Harry Switala, BSc (Hons), MSc
Consultant Ecologist
Email: harryswitala@arbtech.co.uk
Arbtech Consulting Ltd
arbtech.co.uk

Ground Level Tree Assessment

Survey site:

Land Opposite Codmore Filed House, Hill Farm Lane, Codmore Hill, West Sussex, RH20 1BJ

Client:

MME Planning Services

Survey date:

14th November 2025

Project:

This report is prepared to inform a planning application with the Horsham District Council. The proposal is described as: The construction of a four-bedroom dwelling.

PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

The site survey was undertaken by Harry Switala BSc (Hons), MSc, Consultant Ecologist [Accredited Agent on Natural England Bat Licence Number: 2024-12552-CL18-BAT].

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
14/11/2025	14	83	75	0	Intermittent rain

PRA Survey Factor	**Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.**

See PRA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3 and photos in Appendix 4.

Background and Site Location

Summary of site and desk Study

Site Context

The survey site is centred on National Grid Reference TQ 05592 20313 and has an area of approximately 0.303ha.

The site comprises one building, large areas of grassland, woodland and scattered trees which connect to the wider landscape. Using aerial imagery, the local landscape can be characterised by a matrix of woodland (the closest being 0.19km to the west), agricultural fields, a horse-racing yard, residential and commercial developments, farm buildings, minor roads, a railway line and the village of Codmore Hill. The geological profile consists of slowly permeable, seasonally wet slightly acid but base-rich loamy and clayey soils within a belt of Greensand, typified by scarp-and-dip slope topography, including outcrops of Upper Greensand, Gault Clay and Lower Greensand. The area is part of the Wealden Greensand National Character Area (120) with areas of ancient mixed woodland of hazel, oak and birch. There is also a network of waterbodies, including the River Arun, within the wider landscape which likely enhance the area for a variety of species, including bats, amphibians and reptiles.

The site has been subject to previous surveys including:

- Arbtech Consulting Ltd. (2025). Arboricultural Survey to BS5837:2012: Land Opposite Codmore Filed House, Hill Farm Lane, Codmore Hill, West Sussex, RH20 1BJ

- Arbtech Consulting Ltd. (2024). Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA): Land Opposite Codmore Filed House, Hill Farm Lane, Codmore Hill, West Sussex, RH20 1BJ

Designated Sites

The site is not subject to any designation. Details of statutory sites within a 2km radius retrieved from the MAGIC database are detailed in the table below. The presence of non-statutory designated sites within a 2km radius of the site cannot be determined without biological records data from Sussex Biodiversity Record Centre.

Designated Site Name		Distance From Site	Reasons for Notification from Natural England/GiGL
Statutory Designated Site	South Downs National Park	520m northwest	The South Downs National Park is designated for its outstanding ecological, landscape, and cultural value. Ecologically, it encompasses a rich mosaic of habitats, including chalk grasslands, ancient woodlands, heathlands, and river valleys, which support an exceptional diversity of wildlife. Many rare and threatened species, such as the Adonis blue butterfly, skylark, and orchids, thrive within its varied ecosystems. The park's well-managed habitats and traditional farming practices help maintain this biodiversity, making the South Downs a vital stronghold for nature conservation in southern England.
	Marehill Quarry Site of Special Scientific Interest (SSSI)	1.8km southeast	Marehill Quarry Site of Special Scientific Interest (SSSI) is designated for its exceptional ecological value, particularly as one of the few natural roosting sites for bats in West Sussex. The disused quarry provides a stable underground environment with ideal temperature and humidity conditions that support several bat species, including the rare Bechstein's bat and Natterer's bat. The surrounding woodland and scrub also offer valuable foraging habitats, enhancing the site's importance for maintaining local biodiversity and contributing to the conservation of protected bat populations in the region.

