL ENHANCEMENTS

6.1 Net gains for biodiversity are a requirement outlined in National Planning Policy Framework (Department for Levelling Up, Housing & Communities, 2024) and local planning policy guidance. Opportunities for ecological enhancements which could be incorporated into the scheme design are provided below:

- The enhancement of the existing woodland through the removal of spotted laurel, snowberry and garden yellow archangel.
- Buffer zones planted with native trees, shrubs and suitable wildflower grassland to create a gradual ecotone between woodland and the development;
- The use of seed and fruit bearing species of tree such as cherry, rowan, birch, hawthorn and crab apple to provide a foraging resource for birds and insects;
- The use of log and compost piles in habitat creation areas to provide refugia for reptiles and amphibians;
- The use of flowering lawn in areas which require regular mowing rather than a standard amenity mix;

7.0 CONCLUSIONS

7.1 The site covers an area of 0.4ha and is in the centre of Steyning. It consists of lawns and an extensive area of woodland and is surrounded by residential areas. The greatest ecological interest at the site is associated with the woodland which should be retained and protected throughout proposals, wherever practicable.

7.2 The habitats within and adjacent to the site were found suitable to support bats, [redacted] nesting birds. Therefore, it is recommended that reasonable avoidance measures be put in place to mitigate the risk of harm to nesting birds [redacted]. As the presence, or potential presence, of protected species is a material consideration in the planning process any surveys shall need to be undertaken before determination of the planning application.

7.3 Proposals have no potential to impact upon any statutory designations identified within a potential zone of influence of development.

7.4 Subject to a sensitively designed scheme, which gives due consideration to the survey and mitigation requirements outlined herein, no major ecological constraints have been identified which would preclude the provision of a well-designed development.

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Table No. 13 – Species List for Habitat Parcels

Line of Trees

Common Name	Scientific Name	DAFOR
Hazel	*Corylus avellana*	**D**

Modified Grassland

Common Name	Scientific Name	DAFOR
Cinquefoil	*Potentilla spp.*	**F**
Cocksfoot	*Dactylis glomerata*	**O**
Common Daisy	*Bellis perennis*	**O**
Common Dandelion	*Taraxacum officinale*	**F**
Creeping Buttercup	*Ranunculus repens*	**A**
Fiddle Dock	*Rumex pulcher*	**R**
Ground Ivy	*Glechoma hederacea*	**A**
Perennial Ryegrass	*Lolium perenne*	**D**
Primrose	*Primula vulgaris*	**R**
Ribwort Plantain	*Plantago lanceolata*	**F**
Selfheal	*Prunella vulgaris*	**R**
White Clover	*Trifolium repens*	**F**
Wood Aven	*Geum urbanum*	**R**
Yarrow	*Achillea millefolium*	**F**

Non-native and Ornamental Hedgerow

Common Name	Scientific Name	DAFOR
Common Privet	*Ligustrum ovafilium*	**D**

Other Woodland; Broadleaved

Common Name	Scientific Name	DAFOR
Bay	*Laurus nobilis*	R
Elder	*Sambucus nigra*	O
European horse-chestnut	*Aesculus hippocastanum*	R
Hazel	*Corylus avellana*	O
Holly	*Ilex aquifolium*	O
Spotted laurel	*Acuba japonica*	O
Sycamore	*Platanus occidentalis*	F
Ground Flora		
Bramble	*Rubus fruticosus*	O
Broad-leaved dock	*Rumex obtusifolius*	R
Common nettle	*Urtica dioica*	D
Cow parsley	*Anthriscus sylvestris*	R
Garden yellow archangel	*Lamiastrum galeobdolon subsp. argentatum*	O
Hedge bindweed	*Calystegia sepium*	R
Hogweed	*Heracleum sphondylium*	O

Ivy	*Hedera helix*	F
Lords and Ladies	*Arum maculatum*	O
Snowberry	*Symphoricarpos albus*	O
Wood avens	*Geum urbanum*	O
Wood-sedge	*Carex strigosa*	R

