Preliminary Ecological Appraisal

Land at Old London Road, Washington, West Sussex

September 2025

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Washington,
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Non-technical Summary

Phlorum Ltd was commissioned by James Williams to undertake a Preliminary Ecological Appraisal (PEA), Daytime Bat Walkover (DBW)/ Preliminary Roost Assessment (PRA) and Tree Preliminary Roost Assessment (PRA), which was carried out at Land at Old London Road, Washington, West Sussex on the 3rd February 2025, with a subsequent site visit on the 26th August 2025 in order to determine whether any ecological constraints could affect the proposed works for the site.

Current proposals are for construction of 4 residential units at the site. The survey area extended over approximately 0.1 hectares (ha).

The main findings of the surveys are as follows:

- The site is not subject to any statutory or non-statutory designations. The closest statutory designated site is The South Downs National Park located approximately 0.1km to the southwest.
- It was noted during the survey in February 2025, that the majority of the site had been recently cleared. The main site area was covered in brash piles of bramble and scrub saplings.
- During the preliminary ecological appraisal habitat survey on the 3rd February 2025, the habitats recorded on site comprised modified grassland (g4), ruderal vegetation (u81), tall forbs (g16), mixed scrub (h3h), bare ground (g510), and trees (w33).
- An updated site visit on 26th August 2025 recorded bramble scrub (h3d) and tall forbs (g81) as also present on site.
- No further targeted surveys have been recommended for the site.
- During the February survey, several birds were seen flying into the vegetation which had been left in situ as brash piles. A precautionary approach to the removal of this vegetation must be implemented with consideration to the nesting season for birds
- In addition, a precautionary approach to site clearance in respect to breeding birds, foraging [redacted] hedgehogs and reptiles is recommended to minimise any adverse impacts on these species group(s).

This version (V2) has been produced to include additional habitats recorded during an updated site visit in August 2025, and to update the client details.

This version (V3) has been produced to include minor text updates and update the works description and client address.

This version (V4) has been produced to include additional photos from the updated August site survey.

Further information on precautionary working practices and additional surveys together with recommended mitigation and enhancement measures are discussed in Section 5.

1. Introduction

Background

1.1 Phlorum Ltd has been commissioned by James Williams to undertake a Preliminary Ecological Appraisal (PEA), Daytime Bat Walkover (DBW)/ Preliminary Roost Assessment (PRA) and a Tree Preliminary Roost Assessment (PRA) to inform the potential ecological constraints of proposed future development of Land at Old London Road, Washington, West Sussex (hereafter referred to as "the site").

1.2 The purpose of the Preliminary Ecological Appraisal was:

- to identify the major habitats present;
- to identify the potential for any legally protected species to be present; and
- to recommend any additional ecological surveys, if required.

1.3 As part of the assessment, a desktop review and a site visit were carried out. The results of which were used to assess the nature conservation importance of the site and the potential of the site to support protected species.

1.4 This report has been compiled in accordance with current guidelines (British Standard 42020:2013 Biodiversity. Code of Practice for Planning and Development, 2013 and CIEEM, 2017 and 2018).

1.5 It is understood that the proposed development is for construction of 4 residential units at the site.

Site Location

1.6 The site is located off a slip road from the A24 and is bound on the east side by this. In the immediate surrounds to the west are a residential area, to the west a large rock quarry and in the wider surrounds, Heath Common town to the northwest, major and minor roads, agricultural fields, scattered woodland and waterbodies.

1.7 The National Grid Reference for the centre of the site is TQ12241381. The survey area extended over approximately 0.1 hectares (ha).

2. Methodology

Desk Study & Consultations

Database and Map Search

2.1 The desktop study involved conducting database searches for statutory and non-statutory designated sites, legally protected species and features of interest within a 2km radius of the site. The database and map search was based on available information provided by the following sources:

- Sussex Biodiversity Records Centre (SxBRC, 2025);
- Multi-Agency Geographical Information for the Countryside (MAGIC, 2025);
- Ordnance Survey mapping;
- Aerial photography; and
- The Woodland Trust online Ancient Tree Inventory.

2.2 The desktop study also involved a search of all international designated sites within 12km of the site.

Habitat Survey and Assessment

2.3 Phlorum Limited carried out an ecological survey of the site on the 3rd of February 2025, with an updated survey on the 26th August 2025. The survey was carried out by suitably qualified ecologist, Amber Howie (BSc (Hons), qualifying member CIEEM) who holds a Bat Level 1 Survey Class Licence CL17 (Ref:2025-12638-CL17-BAT), The survey results and assessment was reviewed by Paul Carter (BSc (Hons), MBA, MCIEEM), an ecologist with over twenty years of experience of managing ecological and landscaping projects, and by the project director Richard Schofield (BSc (Hons), MSc, CSJK, MCIEEM, MIEMA, CEnv), with over twenty years of experience in managing projects. The weather conditions during the survey were overcast and grey.

2.4 The field survey comprised a walkover inspection of the land and habitats present. The survey followed standard Phase 1 survey methodology (JNCC, 2010) and covered all accessible parts of the site, including boundary features. The description of the site habitats has used the code/referencing from The UK Habitat Classification User Manual Version 2.0 (UKHab 2023). UKHab uses primary habitat codes, either on their own or followed by one or more secondary codes. Each individual code is separated by a space. Habitats were described and mapped (Figure 1: Appendix A). A list of plant species was compiled, together with an estimate of abundance made according to the DAFOR scale. The DAFOR scale provides an estimate of the relatively abundance of plant species within the Survey Area (Appendix D).

2.5 This assessment provides information on the habitats in the survey area and identifies actual or potential presence of legally protected or otherwise notable species/habitats in or immediately adjacent to the site.

2.6 Target notes highlighting a particular feature of ecological interest are provided in Appendix B, with associated photographs.

2.7 Scientific names are given after the first mention of a species, thereafter, common names only are used. Nomenclature follows Stace (2010) for vascular plant species.

Protected Species Assessment

2.8 The potential for the site to provide habitat for protected species was assessed from field observations in conjunction with results of the desk study. The site was inspected for indications of the presence of protected species including:

- Habitat considered suitable to support widespread reptile species including areas with a scrub/grassland mosaic and potential hibernation sites;
- On-site ponds offering potential breeding opportunities for great crested newts (*Triturus cristatus*) and the presence of suitable terrestrial habitat including hedgerows and rough grassland;
- The presence of features in and on trees indicating potential for roosting bats (*Chiroptera*), including knot and rot holes and loose bark. Secondary evidence of bats including staining, droppings, and feeding remains were also looked for;
- The presence of nesting habitat for breeding birds, including mature trees, dense scrub, and hedgerows, and direct evidence of bird nesting including bird song, old nests etc.;
- [redacted]
- Presence of woodland and/or hedgerows providing suitable habitat to support hazel dormice (*Muscardinus avellanarius*);

- Riparian habitat supporting suitable features for water voles (*Arvicola amphibius*) and otters (*Lutra lutra)*; and the
- Presence of nationally protected and/or invasive plants.

2.9 The potential presence for protected species is categorised as **Negligible**, **Low**, **Moderate**, **High,** or **Present**, based on the findings of the field survey and on the evaluation of existing data. However, the potential presence for bats in a structure is categorised as **None, Negligible**, **Low**, **Moderate**, or **High** (Collins, 2023). The potential suitability of trees for bat roosts is as assessed as **None, FAR** (further assessment required), or **PRF** (at least one potential roost feature present) (Collins, 2023).

2.10 The purpose of this assessment is to identify whether more comprehensive Phase 2 surveys for protected species or mitigation should be recommended.

Daytime Bat Walkover (DBW)/ Preliminary Roost Assessment (PRA)

2.11 The Daytime Bat Walkover (DBW)/ Preliminary Roost Assessment (PRA), was carried out on the 3rd February 2025. The survey was undertaken in accordance with good practice guidelines (Mitchell-Jones and McLeish, 2004; Collins, 2023, and Reason, 2023). The survey was carried out by Amber Howie who now holds a Bat Class Licence Level 1 (Ref:2025-12638-CL17-BAT). The survey results and assessment was reviewed by Paul Carter (BSc (Hons), MBA, MCIEEM), an ecologist with over 20 years of experience of managing ecological and landscaping projects and holder of a Bat Class Licence Level 1 CL17 (Ref: 2020-44978-CLS-CLS), and by the project director Richard Schofield (BSc (Hons), MSc, CSJK, MCIEEM, MIEMA, CEnv), with over twenty years of experience in managing projects and holder of a Bat Class Licence Level 1 CL17 (Ref: 2021-51095-CLS-CLS).

2.12 The interior and exterior of the buildings were inspected closely with the aim of identifying the presence of bats and any secondary evidence together with any potential roost sites. Secondary evidence includes droppings, feeding remains, scratch marks and oil and urine staining.

2.13 The external inspection was carried out first and comprised a detailed search of all accessible architectural features for bat droppings, urine staining, scratch marks, staining around suitable crevices and feeding remains.

2.14 The internal inspection was then carried out, where it was safe to do so. A high-powered torch was used to illuminate internal features at height, for instance the apex of the roof and associated supporting beams, and these were inspected using close focusing binoculars when required.

2.15 Where access permitted, roof voids were also inspected. This comprised a search of the floor area and other flat surfaces, including stored materials, in order to find evidence of discarded feeding remains and bat droppings. Internal features such as the roof lining were examined to assess actual or potential roost opportunities.

2.16 In accordance with current standing advice issued by Natural England (2015), the following types of bat roosts were considered during the assessment:

- Day Roost - where individual bats, or small groups of males, rest or shelter in the day
- Night Roost - where bats rest or shelter at night between foraging in the active period, but rarely during the day
- Feeding 'Perch' Roost - where bats hang to eat or catch their prey or rest at night between feeding sessions.
- Hibernation Roost - where bats are found during winter. These roosts typically comprise a stable environment where bats can enter torpor; these areas are normally of a constant temperature.
- Transitional or Occasional Roost - where individual or small numbers of bats gather at a temporary site before and after hibernation.
- Maternity Roost – where female bats give birth and rise their young.
- Satellite Roost – an alternative roost found in close proximity to the main nursery roost colony and sued by a few individual breeding females to small group of breeding females through the breeding season.

Tree Assessment for Bats

2.17 The none, negligible, low, moderate, high classification for potential bats roots in trees do not work well, so the following table is use (Collins, 2023).

Table 2.1: Guidance for assessing the suitability of trees on proposed developments site for bats

Suitability	Description
NONE	Either no Potential Roost Features (PRF) in the tree or highly unlikely to be any.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.

2.18 When a potential roost feature (PRF) is found Table 2.2 provides the guidance to assessing it (Collins, 2023).

Table 2.2: Guidance for categorising the potential suitability of PRFs on a proposed development site for bats

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small number of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Caveat

Data Search Constraints

2.19 It is important to note that, even where data is held, a lack of records for a defined geographical area does not necessarily mean that there is a lack of ecological interest; the area may be simply under-recorded.