The Arun Valley Special Area of Conservation (SAC) ~ 2.15km south ~ designated for its outstanding ecological importance, particularly for its wetland habitats and associated wildlife. The site includes a complex of rivers, wet meadows, floodplains, and ditches that support a rich diversity of plant and animal species. It is especially valued for its extensive lowland grazing

	marsh and reedbed habitats, which provide breeding and feeding grounds for numerous wading birds, wildfowl, and aquatic invertebrates. The valley also supports populations of internationally important species such as the Desmoulin's whorl snail and several rare wetland plants. Its dynamic hydrology and traditional land management practices help maintain the ecological balance and biodiversity of this vital floodplain ecosystem. The Mens Special Area of Conservation (SAC) ~ 3.5km northwest ~ designated for its exceptional ancient woodland habitat and importance for woodland biodiversity. The site supports extensive areas of semi-natural broadleaved woodland, characterized by mature oak and beech trees, a rich ground flora, and an abundance of deadwood that provides essential microhabitats for fungi, invertebrates, and lichens. It is also one of the most important sites in southern England for bats, particularly the Bechstein's bat, which uses the woodland for roosting, breeding, and foraging. The Mens SAC represents one of the best examples of undisturbed ancient woodland in the region, supporting a diverse and well-structured ecosystem of national and European conservation significance. Ebernoe Common Special Area of Conservation (SAC) ~ 9km northwest ~ designated primarily for its exceptional importance to bat conservation. The site's ancient woodland, old trees, and network of ponds and pasture provide ideal roosting, breeding, and foraging habitats for several rare bat species. It is especially significant for supporting one of the UK's most important breeding populations of Bechstein's bats, as well as barbastelle bats—both of which are European protected species. The combination of undisturbed roost sites in tree cavities and rich insect populations in the surrounding habitats makes Ebernoe Common a key site for sustaining bat diversity and ensuring the long-term survival of these threatened species. These priority habitats provide good commuting, foraging and roosting opportunities for bats. **EPSL Data**

<table>
<tr><td></td><td>Details of granted European Protected Species Licenses (EPSLs) for bats within a 2km radius retrieved from the MAGIC database are detailed in the table below.

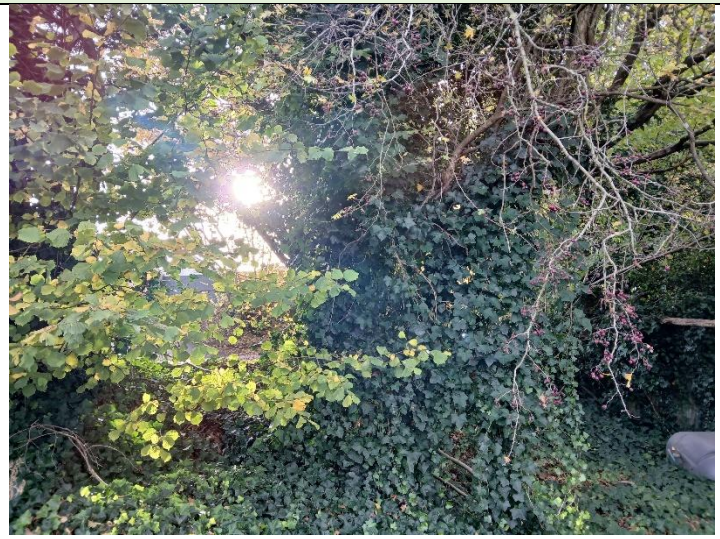
<table>
<tr><th>EPSL Reference</th><th>Species Affected</th><th>Distance From Site</th><th>Impacts Allowed by Licence</th></tr>
<tr><td>2016-25246-EPS-MIT</td><td>Soprano pipistrelle</td><td>1990m southwest</td><td>Destruction of a resting place</td></tr>
</table>

Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site.</td></tr>
<tr><td>Limitations</td><td>There are no specific limitations to this assessment.</td></tr>
<tr><td colspan="2">Field survey results</td></tr>
<tr><td>Summary of Survey Findings</td><td><u>Foraging and Commuting Habitat</u>
Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of other woodland - mixed and other neutral grassland. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the trees on site are functionally linked to the wider landscape through vegetated linear features such as treelines and hedgerows, including the ancient woodland to the west of the site. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.

<u>Roosting Habitat</u>
T2, T3, T5, T9, T10, T24 were surveyed as these will be impacted by the proposed development. No evidence of roosting bats was identified on any of the surveyed trees on-site.</td></tr>
</table>

T2 Description			***Photographs***
Summary T2 is a mature Leyland Cypress located along the southern periphery of the site (TQ 05583 20301). The tree has a DBH of 488mm and a height of 11m. T2 will be removed as a result of the development. Sub-optimal features were identified on these trees. As such the trees are concluded as being **NONE** (i.e. no roosting features present). T2 will be removed as part of the proposed works.			
PRF ref	***Type of PRF***	***Condition/Description/Suitability***	***Photograph(s)***
NONE	Wound	Wound located 1m from ground level on the northern aspect. Measured approximately 10cm x 8cm to a depth of 5cm. The wound created a hole that was upward facing, exposed to rain and wind that is sub-optimal for roosting bats.	