D – Dominant; A – Abundant; F – Frequent; O – Occasional; R – Rare; L – Locally

Table No. 14 – Target Notes

Ref	***Feature***	***Description***
TN01	Mammal holes	Several small mammal holes dug into slope. It appears that they have been unused for a significant period of time.
T01	Mature beech *Fagus sylvatica* with several small knotholes throughout.	PRF-I
T02	Mature beech *Fagus sylvatica* with several small knotholes throughout.	PRF-I
T03	Mature ash *Fraxinus excelsior* with ash dieback which has led to significant areas of lifted bark.	PRF-I

Figure No. 01: Site Habitat Plan

Legend

- Target Notes
- Red Line Boundary
- Non-native and ornamental hedgerow
- Line of trees
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Modified grassland
- Other woodland; broadleaved

LIZARD
Landscape Design and Ecology

Client
Duncan Sutherland

Project Title & Location
Jarvis, Jarvis Lane, Steyning

Drawn by	Approved by	Rev	Date
BL	CO	00	24/09/2025

Figure No. 01 - Site Habitat Plan

Appendix A – Planning Policy and Legislation

Legislation

Legislation relating to wildlife and biodiversity of particular relevance to this report includes:

- *The Conservation of Habitats and Species Regulations 2017;*
- *The Wildlife and Countryside Act 1981 (as amended);*
- *The Natural Environment and Rural Communities (NERC) Act 2006; and*
- *The Environment Act 2021.*

This above legislation has been addressed, as appropriate, in the production of this report. Further details of legislation relating to the protection of particular ecological receptors are provided in the table below:

Ecological Constraint	Rationale
SACs (Special Area of Conservation), SPAs (Special Protection Areas) and Ramsars (Wetlands of International Importance)	Under the Conservation of Habitats and Species Regulations 2017 places a duty on the competent authority to maintain the favourable conservation status of designated SAC, SPA and Ramsar sites. Therefore, where it appears to the appropriate nature conservation body that a notice of a proposal relates to an operation which is, or forms, part of a plan or project which is likely to have a significant effect on a European site (either alone or in-combination with other plans or projects), and (b) is not directly connected with or necessary to the management of that site, it must make an appropriate assessment of the implications for that site in view of that site's conservation objectives. In the light of the conclusions of the assessment, it may give consent for the operation only after having ascertained that the plan or project will not adversely affect the integrity of the site.
European protected species (bats, otters, dormice, water voles, great crested newts)	It is an offence under the Conservation of Habitats and Species Regulations 2017 to deliberately kill or injure a European protected species, to destroy breeding/resting sites, or to deliberately disturb these species and affect their ability to survive, rear young, breed, or hibernate.
Nationally protected species (bats, water vole, otter)	It is an offence under the Wildlife and Countryside Act 1981 (as amended) to intentionally or recklessly disturb a species listed on Schedule 5 whilst it is in a place of shelter, or to obstruct access to a place for shelter.
Nationally protected species (reptiles)	It is an offence under the Wildlife and Countryside Act 1981 (as amended) to kill or injure common species of reptiles.
National conservation priority species (white-clawed crayfish, fish, common toad, reptiles, noctule, water vole, otter, hedgehog), i.e., UKBAPs	Section 41 of the NERC Act 2006 requires the Secretary of State to publish a list of species and habitats that are of principal importance for the conservation of biodiversity, and to take, and promote others to take, such steps to further the conservation of these habitats and species. These species and habitats will be considered by Planning Authorities in regard to the National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2021) to conserve and enhance the natural environment.
Badgers	It is an offence under the Protection of Badgers Act 1992 to damage or destroy a badger sett; obstruct any entrance of a badger sett; and disturb a badger whilst it is occupying a badger sett.