Survey Constraints

2.20 Ecological surveys are limited by factors that affect presence of plants and animals such as seasonality. Whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the environment.

2.21 The survey was carried out outside of the growing season and therefore many species may not have been visible above ground or readily identifiable.

2.22 The appraisal does not constitute a full botanical survey, or a Phase 2 pre-construction survey that would include accurate GIS mapping for invasive or protected plant species. This survey provides a preliminary view of the likelihood of protected species occurring on the site based on the suitability of the habitat, known distribution of the species in the local area, and any direct evidence on the site. It is therefore used as a tool to recommend further protected species surveys (or other species of significant nature conservation interest) if on the basis of the preliminary assessment or during subsequent surveys, it is considered reasonably likely that protected species may be present.

2.23 It is however considered that the survey was sufficiently rigorous to assess the ecological value of the site.

Bat Survey Constraints

2.24 Bats are mobile animals which can move roost sites throughout the year. It is possible that surveys carried out in January may miss roosts not occupied until later in the year. However, where undisturbed, it is generally possible to find secondary evidence of bats throughout the year.

2.25 It is considered that the survey was sufficiently rigorous to assess the ecological value of the site for the purposes of this assessment.

Limitations

2.26 This appraisal also does not constitute as a full invasive species survey. All surveys are subject to the conditions on site at the time of the survey. Site surveys are non-intrusive and rely on the visual identification of aboveground growth. If parts of a site are inaccessible, then these areas can often not be surveyed unless they can be viewed from other areas. If any aboveground growth is being managed or has been disturbed or covered, or the below ground growth is dormant, then it may be impossible for us to identify invasive plants in these areas during our non-intrusive survey.

3. Baseline Conditions

Desk Study

Aerial Photography and OS Maps

3.1 Aerial photographs and OS maps show the site to be witihin a small residential area, bound at the west by the A24, surrounded by scattered woodland, agricultural fields. There appear to be multiple waterbodies within 500m.

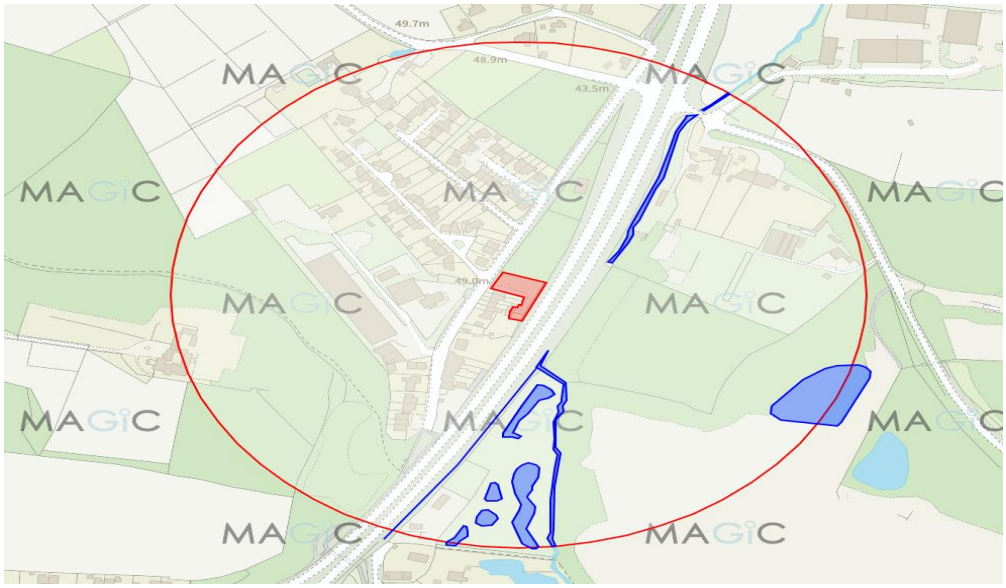
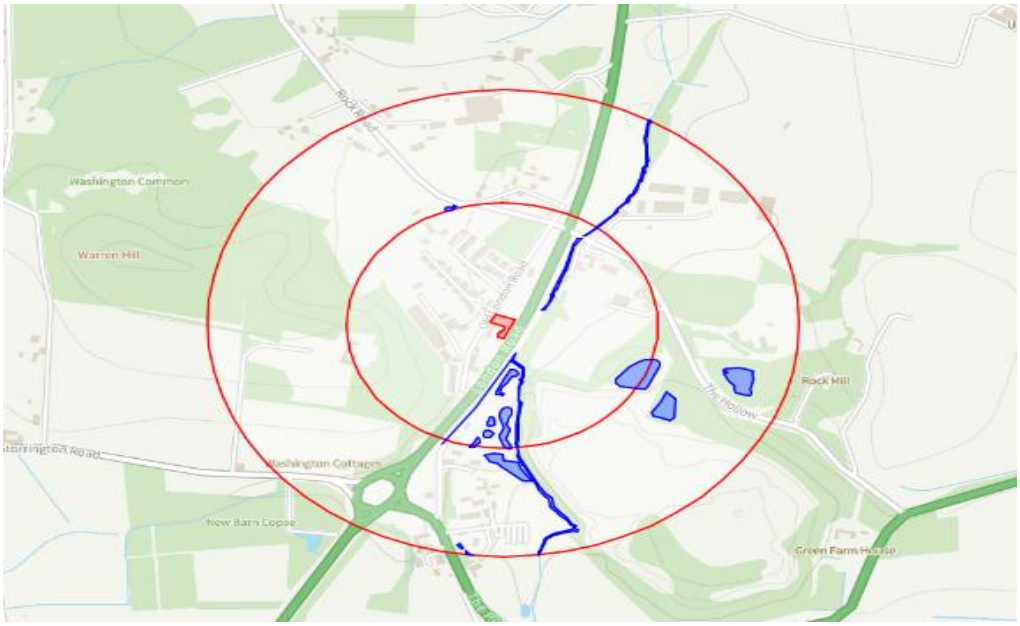


Image 1 (Above) Waterbodies present within a 250-meter search radius. Waterbodies are highlighted in blue. The map shows the site boundary marked as the innermost red boundary. (Magic, 2024).

Image 2 (Below) Waterbodies present within a 500-meter search radius. Waterbodies are highlighted in blue. The map shows the site boundary marked as the innermost red boundary. (Magic, 2024).



3.2 There is one granted European Protected Species Licence (EPSLs) within 2km of the site boundary. Ariel maps show the closest EPSL is for bats located approximately over 1.2km to the west for whiskered bat, Daubentons bat and Natterers bats. The closet EPSL for great crested newt is over 3.5km to the west and for mammals (hazel dormouse breeding place) the closest is 2.9km to the northeast.

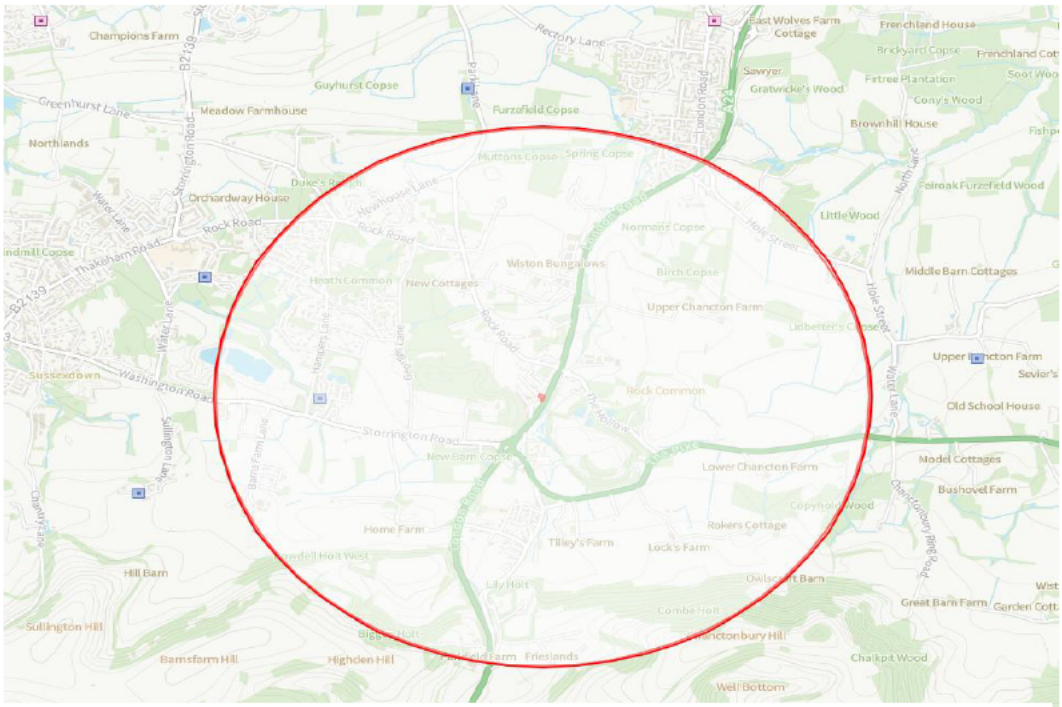


Image 3; The site is shown as the central red line boundary. There is one granted EPSL for bats within 2km of the site boundary (Magic, 2024).

3.3 Unknown bat roosts or species-specific locations and habitats, such as ponds, hedges and other priority habitats may still be present within the 2km search radius.

3.1 The site and immediate surroundings are also areas monitored by the Countryside Stewardship Scheme (CS) as part of the British Trust for Ornithology (BTO) and Natural England (NE). These areas are monitored for UK priority species, within the search area species present are the Lapwing *(Vanellus vanellus)* (Magic, 2024).

Statutory and Non-Statutory Designated Sites

Statutory International Sites

3.2 The closest international statutory designated site is the Arun Valley Special Areas of Conservation (SAC), Special Protection Areas (SPA), and RAMSAR. Table 3.1 provides a list of statutory international sites within 12km of the site.

Table 3.1: Statutory international sites within 12km of the site

Site Name	Reason for Designation	Area (ha)	Distance from the Site
Arun Valley SPA, SAC & RAMSAR	Habitats on site include • Inland water bodies (Standing water, Running water) • Bogs, Marshes, Water fringed vegetation, Fens • Humid grassland, Mesophile grassland • Broad-leaved deciduous woodland Annex II species that are a primary reason for selection of this site • **4056 Ramshorn snail (*Anisus vorticulus)*** ***Anisus vorticulus*** occurs across a range of sites in southern and eastern England. The Arun valley is one of the three main population centres for this species in the UK. This proposed site includes two of its core sites in the wash lands of the Arun floodplain (Pulborough Brooks and Amberley Wild Brooks SSSIs).	487.40	7km to the northwest (at its closest point)
Brighton and Lewes Downs UNESCO Biosphere Reserve	Three interrelated environments rural, coastal & marine and urban make up the biosphere reserve area. The habitats include coastal chalk cliffs, sub-tidal chalk reef, freshwater wetland, shingle beaches, river estuaries, deciduous woodland and chalk grassland. The area is home to many rare and species of international conservation interest	29,514	7.4km to the southeast

Statutory National and Local Sites

3.3 The closest statutory national and/or local designated site is the South Downs National Park (SDNP). Table 3.2 provides a list of statutory national and local sites within 2km of the site.