T3 Description			***Photographs***
Summary T3 is a mature Leyland Cypress located along the southern periphery of the site (TQ 05577 20303). The tree has a DBH of 280mm and a height of 7m. T3 will be removed as a result of the development. Sub-optimal features were identified on these trees. As such the trees are concluded as being **NONE** (i.e. no roosting features present). T3 will be removed as part of the proposed works.			
PRF ref	***Type of PRF***	***Condition/Description/Suitability***	***Photograph(s)***
NONE	Wound	Multiple wounds located 1m from ground level on multiple aspects. The wounds did not create any holes or crevices that could be used by roosting bats.	

T5 Description			***Photographs***
Summary T5 is an early mature common hawthorn located along the southern periphery of the site (TQ 05574 20308). The tree has a DBH of 166mm and a height of 5m. T5 will be removed as a result of the development. Sub-optimal features were identified on these trees. As such the trees are concluded as being **NONE** (i.e. no roosting features present). T5 will be removed as part of the proposed works.			
PRF ref	***Type of PRF***	***Condition/Description/Suitability***	***Photograph(s)***
NONE	Ivy	T5 had light ivy coverage, not dense enough to conceal any suitable roosting features. The ivy stems were inspected and were identified to be too skinny to provide suitable roosting quality to the trees.	

T9 Description			***Photographs***
Summary T9 is a mature goat willow located at the southwestern corner of the site (TQ 05566 20313). The tree has a DBH of 480mm and a height of 10m. T9 will be removed as a result of the development. Sub-optimal features were identified on these trees. As such the trees are concluded as being **NONE** (i.e. no roosting features present). T9 will be removed as part of the proposed works.			
PRF ref	***Type of PRF***	***Condition/Description/Suitability***	***Photograph(s)***
NONE	Lifted bark	Lifted bark was identified in two locations across T9. The lifted bark was not deemed to produce a crevice deep enough to provide opportunities for roosting bats.	

T10 Description			***Photographs***
Summary T10 is a mature goat willow located along the western periphery of the site (TQ 05561 20325). The tree has a DBH of 241mm and a height of 10m. T10 will be removed as a result of the development. Sub-optimal features were identified on these trees. As such the trees are concluded as being **NONE** (i.e. no roosting features present). T10 will be removed as part of the proposed works.			
PRF ref	***Type of PRF***	***Condition/Description/Suitability***	***Photograph(s)***
NONE	Fissure	Fissures were located at 1m from ground level however did not produce a crevice that could be used by roosting bats.	

T24 Description			***Photographs***
Summary T24 is a mature goat willow located along the western periphery of the site (TQ 05596 20320). The tree has a DBH of 260mm and a height of 14m. T24 will be removed as a result of the development. Sub-optimal features were identified on these trees. As such the trees are concluded as being **NONE** (i.e. no roosting features present). T24 will be removed as part of the proposed works.			
PRF ref	***Type of PRF***	***Condition/Description/Suitability***	***Photograph(s)***
NONE	N/A		

Foreseen Impacts	**Roosting Habitat [Trees]** T2, T3, T5, T9, T10 and T24 will be felled to facilitate the development. No features were identified on this tree and as such there are unlikely to be any impact to bats as a result of felling.
Recommendations	**Roosting Habitat [Trees]** In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. **Suggested Biodiversity Enhancements** The installation of 2no. bat boxes, either integrated into the new buildings or fit onto the facades of the existing trees, will provide additional roosting habitats for bats. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. The bat boxes will be a specification suitable for crevice-dwelling species such as the Integrated Eco Crevice Bat Box (WildCare) or the Eco Crevice Bat Box (WildCare) suitable for crevice-dwelling species, or a similar alternative brand.

Appendix 1: Tree Locations

Appendix 2: Location map

Appendix 3: Proposed plan

Limitations and Copyright

Limitations

A biological records data search has not been undertaken. To date, Arbtech has not been commissioned to obtain the data. Bat records can be acquired at a later date and will be necessary for any subsequent license application to Natural England.

Legal

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Version control			
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Draft	0.1	Harry Switala, BSc (Hons), MSc, Consultant Ecologist	14/11/2025
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