LIZARD
Landscape Design and Ecology

PRELIMINARY ECOLOGICAL APPRAISAL

Land at Wineham Place, The Lodge, Wineham Lane, Wineham

On behalf of: Mr J Nugent

Client:	Mr J Nugent			
Project:	Land at Wineham Place, The Lodge, Wineham Lane, Wineham			
Reference:	LLD3516-ECO-001-00-PEA			
Revision:	**Date:**	**Author**	**Proof**	**Approved**
00	28/05/2025	Richard Emerson BSc (Hons) MSc	Catherine O'Reilly MCIEEM	Catherine O'Reilly MCIEEM

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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 has been commissioned by Mr J Nugent to undertake a Preliminary Ecological Appraisal of land at Land at Wineham Place, The Lodge, Wineham Lane, Wineham (located around central grid reference: TQ 23644 20925 – hereafter referred to as 'the site'). This report presents the results of an initial scoping survey which was undertaken on 28th April 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 main body of the site was dominated by modified grassland, a habitat of broadly low ecological value. Higher value habitat was noted in the local surrounds, including UK priority habitat of Lowland Decidious woodland to the south and east and species rich native hedgerow to the west. All woodland within the site is due to be retained and the primary motivation for the proposals is to reduce the damage caused to the woodland within the proposed site area.

Proposals have the potential to impact terrestrial habitat of Great Crested Newts (GCN), with positive results in ponds within 250m of the survey area. A district level licence should be sought from NatureSpace to mitigate potential impacts upon GCN.

The existing lodge building is considered to offer moderate bat roost suitability and as such further emergence surveys shall be required to allow the potential presence of a roost to be ruled out.

The site also offers some suitable habitats for bats, reptiles, common invertebrates, badgers, hedgehog and breeding birds. Avoidance and mitigation measures have been recommended in accordance with the mitigation hierarchy and BS42020: 2013.

Provided further survey work is completed, and mitigation measures as outlined within this report adhered to, the scheme is unlikely to have a significant impact upon local biodiversity. A baseline habitat plan is presented in Appendix B

1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology has been commissioned by Mr J Nugent to undertake a Preliminary Ecological Appraisal (PEA) of land at Land at Wineham Place, The Lodge, Wineham Lane, Wineham (located around central grid reference: TQ 23644 20925 – 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 to 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, 2025) (BSI, 2025), aims to provide general advice on ecological constraints associated with any development of the site and includes recommendations for further survey; 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 c.1.7 hectares (Ha) comprising of two distinctive parts, dived by a native hedgerow. The first area (c.0.3ha) of land to the west is associated with Wineham lodge; including a driveway, temporary structures and storage units and woodland bordering Wineham Lane. The second area (c.1.4ha) comprises predominantly of a triangular plot of grassland, but also including a patch of bordering woodland to the east, adjoining Kent street road.

1.4 The site was formerly part of the Wineham Estate and is surrounded by associated land uses. To the north and east, the landscape is predominantly amenity grassland. Approximately 100 metres to the east lies an industrial complex associated with Southern Water infrastructure and the Bolney Substation. Around 30 metres to the south is the Royal Oak Country Park, which comprises a mobile home site. Eleven ponds are identified within 500m of the site, three within 250m.

Surrounding Landscape

1.5 The site is rural and is situated within the hamlet of Wineham; mainly in the Shermanbury civil parish of the Horsham district of West Sussex, England. It is south of the A272 road, and c.2.5 miles northeast of Henfield. A larger town; Burges Hill, lies c.5km to the east. The surrounding landscape is defined by agricultural land, paddocks with numerous mature hedgerows, treelines and parcels of deciduous and ancient woodland, with occasional scattered settlements. The site lies within the geological region known as the Weald, characterized by a complex sequence of Cretaceous sedimentary rocks geology. The underlying geology of Wineham is predominantly clayey soils.

Development Proposals

1.6 It is understood that the development proposals are for the construction of a new dwelling, garage and the conversion of the existing Wineham lodge into an additional garage and workshop. Development plans can be seen in Appendix D

Scope of the Assessment

1.7 In accordance with current guidance (CIEEM, 2025), 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.

2.0 METHODOLOGY

2.1 Desk Study

2.1.1 The Multi-Agency Geographical Information Centre (MAGIC) was consulted for information regarding priority habitats, statutory designated sites and permitted European Protected Species Mitigation Licences (EPSML's) within a potential zone of influence of the development site. The following potential zones of influence have been used when identifying designated sites in the local area: Local Nature Reserves (LNRs), National Nature Reserves (NNRs) and Sites of Special Scientific Interest (SSSIs) were searched for within a 2.0km radius of the site, and internationally designated sites including Special Protection Areas (SPAs), potential Special Protection Areas (pSPAs), Ramsars (Wetlands of International Importance) and proposed Ramsars (pRamsar) within a 10km radius of the site. Special Areas of Conservation (SACs) and possible Special Areas of Conservation (pSACs) within a 12km radius of the site, to account for the potential presence of SAC's designated for their bat interest, in accordance with recent guidance (SDNP, 2020).