Table 3.2: Statutory national and local sites within 2km of the site

Site Name	Reason for Designation	Area (ha)	Distance from the Site
South Downs National Park (SDNP)	Chalk down land makes up the principal terrestrial landscape of the area. The coastline is dominated by impressive chalk cliffs in the east and urbanized plains in the west. A mosaic of habitats including chalk grassland, heathland habitat, woodland, home to many rare and internationally important species, such as Adonis blue butterfly, barbastelle bats and rare wildflowers.	162,700	0.1km to the southwest
Chanctonbury Hill Site of Special Scientific Interest (SSSI)	Main habitats on site are lowland broadleaved, mixed and yew woodland and lowlnd calcareous grassland. NVC, GCR, species and other features: • Assemblages of breeding birds - Mixed: Lowland damp grassland, Woodland • CG2 - Festuca ovina - Avenula pratensis lowland calcareous grassland • CG3 - Bromus erectus lowland calcareous grassland • Great crested newt, Triturus cristatus • W12 - Fagus sylvatica - Mercurialis perennis woodland This site lies on the steep chalk escarpment of the South Downs and is dominated by a nationally uncommon woodland type. There are also areas of chalk grassland another habitat that has a restricted distribution nationally, that supports butterflies such as the chalk hill blue (*Lysandra coridon*). The site supports a rich community of breeding birds. The site has records for over sixty species of breeding bird. These include	78.6	1.7km to the southeast

	downland species such as meadow pipit and corn bunting and woodland birds like green woodpecker, nuthatch and nightingale. A dewpond at the site carries two of the three native British newts; one of these, the great crested newt (*Triturus cristatus*), is specially protected under the Wildlife and Countryside Act.		

Non-Statutory Sites

3.4 The closest non-statutory designated site is Washington Chalk Quarry Local Wildlife Site (LWS). There are several designated road verges within 1km of the site boundary. Table 3.3 provides a list of non-statutory sites within 2km of the site.

Table 3.3: Non-statutory sites within 2km of the site

Site Name	Reason for Designation	Area (ha)	Distance from the Site
Washington Chalk Quarry LWS	Open downland and scattered scrub lies at the western end of Chanctonbury Hill. It includes a collection of disused chalk pits which now support species-rich grassland. The flora and butterflies are both of great interest. The South Downs Way runs through the site. Parts of the site have become scrub invaded. The uncommon Burnet Rose (*Rosa pimpinellifolia)* and Juniper (*Juniperus communis)* grow amongst the scrub. Twenty-nine species of butterfly have been recorded including Essex Skipper, Dingy Skipper, Green Hairstreak, Small Blue, Ringlet and Wall Brown. There is a large colony of Chalkhill Blues. The grasshoppers are also well represented, including the Stripe-winged Grasshopper. Seven species of orchid have been recorded. Species of particular note include Musk Orchid (*Herminium monorchis)*, Frog Orchid (*Coeloglossum viride)*, Autumn Lady's-	10.5	1.6km to the northeast

	tresses (*Spiranthes spiralis)*, Bee Orchid (*Ophrys apifera)*, Fragrant Orchid (*Gymnadenia conopsea)*, Common Rockrose *(Helianthemum nummularium)*, Autumn Gentian (*Gentianella amarella)* Dropwort (*Filipendula vulgaris)* and Roundheaded Rampion (*Phyteuma tenerum)*. There is a large population of Early-purple Orchids (*Orchis mascula)*.		
Heath Common LWS	This site has moderately rich remnants of wet and dry heath, several ponds and some relics of ancient base-rich woodland rich in lichens and ferns. In recent years, the Sandgate Conservation Society has done excellent work in the management of this area as a nature reserve.	15.8	1.7km to the northwest

Ancient Woodland

3.5 There is no ancient woodland covering any part of the site or immediately adjacent to the site. There are several trees within the National Trust land at the west of the site within 0.5km of the site which are listed on the Woodland Trusts' Ancient Tree Inventory.

3.6 The closest area of ancient woodland is situated 1km to the southwest.

UK BAP Priority Habitat

3.7 UK BAP Priority habitats are habitat types or elements with unique or significant value to a diverse assemblage of species. UK BAP priority habitats are identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP).

3.8 At the time of the survey there were no habitats on site that could be classed as priority habitat (Bickmore, 2002). The closest priority habitat sits offsite adjacent to the northern boundary, which is deciduous woodland, however at the time of the survey it was noted that this habitat was no longer present.

3.9 There are other areas of deciduous priority habitat woodland within 2km, along with traditional orchards approximately 120m to the north and lowland dry acid grassland approximately 225m to the southwest and west.

3.10 The data search by SxBRC recorded areas of the priority habitats lowland calcareous grassland, lowland heathland, wood pasture and parkland, ancient woodland, ancient and veteran trees, traditional orchards, chalk streams and open water present within 2km which are designated as priority habitat

Image 4: Priority deciduous woodland habitat is listed as present adjacent to the northern site boundary. The site boundary is shown in red (Magic, 2025).

Habitats

Site Summary

3.11 During the preliminary ecological appraisal habitat survey on the 3rd February 2025, the habitats recorded on site comprised modified grassland (g4), ruderal vegetation (u81), tall forbs (g16), mixed scrub (h3h), bare ground (g510), and trees (w33).

3.12 The updated site visit on 26th August 2025 recorded bramble scrub (h3d) and tall forbs (g81) as also present on site.

3.13 The main habitats recorded within the site are described below. The UKHab code is shown in the bracket after the habitat type (UKHab 2023). Additional details are shown on the habitat survey plan in Appendix A, and the target notes are listed in Appendix B.

Buildings (u1b5)

3.14 There were two small wooden sheds at the southeastern corner of the site.

Modified Grassland (g4)

3.15 Along the southwestern extent of the site boundary was an area of modified grassland. The grassland ran from the street and along the fencing of the adjacent houses. The grassland was relatively species poor but had some ruderal vegetation at the southern margins. The dominant species was perennial rye grass *(Lolium perenne).*

Ruderal Vegetation (u 81)

3.16 Along the western boundary within the grassland was old ruderal vegetation. The plants were dried and largely unidentifiable.

Tall Forbs (g81)

3.17 During the updated survey in August 2025 it was noted that around the site boundaries were areas of tall forbs. The dominant species was nettle *(Urtica diocia).* The tall forbs were dominant along the northwest and northern boundary with many tall forbs present mixed among the bramble scrub.

Mixed Scrub (h3h)

3.18 During the February 2025 survey there was an area of the site which appeared to have been mixed scrub, however the vegetation had all been recently cleared and the cut vegetation left on site. Due to the age of the scrub and the time that had passed between the site visit and the vegetation clearance, identifying to species level was not possible, however there were some willow *(Salix spp.)*, and dogwood *(Cornus spp.)* and bramble *(Rubus fruiticosus)* species noted to be present, with the majority of the scrub appearing to have consisted of young saplings and bramble.

3.19 During the updated survey in August 2025 it was noted that the onsite vegetation had begun to re-grow and consisted largely of tall scrub whips including willow, with rose and beech saplings. The area of mixed scrub was considered to account for a smaller area than previously estimated in February 2025.

Bramble Scrub (h3d)

3.20 During the updated survey in August 2025 it was noted that bramble scrub was present across the site.

3.21 Along the western boundary were areas of bramble *(Rubus fruiticosus)*. There were some smaller bramble plants along the fence along the southeastern boundary.

Bare Ground (g510)

3.22 At the southeast aspect of the site was a small section of bare ground.

Trees (w33)

3.23 There were several standalone trees along the northern and western boundaries. Species noted included beech *(Fagus sylvatica),* wytch elm *(Ulmus glabra),* and silver birch *(Betula pendula).*

Target Note (TN)

3.24 The following features of interest were noted during the survey and have been marked on Figure 1:

- **TN1 – PRF-I**
- **TN2 – Cut/cleared vegetation piles**
- **TN3- Buddleia**
- **TN4- Log piles**

Daytime Bat Walkover (DBW)/Preliminary Roost Assessment (PRA)

Building 1 (B1)

3.25 Building 1 (B1) was a small wooden shed on the southeastern boundary. The shed was wooden with a pitched roof covered in roofing felt. There were no windows and the doors were intact. There were no potential points of ingress/egress noted on the building which appeared to be in good condition.

3.26 No bats or secondary evidence of bats were found during the initial inspection. However, the timber cladding provides potential roosting features for bats.

3.27 Overall, building 1 was assessed as having **negligible** potential to support roosting bats

Building 2 (B2)

3.28 Building 2 (B2) was a small wooden log shed. The side walls were wooden, and the roof was made of a corrugated metal sheet. The front section was open. There were no parts of the shed that were considered to offer suitable/potential roosting opportunities for bats.

3.29 No bats or secondary evidence of bats were found during the initial inspection. However, the timber cladding provides potential roosting features for bats.

3.30 Overall, building 2 was assessed as having **negligible** potential to support roosting bats.

Tree Assessment for Bats

3.31 In total 3 trees were considered to support features of low value to roosting bats. No confirmed roosts were identified during the assessment.

3.32 All trees assessed as having roosting potential were predominantly found along the northern boundary. The trees along the northern boundary were considered to provide low potential for roosts based on the degree of ivy cladding on the trunks. The remainder of the trees were considered to provide negligible potential for roosting bats.

3.33 Under current design proposals all trees noted as having potential to support roosting bats are to be retained.

PRF-I

3.34 Three of trees at the site were noted to have some degree of ivy cladding and/or flaking bark and were recorded as PRF-I (roost features only suitable for individual bats). Dominant species included beech. The PRF-I trees were located along the northern boundary. The trees are marked on the habitat survey map in Appendix A:

3.35 All remaining trees around the site were assessed as NONE (no potential roost features) as they did not have any visible potential roosting features at the time of the survey or were considered to be relatively young and small with no potential to support roosting bats.

Protected Species

3.36 Legislation relating to the protected species referred to in this section is included in Appendix C.

3.37 The following paragraphs detail the suitability of the on-site habitats to support protected species and include information from the data search for protected, rare and otherwise notable species returned within a 2km radius.

Bats

3.38 The data search showed records of bats from the genera pipistrelle (*Pipistrellus*), long eared (*Plecotus*), myotis (*Myotis*), serotine (*Eptesicus*), Noctule/Leisler's (*Nyctalus*), and barbastelle (*Barbastella*) occurring within the 2km search area in the past 15 years.

3.39 During the survey potential bat roosting features were seen in the onsite trees. PRF-I trees do not require further surveys; however, a soft felling approach must be undertaken if any works to PRF-I trees is required.

3.40 Overall, it was considered that the site offered **negligible** potential for roosting bats.

Amphibians

3.41 The data search showed records of great crested newt within 2km of the site within the past 15 years. Aerial photographs and maps show several waterbodies within 250m/500m of the site.