Ecological Constraint	Rationale
Wild mammals (rabbits, foxes, water vole, otter, hedgehog, badger)	It is an offence under the Wild Mammals (Protection) Act 1996 to inflict unnecessary suffering to any wild mammal with intent.
Nesting birds	It is an offence under the Wildlife and Countryside Act 1981 (as amended) to damage or destroy a bird's nest whilst it is in use, and to kill or injure a bird or destroy an egg.
Non-statutory designated sites (SNCI's, LWS, LNR's, etc.)	LNRs are designated under Section 21 of the National Parks and Access to the Countryside Act 1949, which was amended by the Natural Environment and Rural Communities Act 2006. The value for biodiversity of LNRs and LWSs are recognised, and the sites and surrounding buffers are protected by the Local Plan.
Biodiversity	Section 40 of the NERC Act 2006 states that each public authority "must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." This legislation makes it clear that planning authorities should consider impacts to biodiversity when determining planning applications. Chapter 15 of the National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2021) states that the planning system and policies should minimise impacts on and provide net gains for biodiversity, and that, if significant harm to biodiversity would result from a development, then development should be avoided (through locating on alternative sites with less harmful impacts).
Irreplaceable habitats (ancient woodland, veteran trees, lowland meadows)	Chapter 15 of the National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2021) states that 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.
Biodiversity Net Gain	+10% Biodiversity Net Gain (BNG) for new developments will be mandatory under the Environment Act (2021), although this deadline will be extended to April 2024 for small sites and there are exemptions for development below a 25m2 threshold, and for householder applications and self-builds. BNG means that proposals must result in more and/or better-quality natural habitats than there were before development. This also requires that any proposed habitats within the scheme would be necessary to manage for at least 30 years, which would be sought through the provision of S106 legal agreements or conservation covenants.

Local Planning Policy

The Horsham District Planning Framework (Horsham District Council, 2015) sets out the planning policies for development in the district in relation to biodiversity. Those of potential relevance to this assessment are highlighted in the table below:

Policy Reference	Policy Text
Policy 25	**Strategic Policy: The Natural Environment and Landscape Character** The natural environment and landscape character of the District, including the landscape, landform, and development pattern, together with protected landscapes and habitats, will be protected against inappropriate development. The Council will support development proposals which: 1. Protect, conserve, and enhance the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintain settlement separation. 2. Maintain and enhance the Green Infrastructure Network and address any identified deficiencies in the District. 3. Maintain and enhance the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, ensuring no net loss of wider biodiversity, and providing net gains in biodiversity where possible. 4. Conserve and, where possible, enhance the setting of the South Downs National Park.
Policy 31	**Green Infrastructure and Biodiversity** 1. Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigate or compensate for this loss, and ensure that the ecosystem services of the area are retained. 2. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces and linkages between habitats to create local and regional ecological networks. 3. Where felling of protected trees is necessary, replacement planting with a suitable species will be required.

Policy Reference	Policy Text
	4. **a)** Particular consideration will be given to the hierarchy of sites and habitats in the district as follows: i. Special Protection Area (SPA) and Special Areas of Conservation (SAC) ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs) iii. Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs), and any areas of Ancient Woodland, local geodiversity, or other irreplaceable habitats not already identified in i & ii above. **b)** Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that: i. The reason for the development clearly outweighs the need to protect the value of the site; and, ii. That appropriate mitigation and compensation measures are provided. 5. Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a HRA to determine the need for an Appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.

Appendix B – Sussex Biodiversity Record Centre Report

Sussex Biodiversity Record Centre

Ecological Data Search SxBRC/25/468 - Summary Report

An ecological data search was carried out for land at Jarvis, Jarvis Lane, Steyning on behalf of Ben Lapham (Lizard Landscape Design and Ecology) on 12/09/2025.

The following datasets were consulted for this report:

	Requested	Radius/buffer size
Designated sites, habitats & ownership maps	Yes	2km
Protected, designated and invasive species	Yes	2km

Summary of results

Sites and habitats

Statutory sites	1 National Park
Non-statutory sites	2 LWS / 2 LGS / 4 Designated Road Verges
Section 41 habitats	9 habitats
Ancient and/or ghyll woodland	Present

Protected and designated species

International designations	61 species	2,356 records
National designations	198 species	16,285 records
Other designations	438 species	28,369 records
Total	**466 species**	**30,666 records**
Invasive non-native	33 species	375 records

The report is compiled using data held by Sussex Biodiversity Record Centre (SxBRC) at the time of the request. SxBRC does not hold comprehensive species data for all areas. Even where data are held, a lack of records for a species in a defined geographical area does not necessarily mean that the species does not occur there – the area may simply not have been surveyed.

This summary page may be published.
The full report and maps may not be published or otherwise shared.

The data search report is valid until 12/09/2026 for the site named above.