2.1.2 All protected / notable species records within a 1.0km radius of the site were provided by Sussex Biodiversity Records Centre (SxBRC) on the 07th of May 2024.

2.1.3 In accordance with Natural England's GCN Mitigation Guidelines (English Nature, 2001) a desktop search was undertaken to identify ponds within 500m and 250m of the site, which may have the potential to support breeding great crested newts (GCN) *Triturus cristatus,* using Ordnance Survey mapping, the MAGIC database and aerial photography.

2.1.4 The Local Planning Authority website was consulted to inform of relevant information to this assessment, including local development plan policies in relation to ecology and biodiversity (see *Appendix B – Planning Policy and Legislation*) as well as any Local Biodiversity Action Plans (LBAP) an information regarding the location of non-statutory designated areas, such as Local Wildlife Sites (LWS) / Site of Nature Conservation Interest (SNCI), Nature Improvement Areas and Biodiversity Opportunity Areas etc.

2.2 Field Survey

2.2.1 The field survey was undertaken on 28th April 2025 by a Suitably Qualified Ecologist (Richard Emerson BSc (Hons), 4 years professional experience). Weather conditions were warm (c.22°C), with a small southerly wind (Beaufort Scale 1), 20% cloud cover and no rain.

2.2.2 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 (Butcher *et al*, 2020). A minimum mapping unit of 25m^2 was used and habitats were identified to at least level 4 wherever practicable.

2.2.3 A list of plant species noted was compiled, together with an estimate of relative abundance made according to the DAFOR scale (Table No. 04).

2.3 Assessment Criteria

2.3.1 The survey methodology was extended to provide more detail in relation to the sites potential to support rare or protected fauna, as described by the *Chartered Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal* (CIEEM, 2017). The assessment of habitat suitability for protected, rare or priority species is based on current good practice guidance such as that presented in the *Herpetofauna Workers' Manual* (Gent and Gibson, 2003) and *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed.),* (Collins, 2023).

2.3.2 The importance of known ecological features, has been evaluated in relation to a geographical frame of reference, i.e., whether a given ecological feature would be of value at the international/European, national, regional, county, local, site or negligible level. Where the presence of an ecological feature is unknown an assessment of the possible presence of the feature has been provided. i.e., where the feature has a high, moderate, low or negligible potential to be present.

2.4 Constraints and Limitations

2.4.1 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.

2.4.2 The roof void within Wineham Lodge was not able to be accessed to check for roosting bats. The precautionary principal has therefore been applied to this assessment.

2.4.3 No other limitations were encountered, or assumptions made during either the desk study or the field survey and it is considered that with the access gained and recording undertaken an accurate assessment of the site's ecological value has been made.

3.0 RESULTS

3.1 Desk Study

Statutory Designated Areas

3.1.1 There are no Statutory Designated Sites identified within a potential zone of influence.

3.1.2 The site is in the Impact Risk Zone (IRZ) of Wolstonbury Hill SSSI. However, development proposals do not meet the criteria whereby the LPA would be required to consult with Natural England regarding potential impacts.

3.1.3 The site is located within the Sussex North Water Resource Zone which requires proposals to consider the potential impacts upon the qualifying features of the Arun Valley SPA / SAC / RAMSAR through reduced water levels. Current proposals do not require any new water extraction and so are not expected to impact the Arun Valey site.

Non-Statutory Designated Areas

3.1.4 No non-statutory designated areas were identified within 2.0km of the site.

Pond Study

3.1.5 11no. ponds were identified within 500m of the site, of which 3no. are within 250m, based on OS mapping and satellite imagery (see *Figure No. 01 – Surrounding Pond Plan* below). The closest of which was situated across Kent street; within the a caravan park c.20m south (P1).