3.42 The data search showed records of other amphibian species within 2km of the site boundary including common toad *(Bufo bufo),* palmate newt *(Lissotriton helveticus),* smooth newt *(Lissotriton vulgaris)* and common frog *(Rana temporaria).*

3.43 During the survey no water was seen on site. However, the habitat contained features that could support foraging and commuting newts. This included grassland and recently cut/cleared scrub vegetation and log piles.

3.44 It was considered that the site offered **negligible** potential for breeding newts and **negligible** potential for foraging and commuting newts.

Reptiles

3.45 The data search showed several records of grass snake (Natrix Helvetica), adder (Vipera berus), slow worm (Anguis fragilis) and common lizard (Zootoca vivipara) within 2km of the site within the past 15 years.

3.46 During the survey no reptiles or signs of reptiles were seen, however the habitat contained features that could support widespread reptile species. This included grassland and recently cut/cleared scrub vegetation and log piles.

3.47 Overall, the site was assessed as having **low** potential to support reptiles.

Birds

3.48 Several Red or Amber listed Birds of Conservation Concern[1] (BoCC), and notable[2] bird species were returned by the data search that may utilise habitats within the site. Species include dunnock *(Prunella modularis),* willow warbler *(Phylloscopus trochilus),* and song thrush *(Turdus philomelos).*

3.49 During the survey, several birds were seen flying into the cut/cleared brash piles including blue tits *(Cyanistes caeruleus)*, dunnock *(Prunella modularis),* robin *(Erithacus rubecula) and* blackbirds *(Turdus merula).*

3.50 During the survey it was noted that the onsite trees and recently cut/cleared vegetation provided suitable habitat for nesting birds.

3.51 Overall, it was considered that the site offered **moderate** potential for breeding birds.

[redacted]

[1] Birds of Conservation Concern status is prioritised into high concern (Red), medium concern (Amber) and low concern (Green) (Eaton et al, 2009). Red-list species are those that are globally threatened according to the IUCN criteria; those whose population or range has declined rapidly in recent years; and those that have declined historically and have not shown a substantial recent recovery. Amber-list species are those with an unfavourable conservation status in Europe; those whose population or range has declined moderately in recent years; those whose population has declined historically but made a substantial recent recovery; rare breeders; and those with internationally important or localised populations. Green-list species are those that fulfil none of the criteria.

[2] Notable Birds are based on a list of birds that are particularly scarce or vulnerable either at national or a regional level. The majority of these bird species are designated as Schedule 1 species, under the Wildlife and Countryside Act 1981 (as amended), or listed as red or amber-listed BoCC.

Hazel Dormice

3.56 The data search showed several records of dormice within 2km of the site within the past 15 years.

3.57 The site did not contain the type or density of vegetation that would be suitable for supporting either breeding or commuting dormice.

3.58 Overall, it was considered that the site offered **negligible** potential to support breeding dormice and **negligible** potential to support commuting dormice.

Water Voles

3.59 The data search showed one record of water voles within the 2km search area in the past 15 years.

3.60 The site did not contain the aquatic habitat and vegetation types that would support breeding, foraging or commuting water voles.

3.61 Overall, it was considered that the site offered **negligible** potential to support breeding water voles and **negligible** potential to support commuting and foraging water voles.

Otters

3.62 Reports of otters are not returned by the record centre in this area.

3.63 The site did not contain the aquatic habitat and vegetation types that would support breeding, foraging or commuting otters.

3.64 Overall, it was considered that the site offered **negligible** potential to support breeding otters and **negligible** potential to support foraging and commuting otters.

Hedgehogs

3.65 The data search showed several records of hedgehogs (*Erinaceus europaeus*) within 2km of the site within the past 15 years.

3.66 No direct evidence of hedgehogs was seen on the site. However, the presence of dense vegetation and short grassland and log piles could have provided the hibernation and foraging areas for this species.

3.67 Overall, the site offered **moderate** potential for hedgehogs.

Stag Beetles

3.68 The data search showed no records of stag beetles (*Lucanus cervus*) within 2km of the site within the past 15 years.

3.69 No direct evidence of stag beetles was seen on the site. However, the presence of dense vegetation could have provided the dead wood required for this species.

3.70 Overall, the site offered **low** potential for stag beetles.

Other Mammals

3.71 The data searched showed several records for Polecat (*Mustela putorius*) within 2km of the site within the past 15 years.

Invasive Plants

3.72 The data search showed records of plant species including [list some schedule 9 plants] occurring within the 2km search area in the past 15 years. These plants are listed as invasive in Schedule 9 Part II of the Wildlife and Countryside Act (1981 amended).

3.73 During the survey specimens of buddleia *(Buddleja davidii)* were seen (See Target Notes and Photographs in Appendices A & B). While not listed in Schedule 9 Part II of the Wildlife and Countryside Act (1981 amended), it appears on the Non Native Species Secretariat (NNSS, 2024)[3] register of species that are of concern.

3.74 At the time of the survey no specimens were seen of plant species that are listed in Schedule 9 Part II of the Wildlife and Countryside Act (1981 amended).

[3] GB Non Native Species Secretariate (NNSS) (2024). Accessed from www.nonnativespecieis.org

4. Evaluation

4.1 On the basis of the information available from the habitat survey and desk study, the site has been evaluated in terms of its potential for biodiversity, support of protected species and habitats, and the contribution the area makes as part of the wider landscape. The nature conservation value of the site has been assessed following standard criteria developed by CIEEM (2017 and 2018) and in accordance with BS 24040:2013 Biodiversity – code of practice for planning and development. This is provided below.

4.2 The biodiversity value of protected species within the site is a preliminary evaluation based upon the desk study records, habitat suitability, and the conservation status of the species in question. It should be noted that where European Protected Species (EPS) or species of Principle Importance for the Conservation of Biodiversity are present on-site they may be valued at a lower level/scale where it is considered likely that populations would not be of sufficient importance to justify designation at a higher level. However, regardless of their biodiversity value, such species are still subject to national and/or European legislation.

4.3 Key aspects of relevant planning policy regarding conservation, including an explanation of species referred to as being of 'Principal Importance for Conservation of Biodiversity' and European Protected Species and habitats, are provided in the Legislation section in Appendix C.

Geographic Evaluation

Features of International Importance

4.4 Features of International Importance are principally sites covered by international legislation or conventions. The Conservation of Habitats and Species Regulations 2017 (as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 implements the Natural Habitats and Wild Fauna and Flora (92/43/EC) (Habitats Directive) in England and Wales. The Regulations mainly deal with the protection of sites with certain habitats and populations of species that are important for nature conservation in a European context, i.e. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

4.5 The site is not subject to any international statutory nature conservation designations. The International important sites within 12km of the site are:

- Arun Valley SAC, SPA & RAMSAR; and
- Brighton and Lewes Downs UNESCO Biosphere Reserve.

4.6 The designated habitats/qualifying species of these international sites are:

- Arun Valley SAC, SPA & RAMSAR- **4056 Ramshorn snail (***Anisus vorticulus); and*

- Brighton and Lewes Downs UNESCO Biosphere Reserve- coastal chalk cliffs, sub-tidal chalk reef, freshwater wetland, shingle beaches, river estuaries, deciduous woodland and chalk grassland.

4.7 These designated species do not have an impact on the site.

Features of National Importance

4.8 Features of national importance include Sites of Special Scientific Interest (SSSIs) which are designated under the Wildlife and Countryside Act 1981 (as amended). The site is not subject to any national statutory nature conservation designations, and it is not considered that any habitats or populations or assemblages of species within the site would meet the criteria for the designation of SSSIs at an appropriate geographic level[4].

4.9 The closest designated site of national importance for nature conservation is Chanctonbury Hill SSSI, located 2.1km to the southeast. The site does not provide any supporting habitat for this SSSI.

4.10 The site is also located within the 5km Impact Risk Zone of Chanctonbury Hill SSSI, Chantry Mill SSSI and Sullington Warren SSSI, but the site does not have any supporting habitat for this SSSI.

Features of County (i.e. West Sussex) Importance

4.11 The site does not include any features of value at this level neither is it likely to be selected as a SINC based on the results of the current survey.

Features of Local and/or Value in the Immediate Vicinity (c. 250m) of the Project

4.12 The on-site vegetation is of value within the local and immediate vicinity and provides suitable habitat to support protected species including breeding birds, foraging [redacted] hedgehogs and reptiles. It also forms part of the wider ecological network of habitats in the locality, providing wildlife corridors for mobile species to move through the landscape.

Summary

4.13 Overall, on the basis of the survey results and the above criteria, habitats within the site are considered largely to be of ecological value within the immediate vicinity only. The site provides suitable habitat to support several protected species and groups including breeding birds, foraging [redacted] hedgehogs and reptiles. However, populations of these are unlikely to be locally significant.

[4] JNCC Guidelines for selection of biological SSSIs (see http://jncc.defra.gov.uk/page-2303#download).

Local Plan Evaluation

4.14 It is considered that the statutory Horsham Local Plan (Adopted 2015) contains the following nature conservation policies relevant to the site. A list of the policies is provided below. The full text of the relevant policies is contained in the Legislation section in Appendix C and this should also be referred to.

Horsham Local Plan (2015)

- Policy 25 - District Character and the Natural Environment.
- Policy 26 – Countryside Protection.
- Policy 30 – Protected Landscapes.
- Policy 31 – Green Infrastructure and Biodiversity.

5. Discussion and Recommendations

Discussion

5.1 The survey site is located at Land at Old London Road, Washington, West Sussex. The survey area extended over approximately 0.1 hectares (ha).

5.2 A habitat survey was undertaken at the site on the 3rd February 2025, with a subsequent survey undertaken on the 26th August 2025.

5.3 Design proposals include construction of 4 residential units at the site.

5.4 At the time of the February survey the main site footprint had been cleared and the cut vegetation had been left in situ as brash piles.

5.5 During the preliminary ecological appraisal habitat survey on the 3rd February 2025, the habitats recorded on site comprised modified grassland (g4), ruderal vegetation (u81), tall forbs (g16), mixed scrub (h3h), bare ground (g510), and trees (w33).

5.6 The updated site visit on 26th August 2025 recorded bramble scrub (h3d) and tall forbs (g81) as also present on site.

5.7 Habitats within the proposed development area were assessed as being of value to wildlife within the local vicinity with potential to support breeding birds, foraging [redacted] hedgehogs and reptiles, and these species may pose a constraint to works.

5.8 No further targeted surveys are recommended for the site.

5.9 During the survey, several birds were seen flying into the brash piles on site. A precautionary approach to the removal of this vegetation must be implemented with consideration to the nesting season for birds.

5.10 In addition, a precautionary approach to site clearance in respect to breeding birds, foraging [redacted] hedgehogs and reptiles is recommended to minimise any adverse impacts on these species group(s).

5.11 Details regarding specific mitigation, including further surveys and precautionary working practices together with habitat enhancement measures are provided below.