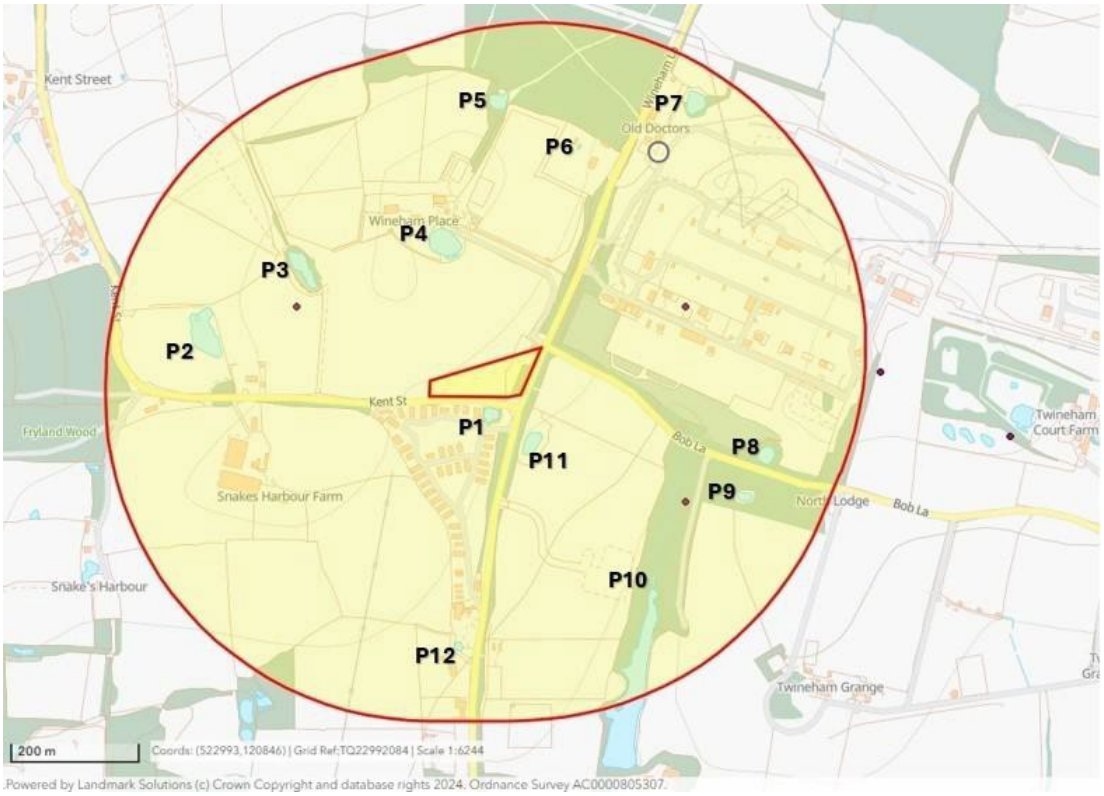

Figure No. 01 – Surrounding Pond Plan. Buffer zone of 500m from site boundary. Purple dots represent positive GCN results published by Natural England. Data taken from MAGIC. © Crown Copyright and database rights 2024.

Priority Habitats Study

3.1.6 Within 2.0km of the site there are *Priority Habitats* (NERC, 2006) comprising *Traditional Orchards* and *Lowland Mixed Deciduous Woodland* (most of which is categorised as *Ancient and Semi-Natural Woodland*).

3.2 Existing Habitat Assessment

Site Assessment

3.2.1 Habitats within and adjacent to the site include:

- Modified Grassland.
- Lowland Mixed Deciduous Woodland
- Tall Ruderal/Ephemeral
- Artificial unvegetated, unsealed surface
- Developed Land, sealed surface

Modified Grassland

3.2.2 Modified grassland covered the full area of the site and featured a low sward at c. 100mm that was dominated by grasses, the most abundant of which was perennial ryegrass *Lolium perenne*. Yorkshire fog *Holcus lanatus* was abundant and common and various widespread herbs such as clover *Trifolium repens*, common vetch *Vicia sativa,* cuckooflower *Cardamine pratensis* and common daisy *Bellis perennis* were noted with varying but broadly limited abundance. The site was partially damp in places with clusters of soft rush *Juncus effusus and cuckoo* (a species that favours wet habitats) were noted. This habitat is of **site level value**

Image 01 – Modified grassland within the western site area (left) and eastern site area (right)

Lowland Mixed Deciduous Woodland

3.2.3 Woodland was noted in the south and east of the survey area, adjoining further areas of bordering woodland. The woodland was dominated by oak trees *Quercus robur* with occasional holly *Ilex aquifolium*, hazel *Corylus avellana,* field maple *Acer campestre*, and hawthorn. The understoryet and ground flora had a high species diversity containing indicator species such as bluebell *Hyacinthoides non-scripta*, wood anemone *Anemone nemorosa*, wood aven *Geum urbanum,* dog mercury *Mercurialis perennis*, wild privet *Ligustrum vulgare*, spindle *Euonymus europaeus,* Wild Arum *Arum maculatum* and various tree sp. saplings. This habitat is of **local level value**.

Image 02 – Examples of existing woodland to the boundaries.

Tall Ruderal/Ephemeral

3.2.4 An area of c.0.5ha of tall ruderal/ephemeral was noted bordering the western edge of H1 containing dominant species such as, penduous sedge *Carex pendula*, broad leaved doc *Rumex obtusifolius*, soft rush and herb robert *Geranium robertianum* with frequent catsear *Hypochaeris radicata*, bramble *Rubus fruticosus agg*, creeping buttercup *Ranunculus repens* and occasional rosebay willowherb *Chamerion angustifolium*, common nettle *Urtica dioica*, marsh thistle *Cirsium palustre* and bramble *Rubus fruticosus agg.* It's possible that this area previously contained a ditch or lies at a lower elevation than the adjacent field, which could explain the higher presence of water-loving species. One specific spot to the north could almost be classified as boggy habitat; containing some standing water, however, its small size (less than 4m²) meant it did not meet the minimum mapping unit (MMU). This habitat is of **site value.**

Image 03 – Existing areas of ruderal vegetation to margins of grassland.

Artificial unvegetated, unsealed surface

3.2.5 This area was observed on the eastern side of the site and is primarily composed of hardcore rubble and gravel with patches of exposed bare ground. A significant portion of this habitat parcel consists of a path or driveway providing access from Kent Street to the south. This habitat is of **negligible value.**

Image 04 – Existing areas of hardcore providing access into the site.

Developed land, sealed surface

3.2.6 All developed land/ sealed surface relates to structures and temporary structures onsite; listed below.

3.2.7 Building 1 is the only permanent structure onsite, known as Wineham lodge (c.80m2) Its a single-storey brick-built cottage with a steeply pitched hipped roof, clad with dark clay tiles, overhanging eaves with timber soffits. It has traditional timber-framed, multi-pane casement windows, painted white and a single timber panelled door. The building shows some sign of ware with loose tiles and gaps between the soffits and walls.

Image 05 – Building B1

3.2.8 B2 comprises of a repurposed shipping container with two adjoining outbuildings, resembling sheds, with wooden cladding. B3 comprises of another metal shipping container slightly further west than the others.

Image 06 – Building B2 (left) and B3 (right)

Species rich native hedgerow

3.2.9 Hedgerows identified on site include hedgerow 1 (H1); c.101m long, 2.5m high and 2m wide. Its formed of native species; Holly, Hazel, Hawthorn, Blackthorn, Yew, Field Maple, Dogrose and a non native maple sp. Based on ariel mapping and onsite inspection, it was determined that two small sections had recently been cleared to create paths into the adjacent western field. The hedgerow was classified using the Hedgerow Regulations (1997) (Important Hedgerows) assessment and determined to be **important** under planning law in England and Wales due to its high species assemblage.

3.2.10 The understory had an assemblage of broad leaf doc, ground ivy, ragwort *Jacobaea vulgaris*, Wild arum, cow parsley *Anthriscus sylvestris*, oxeye daisy L*eucanthemum vulgare*, bugle *Ajuga reptans*, creeping cinquefoil *Potentilla reptans*, nettle and bramble

Image 07 – View of H1 from north to south (left) and south to north (right)

Native Hedgerow with trees

3.2.11 Hedgerow 2 (H2); c.50m long, borders the southern woodland block adjacent to the path was identified as a linear hedgerow comprised predominantly of mature Hawthorn which had been left to grow; averaging at c.4m tall. The hedge was interspersed with trees such as mature oak sp.

Image 08 - H2 viewed north to south.

Non-native and Ornamental Hedgerow

3.2.12 Hedgerows H3 and H4 are both classified as non-native. H3 is a relatively small hedgerow, approximately 23 metres in length and 1.5 metres high, located adjacent to Building B1. It is predominantly composed of non-native laurel species and non-native hazel, with some hawthorn also present. The understorey is sparse, consisting mainly of bare ground.

3.4.13 H4 is a significantly larger hedgerow that separates the south-western woodland block from the adjacent grassland. This hedgerow displays variation in age and structure: the south-western section is dominated by mature laurel approximately 4 metres high, while the northern and eastern sections consist of recently planted laurel. A small portion of the southern section includes native hawthorn, but this area is too limited in extent to be classified as a separate hedgerow.

Image 09 – Example of cherry laurel hedging on site.

3.3 Invasive Species

3.3.1 No Schedule 9 invasive species were identified on site, nor any species identified as invasive non-natives by SxBRC. Cherry laurel is however known to be invasive in habitat and should be controlled.

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3.4 Target Notes

All target notes, TN01 – TN04 refer to areas of rubble and log piles distributed across the site. These features may serve as potential hibernacula for reptiles, Great crested newts and Invertebrate, and should therefore be treated with care during clearance activities. It is recommended that, rather than disposing of these materials, they be recycled and relocated to suitable areas within the woodland. Covering them with earth to form structured hibernacula will enhance habitat provision and support local biodiversity.

Image 10 – Example of rubble piles on site.

3.5 Protected Species Assessment

Amphibians

Desk Study

3.5.1 SxBRC returned high numbers of records of common and widespread amphibians including common toad *Bufo bufo*, common frog *Rana temporari*, smooth newt *Lissotriton vulgaris* and palmate newt *Lissotriton helveticus* within a 1km radius of the site. SxBRC also returned a total of 42no. records of great crested newt (GCN) *Triturus cristatus* within 1.0km of the site boundary, the closest of which was located c.60m south-west of the site in 2012. 10 records of Natural England class license and 2017-2019 GCN pond surveys were also noted within the 1km buffer zone on MAGIC

3.5.2 12no. ponds were identified within 500m of the site, of which 3no. are within 250m, based on OS mapping and satellite imagery (see *Figure No. 01 – Surrounding Pond Plan*). Access has not been possible to allow for a Habitat Suitability Index (Oldham *et al.,* 2000) assessment of these waterbodies, so as a precaution they have been assumed as suitable to support GCN.

3.5.3 The development is situated in a red impact risk zone for GCN indicating that highly suitable habitat is present in the surrounding landscape. Arieal imagery suggests there is good connectivity with the wider landscape.