Recommendations

Breeding Birds

5.12 The on-site trees/scrub/cut/cleared brash and vegetation piles provide suitable nesting habitat for a range of bird species. All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended).

5.13 In order to avoid any potential impact on breeding birds, the clearance of any vegetation and the clearance of the cut/cleared brash piles on site should be undertaken outside the main bird nesting season which runs from March to August inclusive[5], with clearance works possible between September and February. Where this is not possible, an ecologist would need to check the vegetation for active nests and signs of bird breeding activity.

5.14 In the event that a nest is found, an exclusion zone around the nest would be established. Works would have to cease within this buffer area until the young birds have fledged.

[redacted]

Hedgehogs

5.17 Hedgehogs are listed on the Natural Environment and Rural Communities (NERC) Act 2006 Section 41 as a Species of Principal Importance and a London BAP Priority Species. They are a rapidly declining species.

5.18 Hedgehogs need short grass areas to search for invertebrate prey. Log piles and decaying vegetation are used to forage and hibernate in. Areas of leaf litter can be collected and used in nests. Dense scrub areas are also useful to build hibernation nests during winter. Wildlife friendly corridors allow hedgehogs and other wildlife to migrate across a site. These are discussed in the Wildlife Friendly Pathways Section below.

Reptiles

5.19 All reptiles are protected under the Wildlife and Countryside Act 1981 (as amended).

[5] It should be noted that this is the main breeding period. Breeding activity may occur outside this period (depending on the particular species and geographical location of the site) and thus due care and attention should be given when undertaking potentially disturbing works at any time of year.

5.20 The proposed development is considered to have a relatively low impact on any potential reptile populations that may be present. It is therefore felt that a precautionary approach to vegetation clearance should be sufficient to safeguard this protected species group. This would involve vegetation clearance to be carried out in stages in order to avoid any potential impacts on reptiles. This work should be supervised by a suitably experienced ecologist.

Habitat Retention

5.21 All retained trees, including all adjacent off-site trees should be protected in accordance with British Standards (BS 2012) 5837:2012 Trees in Relation to Design, Demolition and Construction. The root protection areas of any retained trees must be left free from excavation and disturbance, and protected during any proposed works. Protection should be in the form of fencing and signs installed for the duration of the works.

Habitat Enhancement

5.22 New development offers the opportunity for habitat enhancement in accordance with national and local planning policy and some recommendations are included below.

Control of Invasive Non-Native Species (INNS)

5.23 Although it is not illegal to have species listed under the Schedule 9 Part II of the Wildlife and Countryside Act 1981 (as amended), it is illegal to permit these species to spread and grow in the wild.

5.24 We recommend that a member for the Property Care Association Invasive Weed Control Group (PCA IWCG) is contacted to manage the invasive weed buddleia.

5.25 Bats and Lighting

5.26 Different species of bat have been found to react differently to night-time lighting however research has found that generally, all species of bats are sensitive to artificial lighting and that excessive lighting can delay bats from emerging, thus shortening the time available for foraging, as well as causing individuals to move away from suitable foraging grounds or roost sites, to alternative dark areas (Jones, 2000). Bats can also become isolated from their foraging grounds if the linear features they use for commuting are suddenly illuminated, creating a light barrier (Fure, 2006).

5.27 The current site is not well lit at night therefore the development should aim to reduce the amount of lighting. This would maintain the site's value for foraging bats and help minimise indirect impacts from lighting. This can be achieved by following accepted best practice (Institute of Ecology and Environmental Management 2006, Institute of Lighting Professionals 2018, Bat Conservation Trust, 2014):

5.28 The level of any artificial lighting including flood lighting should be kept to a minimum, particularly around the site boundaries;

5.29 LED lights are a preferred option to low pressure sodium lights or high pressure sodium or mercury lamps. LED lights do not emit UV radiation, towards which some insects are attracted, drawing them away from bat foraging areas in the surrounding landscape;

5.30 all lights should be directed at a low angle with minimal light spillage wherever possible;

5.31 ideally the site boundaries should be kept dark, preferably at bat emergence (0-1 hour after sunset) and during peak bat activity periods (e.g. 1.5 hours after sunset and 1.5 hours before sunrise);

5.32 Artificial lighting should not directly illuminate any potential bat commuting areas such as boundary features. Similarly, any newly planted linear features or buffer areas around the site boundary should not be directly lit; and

5.33 If security lights are required, then they will be set on a Passive Infrared (PIR) sensor and timer so that the light is only emitted for the short time period required

Bird and Bat Boxes

5.34 Additional bird nesting and bat roosting provision could be incorporated into new design proposals. These could either be installed on trees or incorporated into the new building design. Some recommendations are made below as a guide.

5.35 Bat roosting opportunities could be provided through the installation of boxes on the outside of the walls or remaining trees, such as the Schwegler 2F, or other makes of a similar design, such as Chavenage Bat box. There are a range of bat boxes available and these can be selected to suit the development and bat species in the locality.

5.36 Bird boxes could be installed on the walls of the new building or in the remaining trees which could include the following Schwegler bird house or 1B makes, or similar designs from alternative suppliers. If the client is happy for bird boxes to be installed on the walls of the new building then a Schwegler sparrow terrace 1SP could also be used.

5.37 Further details of the bird and bat boxes are provided in Appendix F.

5.38 Bat boxes should be installed at appropriate locations ideally with south-east, south, or south-west facing aspects at least 3m from ground level. Ideally they need to be exposed to 6-8 hours of direct sunlight, but sheltered from strong winds. If installed on the building, these should ideally be positioned directly below the eaves.

5.39 Bird Boxes should be located out of prevailing wind, rain, and strong sunlight, ideally with a clear flight path to the entrance. Ideally they should be installed two to four metres from the ground facing north or north-east.

Wildlife Friendly Pathways

5.40 The increase in building can result in ecological areas which are unconnected. Effectively these are ecological islands, and often there is no way for wildlife to migrate to and from these areas. One way to reduce the impact and allow wildlife, including hedgehogs, to migrate across sites is to install wildlife friendly pathways across a site. This can include a range of things such as wildlife corridors, such as hedgerows and scrub or rough grassland corridors, but also installing holes in fences. Wildlife holes, often referred to as hedgehog holes, help wildlife migrate through areas. The holes need to be at least 13cm by 13cm, at ground level.

Compensatory Planting

5.41 Additional tree and shrub planting could be incorporated into the landscape proposals to compensate for any removal to facilitate the works. Planting should include a high proportion of native species and be of local provenance where possible. These should be carefully selected to ensure they contain species suitable for the area. Some species of known wildlife value are listed in Appendix E.

6. Conclusions

6.1 The site survey revealed the following habitats:

- Modified Grassland;
- Ruderal Vegetation;
- Tall Forbs;
- Bramble Scrub;
- Mixed Scrub;
- Bare Ground, and;
- Trees.

6.2 The site is not subject to any statutory or non-statutory designations. The closest statutory site is The South Downs National Park located approximately 0.1km to the southwest at its closest point and the survey area does not support any features that contribute to the designation of this site.

6.3 No further protected species surveys are recommended for the site.

6.4 In addition, a precautionary approach to site clearance in respect to breeding birds, foraging [redacted] hedgehogs and reptiles is recommended to minimise any adverse impacts on these species group(s).

6.5 It has been recommended that the site is enhanced by introducing some compensatory planting and installing bat and bird boxes.

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8. Glossary of Terms

BAP	Biodiversity Action Plan
BRC	Biological Records Centre
CIEEM	Chartered Institute of Ecology and Environmental Management
DBW	Daytime Bat Walkover
Habitats Directive	Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora
LNR	Local Nature Reserve
LWS	Local Wildlife Site
MAGIC	Multi-Agency Geographical Information for the Countryside
NNR	National Nature Reserve
Nomenclature	The system of devising of names for plants
NPPF	National Planning Policy Framework
PEA	Preliminary Ecological Appraisal- formerly referred to as a Phase 1 Habitat Survey
PRA	Preliminary Roost Assessment
PRF	Potential Roost Feature
SAC	Special Area of Conservation
SINC	Site of Importance for Nature Conservation
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
INNS	Invasive Non-native Species
PCA IWCG	Property Care Association Invasive Weed Control Group

Figures and Appendices

Appendix A

Habitat Map and Target Notes

Figure 2: Land at Old London Road, Washington, West Sussex - Updated Habitat Survey Map

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Target Notes (TN)

The following features of interest were noted during the survey and have been marked on Figure 1:

- TN1 – PRF-I
- TN2 – Cut/cleared vegetation piles
- TN3- Buddleia
- TN4- Log piles

Appendix B

Photographs

Photographs

Photo No.	Feature (Target Note No.)	Photograph of Feature
1	Top image February 2025 The site is accessed by a strip of grassland that runs along the site. TN2 visible- the main habitat had been cleared brash piles left on site	
	Bottom image August 2025 Shows the regrown vegetation	

2	Top two images February 2025 The site is accessed by a strip of grassland that runs along the site. TN2 visible- the main habitat has been cleared and is left on site	 
	Bottom two images August 2025 Shows the regrown vegetation including young scrub an d tall forbs	 

3	Top image The main habitats recorded in February were grassland and mixed scrub which had been cleared.	
	Bottom images Shows the main habitats recorded in August to include grassland, bramble scrub, young mixed scrub and tall forbs	
	The vegetation was largely bramble scrub toward the east	

	Image shows the transition of bramble scrub to mixed scrub with tall forbs interspersed	
	Image shows tall young scrub plants present	

4	Top image TN3- Buddleia present in February Lower two images TN3- Buddleia present in August	

5	Top image Cut/cleared bramble in February	
	Second image Re grown bramble scrub in August	
6	TN1-PRF-1 trees. Image taken facing east	

7	Facing south February	
	Facing southwest in August	
8	Facing north across the site during the updated august survey showing large trees, bramble scrub, mixed scrub and tall forbs	

9	In the southeast corner was bare ground log pile (TN4) and two small sheds	
10	B1 (left) and B2 (right)	

11	Top image February 2025 Facing north- the site is in the foreground and has been cleared. In the background the offsite habitat is visible- this is marked on mapping sites as priority deciduous woodland habitat however as shown in the image this is no longer present Bottom image August 2025 Showing regrown vegetation on site	
12	Top image Cleared scrub across the main area of the site February Bottom image Same area as above showing the regrown vegetation as bramble scrub	

Appendix C

Legislation

Legislation

This section contains information pertaining to the legislation and planning policy applicable in Britain. This information is not applicable to Northern Ireland, the Republic of Ireland the Isle of Man or the Channel Islands. Information contained in the following appendix is provided for guidance only.

Species

The objective of the EC Habitats Directive6 is to conserve plants and animals which are considered to be rare across Europe. The Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2017 (as amended) (formerly The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended).

The Wildlife and Countryside Act 1981 (as amended) implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and also implements the obligations set out for species protection from the Council Directive 2009/147/EC (formerly 79/409/EEC) on the Conservation of Wild Birds (EC Birds Directive) in Great Britain.