Site Assessment

3.5.4 The proposed construction zone is made up of modified grassland, tall forbs and hedgerow; likely to provide potential terrestrial habitat for amphibians including GCN. Local records of GCN suggest the species are within a commutable distance. It is not possible to rule out the potential presence of GCN on site. The habitats onsite are therefore of **high potential** for amphibians including GCN to make use of the site.

Reptiles

Desk Study

3.5.5 SxBRC returned three records of grass snake. The closest was located c.600m north-west in 2012.

Site Assessment

3.5.6 Suitable habitat in the form of grassland, tall ruderal and rubble is present within the proposed construction zone which offers higher value habitat for reptiles. Considering the habitats within the survey area and their connectivity with habitat in the wider landscape, the area is of **moderate suitability** for common widespread reptile species.

Bats

Desk Study

3.5.7 Common Pipistrelle *Pipistrellus pipistrellus*, Soprano Pipistrelle *Pipistrellus pygmaeus*, Noctule *Nyctalus noctula*, Daubenton *Myotis daubentonnii*, Serotine *Eptesicus serotinus* and Brown Long-eared *Plecotus auritus* bats have been recorded within 2.0km of the site area.

Daytime Bat Walkover

3.5.8 Trees with potential roost features were noted in the surrounding Decidious woodland area. All trees within the survey area were inspected but due to high ivy covering, most were classified as PRF-I. No trees are immediately within the development footprint.

3.5.9 Building B1 exhibited multiple potential roost features (PRFs), such as loose tiles and gaps between the soffit and wall suitable for crevice dwelling bat species. The surrounding environment offers good-quality foraging habitat, including nearby woodland, which is particularly suitable for UK bat species. This building is considered to offer **moderate** bat roost suitability. In contrast, buildings B2 and 2 were showed no identifiable PRFs and are of **negligible** suitability.

Image 11 – Example of PRF's within B1.

Foraging and Commuting Suitability

3.5.10 The site comprises grassland and hedgerow with a moderate diversity, that likely provides low value foraging opportunities for local bats. Further to this, the woodland and woodland edge that borders the wider landholding likely provides moderate commuting habitat.

Dormouse

Desk Study

3.5.11 No dormouse records were returned within the 1.0km search area.

Site Assessment

3.5.12 The site itself contains habitat suitable to support dormouse, such as species rich hedgerow and woodland containing small amounts of hazel. A large amount of hedgerow is however, non-native laurel and the site is isolated by two roads to the south and west, potentially cutting off dormouse commuting routes. The surrounding hedgerows / woodland are therefore of **moderate suitability** to this species, however modified grassland is of **negligible** value.

Badger

Desk Study

3.5.13 SxBRC deem badger *Meles meles* records as confidential and so they have not been included.

Site Assessment

3.5.14 The site encompasses grassland that represents potential foraging habitat for badgers and woodland containing potentially suitable habitat for sett creation. No direct evidence of this species was noted within or close to the site boundary. The survey area has a **moderate** potential for badgers to commute through and / or forage on site occasionally.

Water Vole

Desk Study

3.5.15 SxBRC returned no records of water vole *Arvicola amphibius* from within the search area.

Site Assessment

3.5.16 No ditches or areas or wetland were present on site, therefore it is of **negligible value** to this species.

Hedgehogs

Desk Study

3.5.17 No records of hedgehog were returned by SxBRC within the 1.0km search radius.

Site Assessment

3.5.18 The grassland that covers the site offers suitable potential foraging habitat for hedgehogs and the woodland located close to the south and west site boundaries offers complementary potential opportunities foraging and shelter. The survey area is therefore **highly suitable** hedgehogs for individuals to forage in / commute through the site occasionally.

Birds

Desk Study

3.5.19 Numerous bird species have been recorded within 1.0km of the site. The data search includes BoCC red list species including woodland species such as Cuckoo *Cuculus canorus*, Turtle Dove *Streptopelia turtur* and grassland species such as skylark *Alauda arvensis*. The data search also included species listed under Schedule 1 of The Wildlife and Countryside Act 1981 (as amended) such as barn owl *Tyto alba.*

Site Assessment

3.5.20 The grassland and woodland that encompasses the site offer suitable potential foraging habitat for a range of bird species as well as potential nesting habitat for ground nesting birds. Although a tussocky sward structure was not observed, likely limiting the suitability of the site for ground nesting birds. The hedgerows and woodland are of high suitability, with grassland being of **low / negligible value.**

Invertebrates

Desk Study

3.5.21 The data search returned 30 records of numerous species of invertebrates within 1.0km of the site; all lepidoptera, including Priority species such as the Purple emperor *Apertura iris.*

Site Assessment

3.5.22 Modified grassland and areas of tall ruderal vegetation dominated by limited common and widespread floral species covered the site and is unlikely to support any significant number of notable invertebrate species. The site has therefore been assessed as being of **low suitability** to common and widespread invertebrates.

Others

3.5.23 No suitable habitat for any other protected species was recorded on site.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 Designated Sites

4.1.1 No internationally designated statutory sites were identified within a potential zone of influence of the proposed development site. Due to the intervening distance and the nature of the proposals, no impacts upon internationally designated statutory sites are expected.

4.1.2 The site is located within the Sussex North Water Resource Zone which requires proposals to consider the potential impacts upon the qualifying features of the Arun Valley SPA / SAC / RAMSAR through reduced water levels. Current proposals do not require any new water extraction and so are not expected to impact the Arun Valey site.

4.2 Habitats

4.2.1 Overall, current proposals (Appendix D) aim to remove an area of species rich native hedgerow, tall ruderal/ephemeral and modified grassland. Species rich, native hedgerow is a priority habitat and therefore proposals should aim to reinstate and plant additional native hedgerow after construction. Compensation for the loss of areas of modified grassland should be provided through the creation of areas of wildflower meadow within the scheme.

4.2.2 Existing woodland should be protected throughout construction and operation. Protection measures should be detailed within and informed by a detailed tree survey and Arboricultural Impact Assessment which should accompany this planning application.

4.3 Protected Species

4.3.1 The following section provides recommendations to avoid, mitigate or compensate potential impacts to protected or notable species, in line with the 'Mitigation Hierarchy' (BSI, 2013) (CIEEM, 2018). If potential impacts are anticipated, recommendations for further assessment and or mitigation are provided, to ensure that the presence, or potential presence of these species are adequately considered in the scheme design.

Amphibians

4.3.2 The protected species assessment identified that the site and adjacent habitats offered high potential to support GCN. With a total of 12no. ponds within 500m of the site, 3no. of which are located within 250m of the site. Based on a combination of multiple existing positive records in the area, it is not considered necessary to conduct further eDNA testing and reasonable to assume likely that GCN are present in the landscape.

4.3.3 A rapid risk assessment for GCN impacts was conducted using Natural England EPS licence tool. Its estimate only an area of c.0.4 ha will be impacted, and as such an offence is likely.

Component	**Likely effect** (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.4
Land 100-250m from any breeding pond(s)	No effect	0
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
	Maximum:	0.4
Rapid risk assessment result:	AMBER: OFFENCE LIKELY	

4.3.4 Given the known presence of great crested newts locally, and the need to remove suitable terrestrial habitat in the form of hedgerow, a licence shall be needed to allow works to proceed. It is advised that the site apply to enter the District Level Licence (DLL) scheme administered by NatureSpace. Given the small scale of the site, the one-off fee should be paid and NatureSpace Certificate submitted to the planning case officer prior to planning determination.

Reptiles

4.3.5 The protected species assessment identified that the site and adjacent habitats offered **moderate** potential to support reptiles. As reptiles are protected from reckless killing and injury (Wildlife and Countryside Act, 1981), risk avoidance measures should be employed when clearing the grassland prior to construction. As a precautionary approach, the grassland should be cut in stages from northeast to southwest and in suitable weather conditions (+9ºC, sunny, dry) to encourage any reptiles present to disperse into suitable areas of retained habitat.

4.3.6 Vegetation should first be cut under ecological supervision to no lower than 150mm with all arisings removed. After 24 hours a second cut should take place with vegetation cut to <50mm. Please note that the sward was noted at c. 100mm, however this was recorded in December and the sward is expected to become taller throughout the spring and summer. The sward shall be maintained below 50mm until completion of proposals so that the area remains unsuitable for reptiles.

Bats

4.3.7 The protected species assessment identified that B1 Wineham lodge has **moderate** suitability for roosting bats and therefore a minimum of two emergence bat surveys are required. These should be conducted between May and September, when bats are active, with at least 50% of survey visits completed between May to August. If bats are found to be roosting in the structure and the proposed works are likely to disturb the bats or damage/destroy the roost, a bat mitigation licence (also known as a European Protected Species licence in England and Wales) shall be required before any work can proceed.

4.3.8 The site and adjacent habitats are 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 / commuting bats and therefore, bat activity surveys are unlikely to be required. However, proposals should be mindful of the potential for bats to occur in the area by ensuring that the nearby woodland is protected from inappropriate nocturnal lighting, and by limiting the need for nocturnal lighting in the first instance.

Badgers

4.3.9 The protected species assessment identified that the site and adjacent habitats supported moderate potential for badgers and hedgehog. No direct evidence of badgers was identified on site or in the immediate surroundings. Therefore, further targeted badger surveys will not be required. However, as a precaution, standard badger protection measures should be incorporated into the construction phase, e.g., including trenches or excavations to be covered overnight or have a broad and shallow ramp installed to prevent badgers becoming trapped, etc. These measures could be secured with an appropriate planning condition.

Birds

4.3.10 The protected species assessment identified that the hedgerow (of which some shall be removed) was of high value to wild birds. Removal of the hedgerow should be timed to occur outside of the main bird nesting season (March – August inclusive) or be subject to a bird nesting check prior to removal, to be conducted by a suitably qualified ecologist or arborist. These measures could be secured with an appropriate planning condition.