Various amendments have been made since the Wildlife & Countryside Act came into force in 1981. Further details pertaining to alterations of the Act can be found on the following website: www.opsi.gov.uk. Key amendments have been made through the Countryside and Rights of Way (CRoW) Act (2000) and Nature Conservation (Scotland) Act 2004.

There are a number of other legislative Acts affording protection to species and habitats. These include:

- Countryside and Rights of Way (CRoW) Act 2000;
- Deer Act 1991;
- Natural Environment & Rural Communities (NERC) Act 2006;
- Protection of Badgers Act 1992; and
- Wild Mammals (Protection) Act 1996.

Badgers

Badgers and their setts are protected under the Protection of Badgers Act (1992), which consolidated and added to the previous Badger Acts of 1973 and 1991. Under this legislation it is an offence to:

- cruelly ill-treat a badger, including use of tongs and digging;

[6] Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.

- intentionally or recklessly cause a dog to enter a badger sett;
- intentionally or recklessly damage, destroy or obstruct access to a badger sett[7] or any part thereof;
- intentionally or recklessly disturb[8] a badger when it is occupying a badger sett;
- possess or control a dead badger or any part of a badger;
- sell or offers for sale, possesses, or has under his control, a live badger; and
- wilfully kill, injure, take, or attempt to kill, injure, or take a badger.

A Development Licence will be required from Natural England for any development works affecting an active badger sett, or to disturb badgers while individuals are occupying the sett. Depending on the nature of the works and the specifics of the sett, badgers could be disturbed by work near the sett even if there is no direct interference or damage to the sett itself. Natural England has issued guidelines on what constitutes a licensable activity. There is no provision in law for the capture of badgers for development purposes and therefore it is not possible to obtain a licence to translocate badgers from one area to another.

Bats

Bats are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). This act protects individuals from:

- intentional or reckless disturbance (at any level);
- intentional or reckless obstruction of access to any place of shelter or protection; and
- selling, offering, or exposing for sale, possession or transporting for purpose of sale.

In addition, all species of bat are fully protected under The Conservation of Habitats and Species Regulations 2017 (as amended) through their inclusion on Schedule 2. Regulation 41 prohibits:

- deliberate killing, injuring, or capturing of Schedule 2 species (all bats);
- deliberate disturbance of bat species as to impair their ability:

  (i) to survive, breed, or reproduce, or to rear or nurture young; and

  (ii) to hibernate or migrate.

[7] A badger sett is defined in the legislation as *"any structure or place which displays signs indicating current use by a badger"*. This includes seasonally used setts. Natural England (2009) have issued guidance on what is likely to constitute current use of a badger sett: www.naturalengland.org.uk/Images/WMLG17_tcm6-11815.pdf

[8] For guidance on what constitutes disturbance and other licensing queries, see Natural England (2007) Badgers & Development: A Guide to Best Practice and Licensing. www.naturalengland.org.uk/Images/badgers-dev-guidance_tcm6-4057.pdf, Natural England (2009) Interpretation of 'Disturbance' in relation to badgers occupying a sett www.naturalengland.org.uk/Images/WMLG16_tcm6-11814.pdf, Scottish Natural Heritage (2002) Badgers & Development. www.snh.org.uk/publications/online/wildlife/badgersanddevelopment/default.asp and Countryside Council for Wales (undated) Badgers: A Guide for Developers. www.ccw.gov.uk.

- deliberate disturbance of bat species as to affect significantly the local distribution or abundance of the species;
- damage or destruction of a breeding site or resting place; and
- keeping, transporting, selling, exchanging, or offering for sale whether live or dead or of any part thereof.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake activities listed above. A licence is required to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.

Breeding Birds

Under the Wildlife & Countryside Act, 1981 (as amended), a wild bird is defined as any bird of a species that is resident in or is a visitor to the European Territory of any member state in a wild state. Game birds, however, are not included in this definition (except for limited parts of the Act). They are covered by the Games Acts, which fully protect them during the closed season.

Under the Wildlife & Countryside Act, 1981 (as amended), all birds, their nests and eggs are protected under Sections 1-8 of the Act and it is an offence, with certain exceptions, to:

- intentionally (or recklessly in Scotland) kill, injure, or take any wild bird;
- intentionally (or recklessly in Scotland) take, damage or destroy (or, in Scotland, otherwise interfere with) the nest of any wild bird while it is in use or being built;
- intentionally take or destroy the egg of any wild bird;
- have in one's possession or control any wild bird, dead or alive, or any part of a wild bird, which has been taken in contravention of the Act;
- have in one's possession or control any egg or part of an egg which has been taken in contravention of the Act;
- use traps or similar items to kill, injure or take wild birds;
- have in one's possession or control any bird (dead or alive) unless registered, and in most cases ringed, in accordance with the Secretary of State's regulations; and
- in Scotland only, intentionally or recklessly obstruct or prevent any wild bird from using its nest.

Certain rare species receive additional special protection under Schedule 1 of the Act and Annex 1 of the European Community Directive on the Conservation of Wild Birds (2009/147/EC). This affords them protection against:

- intentional or reckless disturbance while it is building a nest or is in, on or near a nest containing eggs or young;
- intentional or reckless disturbance of dependent young of such a bird;

- in Scotland only, intentional or reckless disturbance whilst lekking; and
- in Scotland only, intentional or reckless harassment.

The British Trust for Ornithology (BTO) has a list of birds that are Species of Conservation Concern. These birds are not legally protected but where they are found on site they should be given planning consideration. The criteria for birds listed as amber (medium conservation concern) include:

- historical population decline during 1800-1995, but recovering: population has more than doubled over last 25 years;
- moderate (25-49%) decline in UK breeding population over last 25 years;
- moderate (25-49%) contraction of UK breeding range over last 25 years;
- moderate (25-49%) decline in UK non-breeding population over last 25 years;
- species with unfavourable conservation status in Europe (Species of conservation Concern);
- five year mean of breeding pairs in the UK;
- ≥50% of UK breeding population in 10 or fewer sites;
- ≥50% of UK non-breeding population in 10 or fewer sites;
- ≥20% of European breeding population in UK; and
- ≥20% of NW European (wildfowl), East Atlantic Flyway (waders) or European (others) non-breeding populations in UK.

Hazel Dormice

The hazel dormouse (*Muscardinus avellanarius*) is fully protected under The Conservation of Habitats and Species Regulations 2017 through its inclusion on Schedule 2. Regulation 41 prohibits:

- deliberate killing, injuring, or capturing;
- deliberate disturbance as to impair its ability:

  (i) to survive, breed, or reproduce, or to rear or nurture young; and

  (ii) to hibernate or migrate.
- deliberate disturbance as to affect significantly the local distribution or abundance of the species;
- damage or destruction of a breeding site or resting place; and
- keeping, transporting, selling, exchanging, or offering for sale whether live or dead or of any part of this species.

The hazel dormouse is also currently protected under the Wildlife and Countryside Act 1981 (as amended) through its inclusion on Schedule 5. Under this Act, this species is additionally protected from:

- intentional or reckless disturbance;

- intentional or reckless obstruction of access to any place of shelter or protection; and
- selling, offering or exposing for sale, possession or transporting for purpose of sale.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect dormouse breeding or resting places (N.B. this is usually taken to mean dormouse 'habitat') or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above. The licence will allow derogation from the relevant legislation but will also to enable appropriate mitigation measures to be put in place and monitored.

Herpetofauna (Reptiles and Amphibians)

The following species receive full protection under the Conservation of Habitats and Species Regulations 2017 (as amended) through their inclusion on Schedule 2.

- sand lizard (*Lacerta agilis*);
- smooth snake (*Coronella austriaca*);
- natterjack toad (*Epidalea calamita*);
- great crested newt (*Triturus cristatus*); and
- pool frog (*Pelophylax lessonae*).

Under this legislation, Regulation 41 prohibits:

- deliberate killing, injuring or capturing of species listed on Schedule 2;
- deliberate disturbance of any Schedule 2 species as to impair their ability:

  (i) to survive, breed, or reproduce, or to rear or nurture young; and

  (ii) to hibernate or migrate.
- deliberate disturbance of any Schedule 2 species as to affect significantly the local distribution or abundance of the species;
- deliberate taking or destroying of the eggs of a Schedule 2 species;
- damage or destruction of a breeding site or resting place; and
- keeping, transporting, selling, exchanging, or offering for sale whether live or dead or of any part of a species.

With the exception of the pool frog, these species are also currently listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under this Act, they are additionally protected from:

- intentional or reckless disturbance (at any level);
- intentional or reckless obstruction of access to any place of shelter or protection; and

- selling, offering or exposing for sale, possession or transporting for purpose of sale.

Other native species of herpetofauna are protected solely under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). These species include:

- adder (*Vipera berus*);
- grass snake (*Natrix natrix*);
- common lizard (*Zootoca vivipara*); and
- slow-worm (*Anguis fragilis*).

Under this legislation, for these species it is prohibited under Section 9(1) & (5) to:

- intentionally (or recklessly in Scotland) kill or injure these species; or
- sell, offer, or expose for sale, possess, or transport for purpose of sale these species, or any part thereof.

The following species are listed in respect to Section 9(5) of Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) which only affords them protection against sale, offering or exposing for sale, possession, or transport for the purpose of sale:

- common frog (*Rana temporaria*);
- common toad (*Bufo bufo*);
- smooth newt (*Lissotriton vulgaris*); and
- palmate newt (*L. helveticus*).

Water Voles

Water voles (*Arvicola amphibius*) (=*terrestris*) are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to:

- intentionally kill, injure, or take (capture) this species;
- intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection;
- intentionally or recklessly disturb water voles while they are occupying a structure or place used for shelter or protection; and
- sell, offer, or expose for sale, or have in his possession or transport for the purpose of sale, any live or dead water vole or part of this species.

Where development works are liable to affect habitats known to support water voles, Natural England must be consulted. All alternative design options must have been explored and communicated to Natural England in order to demonstrate that works have tried to avoid contravening the legislation e.g. the use of alternative sites, appropriate timing of works to avoid times of the year in which water voles are most vulnerable etc. Conservation licences for the capture and translocation of water voles may be issued by Natural England for the purpose of development activities if it can be shown that the

activity has been properly planned and executed and thereby contributes to the conservation of the population.

Otters

Otters (*Lutra lutra*) are fully protected under The Conservation of Habitats and Species Regulations 2017 through their inclusion on Schedule 2. Regulation 41 prohibits:

- deliberate killing, injuring, or capturing of otters;
- deliberate disturbance as to impair their ability:

  (i) to survive, breed, or reproduce, or to rear or nurture young; and

  (ii) to hibernate or migrate.
- deliberate disturbance as to affect significantly the local distribution or abundance of the species;
- damage or destruction of a breeding site or resting place; and
- keeping, transporting, selling, exchanging, or offering for sale whether live or dead or of any part of this species.

Otters also receive protection under the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

- intentional or reckless disturbance (at any level);
- intentional or reckless obstruction of access to any place of shelter or protection; and
- selling, offering, or exposing for sale, possession or transporting for purpose of sale.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect breeding or resting places or for activities likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above. The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.