Invertebrates

4.3.11 The protected species assessment identified that the site and adjacent habitats offered negligible potential to support a notable invertebrate assemblage. The grassland will be reinstated although the construction phase will temporarily remove habitat that is likely to support common and widespread invertebrates. Compensatory native planting / seeding should be provided to improve the area in the long-term.

4.4 Opportunities for Ecological Enhancement

4.4.1 Net gains for biodiversity area 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 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 to the borders of the wider grassland to provide refugia for reptiles and amphibians;
- Installation of bird and bat boxes to mature trees;
- Creation of permanent waterbodies within the scheme. Ponds should have an extensive area of shallow water which is favoured by invertebrates. Native plants should be used within the pond, with non-native invasive species avoided. Fish stocking should be avoided; and
- The use of flowering lawn in areas which require regular mowing rather than a standard amenity mix.
- Creation of an area of wildflower meadow within the grassland to the western site area.

5.0 CONCLUSIONS

5.1 The site covers an area of c.1.7ha. and is located within the Hamlet of Wineham, in the Horsham district. The site consists predominantly of modified grassland, representing broadly low ecological value habitat, as well as containing higher ecologically valuable habitats; Lowland mixed deciduous woodland and a species rich native hedgerow. Proposals would retain and protect the higher value nearby woodland. A section of species rich native hedgerow would be lost, and compensation should be provided through replanting sufficient additional native hedgerow to compensate.

5.2 The terrestrial habitats within and adjacent to the site were found suitable to support great crested newts and Naturespace should be contacted to pursue district level licencing to mitigate potential impacts upon GCN.

5.3 Building B1 offers moderate bat roost suitability, and shall be impacted through conversion to a garage / workshop. Further bat surveys are therefore required to allow the potential presence / absence of a roost to be determined.

5.4 Potential suitable habitat for breeding birds, reptiles, badgers, hedgehogs and commuting and foraging bats was also noted. Provided that the suggested avoidance, mitigation and compensation measures are followed the risk to these species shall be negligible.

5.5 Proposals have no potential to impact upon any statutory designations identified within a potential zone of influence of development. Therefore, no further assessment in regard to the *Habitat Regulations (2017)* is required.

5.6 A series of recommendations are provided to ensure the scheme accords with best practice in regards to ecological receptors, and complies with all local and national planning policy guidance and legislation. Overall, no constraints were identified which would preclude the provision of a scheme which is well designed, and sensitive to the presence, or potential presence of ecological receptors.

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Appendix A – Planning Policy and Legislation

Legislation

Legislation relating to wildlife and biodiversity of particular relevance to this PEA 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, 2024) 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.
Wild mammals (rabbits,	It is an offence under the Wild Mammals (Protection) Act 1996

foxes, water vole, otter, hedgehog, badger)	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.
Nonstatutory 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, 2024) 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.

Local Planning Policy

The Horsham District Planning Framework (HDC, 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 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 mitigates or compensates for this loss, and ensures 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. 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 (SSSI) 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 – Site Baseline Habitat Plan

Legend

- Non-native and ornamental hedgerow
- Native hedgerow with trees
- Species-rich native hedgerow
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Lowland mixed deciduous woodland
- Modified grassland
- Ruderal/Ephemeral
- Red Line Boundary
- Target Notes