Wild Mammals

All wild mammals are protected against intentional acts of cruelty under the Wild Mammals (Protection) Act 1996. Under this legislation it is an offence to:

- mutilate, kick, beat, nail, or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

To avoid possible contravention of this legislation, due care and attention should be taken when carrying out works that have the potential to impact any wild mammal as described above.

Plants

Wild plants are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence for an 'unauthorised' person to intentionally (or recklessly in Scotland) uproot wild plants. An authorised person can be the owner of the land on which the action is taken, or anybody authorised by them.

Some rare plant species also receive full protection under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended). This prohibits:

- intentionally (or recklessly in Scotland) picking, uprooting, or destruction of any wild Schedule 8 species (or seed or spore attached to any such wild plant in Scotland only); and
- selling, offering, or exposing for sale, or possessing or transporting for the purpose of sale, any wild live or dead Schedule 8 plant species or parts.

In addition to the legislation outlined above, several plant species are fully protected under Schedule 5 of The Conservation of Habitats and Species Regulations 2017. Regulation 45 makes it an offence to:

- deliberately pick, collect, or destroy a wild Schedule 5 species; and
- be in possession of, or control, transport, sell, or exchange any wild live or dead Schedule 5 species or anything derived from it.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect species of plant listed under The Conservation of Habitat and Species Regulations 2017.

Invasive Plant Species

Certain plants are listed on Part II of Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) in respect to Section 14(2). Species include:

- Japanese knotweed (*Reynoutria japonica*);
- giant hogweed (*Heracleum mantegazzianum*);
- Himalayan balsam (*Impatiens glandulifera*);
- certain species of rhododendron (*Rhododendron* sp.); and
- certain species of cotoneaster (*Cotoneaster* sp.).

Species listed are non-natives whose establishment or spread in the wild may be detrimental to native wildlife. Inclusion on Part II of Schedule 9 therefore makes it an offence to:

- plant or otherwise cause these species to grow in the wild.

This legislation makes it is an offence to cause species listed to grow in the wild. Therefore, if they are present on site and development activities have the potential to cause the further spread of these species to new areas, it will be necessary to ensure appropriate measures are in place to prevent this.

Habitats

International Statutory Designations

- Special Protection Areas (SPAs): Terrestrial SPAs are afforded protection by The Conservation (Natural Habitats, &c.) Regulations 1994 ((as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019) and offshore SPAs are afforded protection under The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended by EU Exit Regulations 2019). SPAs are designated under the EC Birds Directive (Council Directive 2009/147/EC on the Conservation of Wild Birds). SPAs are areas recognised as important habitat for rare and migratory birds within the European Union (rare birds as listed on Annex I of the Directive).
- Special Areas of Conservation (SACs): These areas are designated under the EC Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora), designated for the habitats and (non-bird) species listed on Annexes I and II to the Directive under the same regulations as detailed for SPAs.
- Ramsar sites: These areas are wetlands designated under the Convention on Wetlands of International Importance (1971). Wetlands can include areas of marsh, fen, water, or peatland and may be natural or artificial, permanent, or temporary. Ramsar sites are underpinned through prior notification as Sites of Special Scientific Interest (SSSIs) and as such receive statutory protection under the Wildlife & Countryside Act 1981 (as amended) with further protection provided by the Countryside and Rights of Way (CRoW) Act 2000.

National Statutory Designations

- Sites of Special Scientific Interest (SSSIs): These sites are designated by the countryside agencies (for example Natural England) under the Wildlife & Countryside Act 1981 (as amended). Prior to 1981 these were designated under the National Parks and Access to the Countryside Act 1949. Improved mechanisms for the protection of SSSIs have also been introduced by the Countryside and Rights of Way Act 2000 (in England and Wales).
- National Nature Reserves: These sites are also designated by the countryside agencies under the Wildlife & Countryside Act 1981 (as amended).

Local Statutory Designations

- 1949 Local Nature Reserves (LNRs): These sites are designated by local authorities under the National Parks and Access to the Countryside Act 1949. These are sites recognised for their wildlife or geological interest at a local level and are managed for nature conservation.

Non-Statutory Designations

- Local Wildlife Sites: Areas of local conservation interest may be designated by local authorities. The terminology for these sites varies depending on the county. They can be called Sites of Nature Conservation Importance (SNCI's), Sites of Importance for Nature Conservation (SINCs), County Wildlife Sites (CWS), Listed Wildlife Sites (LWS), Local Nature Conservation Sites (LNCS), and Sites of Biological Importance (SBIs). The designation criteria may vary between counties. Local Wildlife Sites are of material consideration when planning applications are being determined.
- The Hedgerow Regulations 1997: These have been compiled to protect 'important' countryside hedgerows from damage or removal. A hedgerow is considered important if it (a) has existed for 30 years or more; and (b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations. Under the Regulations, it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. Hedgerows covered by these regulations include those on or adjacent to common land, SSSIs (including all terrestrial SACs, NNRs and SPAs), LNRs, land used for agriculture or forestry, and land used for the keeping or breeding of horses, ponies, or donkeys.

National Planning Policy

- The National Planning Policy Framework (NPPF) (2023) replaces the former NPPF 2021, 2019, 2018 and 2012, and the former PPS9 document and emphasises the need for sustainable development. The Framework specifies the need to protect and enhance valued landscapes, biodiversity and geodiversity, identify and safeguard components of local wildlife-rich habitats and wider ecological networks including the hierarchy of international, national, and locally designated sites of importance for biodiversity; wildlife corridors; and stepping that connect them. Plus partnerships for habitat management, enhancement, restoration, or creation. The Framework aims to promote the conservation, restoration, and enhancement of priority habitats, ecological networks, and the protection and recovery of priority species. In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from adverse harm; appropriate mitigation or compensation measures are in place where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

Local Planning Policy

Horsham District Planning Framework (2015)

Policy 25 - District Character and the Natural Environment:

- As set out in the introduction to this chapter, the rural qualities of Horsham district are highly valued by those who live and work here, and the landscape and environment also contribute to the economy of the district, both directly and indirectly. The Council is seeking to maintain and where appropriate enhance the beauty and amenity of both the natural and built-up areas of the district. The potential for development to result in small changes which cumulatively impact on landscape, settlement character and the natural environment will be a key consideration, particularly in terms of the impact on smaller scale and local features. In addition to the protected landscapes, as shown on the Policies map, Neighbourhood Plans and other development proposals will need to demonstrate that proposals conserve and enhance the character of the district as identified in documents such as the Horsham District Landscape Character Assessment 2003, and that development is located in areas with the greatest landscape capacity to accommodate development, as indicated in the Landscape Capacity Assessment 2014. Where appropriate, local greenspace designations may also have a role in conserving and enhancing the character of the district, where it can be demonstrated that they are special to the local community.
- Consideration of the townscape character of settlements will be informed by broad based studies of historic character, Conservation Area Appraisals, Village or Parish design statements and any emerging Neighbourhood Plans. Maintenance of the existing settlement pattern is a key objective for the Council, and in particular maintaining the separation between settlements.
- Neighbourhood Plans and development proposals will also need to demonstrate that proposals contribute to the multi-functional network of green spaces, water and other environmental features in urban and rural areas known as Green Infrastructure. It includes trees, parks, road verges, allotments, cemeteries, woodlands, rivers and wetlands. The Council's Green Infrastructure Strategy identifies current and potential future provision of Green Infrastructure. This includes the opportunity to enhance existing biodiversity in identified opportunity areas or any subsequent updates. Neighbourhood Plans and development proposals will also be required to demonstrate that existing biodiversity is protected and enhanced, including the hierarchy of designated sites indicated on the proposals maps and where necessary, demonstrate the requirements of the Habitats Regulations have been met.
- Whilst it is recognised that the undeveloped nature of rural areas must be protected, it is acknowledged that there may be circumstances where development is necessary to ensure the continued sustainable development of rural areas. This might include development which is required to sustain social and economic needs of rural communities, such as subsidised housing, business uses, community, leisure, cultural and tourism facilities, and necessary upgrades to infrastructure, such as water supplies, or high speed broadband and renewable energy.

Policy 26 – Countryside Protection:

- Horsham district covers a large area and contains a diverse range of characteristics, from the heavily wooded character in the north, to more open river floodplains in the south. The Council is seeking to identify the most valued parts of the district for protection, as well as maintain and enhance this natural beauty and the amenity of the district's countryside. It is considered important that the unique characteristics of the district's landscapes are retained and where practicable, enhanced. It will be necessary to ensure that development proposals take into account the key characteristics of the landscape character areas.

Policy 30 – Protected Landscapes:

- Designated for their national importance in terms of landscape and scenic quality, sections of both the High Weald Area of Outstanding Natural Beauty (AONB) and the South Downs National Park fall within the administrative area of Horsham district. The South Downs National Park Authority is the Planning Authority for the National Park Area of Horsham district, and this policy, in common with all others in this plan does not apply to the land within the National Park Area.
- It is essential that the key qualities of these protected landscapes are conserved and enhanced. In the AONB, this includes the heavily wooded character, gill streams, and historic farmsteads and into the locally distinctive hammer ponds whereas a key feature of the South Downs are the steep scarp slopes which form a backdrop to many of the settlements in the south of the district. The conservation and enhancement of protected landscapes will be actively supported, particularly as defined in the High Weald AONB Management Plan and the South Downs Integrated Assessment Plan or any other relevant updates to these documents.
- Development has the potential to harm protected landscapes. Major development will not normally be permitted, and will need to demonstrate that the need for development cannot be met elsewhere or in another way, and that the development is in the public interest. It is however acknowledged that protected landscapes need to be able to adapt to cope with new pressures and meet the needs of residents in the area, and there may be cases where small scale development that helps to maintain economic or social well being in or adjoining these landscapes is necessary.
- Development close to the edge of both the AONB and the South Downs National Park has the potential to have adverse impacts on the qualities of these landscapes, and applicants will need to be mindful of this in relation to any proposals close to the boundary of either of these protected landscapes.

Policy 31 – Green Infrastructure and Biodiversity:

- Green Infrastructure is a term used to describe a multi-functional and connected network of green spaces, water and other environmental features in urban and rural areas. It includes trees, parks, road verges, allotments, cemeteries, woodlands, rivers and wetlands. Green Infrastructure can contribute to the provision of 'ecosystem services'. This includes flood protection, water purification, carbon storage, land for food

production, places for recreation, landscape and nature conservation. Without these services, life as we know it would not be possible, and increased flooding or drought episodes will have severe economic consequences.