LIZARD
Landscape Design and Ecology

Client
Mr J Nugent

Project Title & Location
Land at Wineham Place, The Lodge, Wineham Lane, Wineham

Drawn by	Approved by	Rev	Date
RE	DOR	00	28/05/25

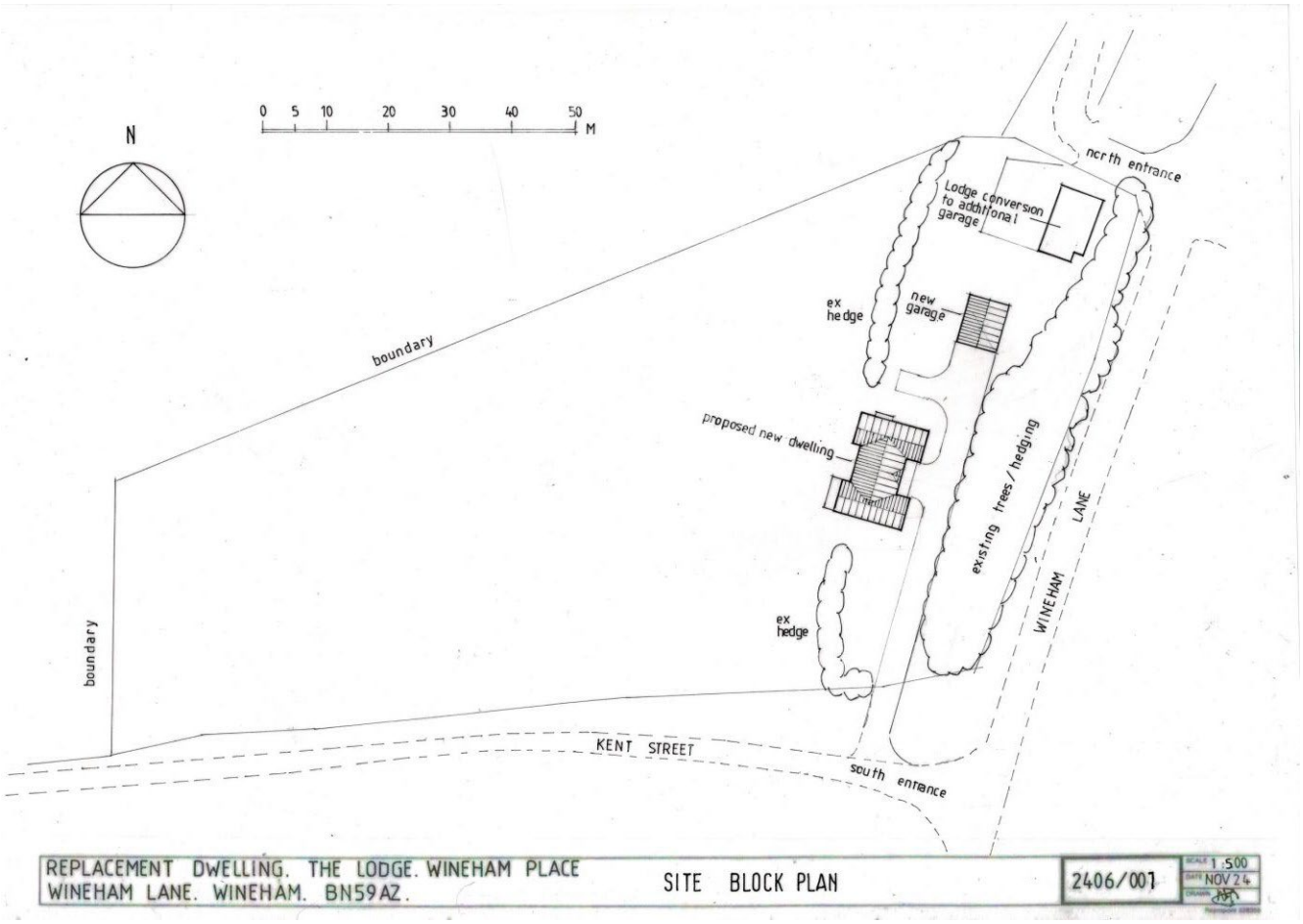
Figure No. 01 - Site Habitat Plan

Appendix C – Summary of Useful Abbreviations

A non-technical summary of the abbreviations used in report are provided in the table below:

Abbreviation	Explanation
BAP	Biodiversity Action Plan; A plan developed by the LPA to identify local priorities for biodiversity in the district.
BNG	Biodiversity Net Gain; an overall assessment of whether proposals will result in benefits or losses to biodiversity interests, as defined by the DEFRA metric.
BSI	British Standards Institute.
CIEEM	Chartered Institute of Ecology and Environmental Management
EcIA	Ecological Impact Assessment; an assessment of development proposals on the ecological value of the site.
EPS	European Protected Species; species designated at the European level.
EPSML	European Protected Species Mitigation Licences
GCN	Great Crested Newt; amphibian species designated at the national and European level.
HRA	Habitat Regulations Assessment; assessment conducted to determine whether proposals have the potential to result in likely significant effect/s to sites designated at the European level.
HSI	Habitat Suitability Assessment; Assessment conducted to assess the suitability of a water body to support GCN.
LNR	Local Nature Reserve
LPA	Local Planning Authority; council responsible for overseeing the planning applications and policy in the district.
LWS	Local Wildlife Site.
NE	Natural England; a non-departmental public body responsible for ensuring that England's natural environment, including its land, flora and fauna, freshwater and marine environments, geology and soils, are protected and improved.
NNR	National Nature Reserve.
PEA	Preliminary Ecological Appraisal; initial ecological scoping assessment conducted to inform planning design
Ramsar	Ramsar; Wetlands of International Importance, as designated under the Ramsar Convention.
SAC	Special Area of Conservation; site designated internationally for its ecological value.
SNCI	Site of Nature Conservation Importance.
SPA	Special Protection Area; site designated internationally for its value to wild birds.
SSSI	Site of Special Scientific Interest; site designated at the national level for its environmental value.
UKBAP	United Kingdom Biodiversity Action Plan; species of habitat designated under the NERC Act, 2006.
UKHabs	Habitat classification system associated with ecological appraisals and BNG.

Appendix D – Development Plans


N
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north entrance
Lodge conversion to additional garage
ex hedge
new garage
boundary
proposed new dwelling
existing trees / hedging
WINEHAM LANE
boundary
ex hedge
KENT STREET
south entrance
REPLACEMENT DWELLING. THE LODGE. WINEHAM PLACE
WINEHAM LANE. WINEHAM. BN59AZ.
SITE BLOCK PLAN
2406/001
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