- The Council has identified the key strategic Green Infrastructure Assets and opportunities in the district. In addition to existing features such as woodland and rivers, there are also new opportunity areas where new elements of green infrastructure could be provided in the future. It should also be recognised that Green Infrastructure extends beyond Council boundaries - the Downs Link for example extends north to Guildford and south to Shoreham-by-Sea. Green Infrastructure also exists at a smaller scale, in towns, villages and neighbourhoods, and new developments can also provide new green infrastructure through the provision of sustainable drainage systems that can also be used as green spaces, or by providing new recreation routes that are planted to benefit biodiversity.
- The network of Green Infrastructure within the district must be maintained and enhanced. Further detail on the precise location of the strategic green infrastructure assets is available in the Council's Green Infrastructure strategy documentation. Applicants will also need to be mindful of other policies in this document which also contribute to the provision of Green Infrastructure.
- Forming part of the Green Infrastructure network of the district, Horsham district contains a rich network of biodiversity (variety of life). The nature of the habitats and species found across the District is very varied, but key characteristics include the network of woodland habitats, which is particularly dense in the north of the district. Much of this woodland has been present since at least 1600. Designated as ancient woodland, these areas are of particular importance to wildlife and are irreplaceable. As identified by the Local Economic Partnership, woodland has the potential to play a key economic role in the district in the future, providing a low carbon fuel source together with biodiversity benefits. Another key habitat in the District is the dense network of hedgerows, which support a range of wildlife in their own right, and act as corridors, linking wildlife habitats across the district. The floodplains of the Arun and Adur are also distinctive habitats within the district, and the Arun Valley in is of both national and international importance for nature conservation. Farmland is another key habitat across the district, and the south-west of the district provide an important feeding ground for the internationally important Barbastelle bats.
- Development has the potential to harm biodiversity both directly and indirectly. Direct effects include loss of land to new development, whereas indirect effects include increased traffic resulting in a decline in air quality, which can impact habitats and species some distance from a development site. Development does however have potential to create places for biodiversity, for example by planting native species as part of site landscaping, or incorporating features such as bat or bird boxes.
- This policy seeks to ensure that development does not cause a net loss in biodiversity, and provides net gains in biodiversity where possible. The Policies Map shows the location of key nature conservation sites and further information regarding the location of areas with potential for enhancing biodiversity (biodiversity opportunity areas) available in the Council's Green Infrastructure Strategy and the Sussex Biodiversity

Action Plan. Further information on habitats and species that have been recorded in the District is available from the Sussex Biodiversity Record Centre.

- Development proposals must provide sufficient information to assess the effects of development on biodiversity, and should provide any necessary ecological surveys together with any proposed prevention, mitigation or compensation measures. All development proposals should seek to enhance biodiversity through a range of measures, including enhancements either on or off the site, and provide buffer strips around protected sites, including Ancient woodland and other vulnerable habitats, and maintain, re-instate and enhance wildlife corridors. Applicants will also need to be mindful of the presence of any invasive species on the site and seek to remove these in accordance with any relevant legislation.

- Although located in the South Downs National Park, applicants will need to be particularly mindful of the impact development within Horsham district could have on Arun Valley Special Protection Area (SPA) and The Mens Special Area for Conservation (SAC). Both these sites are of international importance for nature conservation, and applicants will need to demonstrate that development does not have adverse impacts on either of these sites in accordance with relevant legislation. In the case of Arun Valley, proposals must demonstrate that they will avoid harm to the water quality and water levels on the site. In the case of The Mens, development must not impact on bat flight paths in the district. As recommended in the Council's Habitat Regulations Assessment of this plan, a 'bat sustenance zone' has been identified and is shown on the Policies Map. Within this area, it may be necessary for compensatory measures such as hedgerow enhancement to be undertaken prior to any development.

- In addition to the wider importance of woodland and Ancient Woodland identified above, individual trees, including 'veteran trees' are also important contributors to the character and biodiversity of the District, and many are protected by Tree Preservation Orders. It should be recognised that it may sometimes be necessary to undertake work on or fell protected trees (eg due to disease or storm damage). Applicants wishing to undertake work on protected trees are advised to consult the available Government Guidance on this issue. Where replacement planting is required, replanting with native species will be encouraged to ensure that ecological networks remain functional and to prevent the isolation of trees and woodland in the landscape.

Appendix D

Plant Species List

Plant Species List

Scientific nomenclature follows Stace (2010) for vascular plant species and British Bryological Society (BBS) Special Volume No. 5 *English Names for British* Bryophytes for bryophyte species. Vascular plant common names follow the Botanical Society of the British Isles 2003 list, published on its web site, www.bsbi.org.uk. The plant species list was generated as part of a Phase 1 Habitat survey and does not constitute a full botanical survey.

Abundance was estimated using the DAFOR scale as follows:

D = dominant, A = abundant, F = frequent, O = occasional, R = rare, L = locally

Key to qualifiers: G = garden origin, P = planted, Y = young, S = seedling or sucker, T = tree, H = hedge, W = water, ? = identification uncertain.

Scientific Name	Common Name	Abundance	Qualifier
Anthriscus sylvestris	Cow parsley		
Betula pendula	Silver birch		
Cornus spp.	Dogwood		
Fagus sylvatica	Beech		
Galium aparine	Cleavers		
Galanthus nivalis.	Snowdrop		
Ilex aquifolium	Holly		
Lolium perenne	Rye grass		
Primula vulgaris	Primrose		
Rubus fruiticosus	Bramble		
Rumex spp.	Dock		
Salix spp.	Willow		
Taraxacum officinale	Dandielion		
Ulmus glabra	Witch elm		

Appendix E

Suggested Compensatory Planting

Suggested Compensatory Planting

This section provides a list of plants which are of proven value to wildlife. The list is not exhaustive and merely provides a guide for suggested planting for wildlife value. Planting should be tailored on a site by site basis. The list includes some native and ornamental species however the emphasis should always be on the use of predominantly native species.

N = Native, NN = Non-native.

This list includes species that may be harmful if handled or ingested. Schedule 9 (Part 2) of the Wildlife and Countryside Act, 1981 (as amended) includes a list of invasive plants, including aquatic species, that should always be avoided in planting schemes.

Large Shrubs

Hedge veronica/Hebe (*Veronica* spp.) NN

Hawthorn (*Crataegus monogyna*) N

Blackthorn (*Prunus spinosa*) N

Rose: dog rose (*Rosa canina*), field rose (*R. arvensis*), burnet rose (R. *pimpinellifolia*) N

California lilac (*Ceanothus* spp.): (*C. arborea*) NN

Wild privet (*Ligustrum vulgare*) N

Common holly (*Ilex aquifolium*) N

Barberry (*Berberis* spp.): (*B. darwinii*), (*B. thunbergii*), (*B. x stenophylla*) NN

Daisy Bush (*Olearia* spp.): (*O. x hastii*), (*O. macrodonta*), (*O. traversii*) NN

Firethorn (*Pyracantha coccinea*) NN

Hazel: (*Corylus avellana*) N, (*C. maxima*) NN

Viburnum (*Viburnum* spp.): wayfaring tree (*V. lantana*) N, guelder rose (*V. opulus*) N, laurustinus (*V. tinus*) NN. Note: *V. lantana* can become invasive in more open habitats.

Dogwood (*Cornus sanguinea*) N

Broom (*Cytisus scoparius*) N

Escallonia (*Escallonia macrantha*) NN

Hardy fuchsia (*Fuchsia magellanica*) NN

Buckthorn (*Rhamnus cathartica*) N

Spindle (*Euonymus europaeus*) N

Tutsan (*Hypericum androsaemum*) N

Yew (*Taxus baccata*) N

Trees

Cherry (*Prunus* spp.): wild cherry (*P. avium*), bird cherry (*P. padus*), domestic plum (*P. domestica*) N, or cherry plum (*P. cerasifera*) NN

Ash (*Fraxinus excelsior*) N

Apple (*Malus* spp.): edible apple (*M. domestica*), crab apple (*M. sylvestris*) N

Pear (*Pyrus* spp.): edible pear (*P. communis*) NN

Small-leaved lime (*Tilia cordata*) N

Silver birch (*Betula pendula*) N

Yew (*Taxus baccata*) N

Black poplar (*Populus nigra*) N

Foxglove tree (*Paulownia tomentosa*) NN

Beech (*Fagus sylvatica*) N

Climbers

Jasmine (*Jasminum* spp.): summer jasmine (*J. officinale*), winter jasmine (*J. nodiflorum*) NN

Ivy (*Hedera helix*) N

Climbing hydrangea (*Hydrangea anomala* ssp. *petiolaris*) NN

Honeysuckle (*Lonicera* spp.): (*L. periclymenum*) N

Clematis (*Clematis* spp.) NN

Hop (*Humulus lupulus*) N

Firethorn (*Pyracantha atalantioides*) NN

Bulbs

English bluebell (*Hyacinthoides non-scripta*) N

Squill species (*Scilla* spp.) N/NN

Snowdrop (*Galanthus nivalis*) N

Winter aconite (*Eranthis hyemalis*) E

Crocus species (*Crocus* spp.) NN

Wild Daffodil (*Narcissus pseudonarcissus*) N

Onion species (*Allium* spp.) N/NN. Note: *Allium triquetrum* (three cornered leek) and *Allium paradoxum* (few-flowered leek) are Schedule 9 invasive plant species.

Wood anemone (*Anemone nemorosa*) N

Lesser celandine (*Ficaria verna*) N

Appendix F

Bird and Bat Box Designs

Bird and Bat Box Designs

Bird Boxes

Example	Type	Dimension D x W x H (cm)	Target Species	Location
	**Schwegler Nest Box 1B** Hole-fronted 26mm entrance hole	16 x 16 x 23	Multi-purpose, including: blue-, marsh-, coal-, and crested tit, and possibly wren. All other species are prevented from using the nest box due to the smaller entrance hole.	Suitable walls or semi-mature/mature trees and shrubs; attached to a tree trunk or hung from branches. Ideal points include discrete areas away from predators, such as against walls, plant, and metal supports.
	**Schwegler Bird House** 32mm entrance hole	15 x 21 x 33	Multi-purpose, including: great-, blue-, marsh-, and coal tit, redstart, nuthatch, pied flycatcher, and sparrows.	Fixed to a semi-mature/mature tree trunk, wall or fence using the hanging bracket on the back. Between 1.5 m and 3 m high, and should be sited higher if area has a particularly high cat population.

Example	Type	Dimension D x W x H (cm)	Target Species	Location
	**Schwegler Sparrow Terrace 1SP**	20 x 43 x 24.5	House sparrow. It may also occasionally attract tits, redstarts, and spotted flycatchers.	In an elevated position such as on post/platform within dense shrub/tree planting or on top of lighting columns. Alternatively, they could be attached to the side of a building. The terrace can be fixed on to the surface of a suitable wall or incorporated into the wall. It is suitable for all types of houses in built-up areas, and on industrial and agricultural buildings such as barns, sheds, and factories. Due to its weight (15kg), it is not suitable for fences or garden sheds. Ideally place the terrace two metres or more above the ground. Either install on the surface of the wall using the plugs and screws provided or install directly into the wall. Cleaning is not necessary. The front panel can be removed by turning the screw hook.

Bat Boxes

Example	Type	Dimension D x W x H (cm)	Target Species	Location
	**2F Schwegler Bat Box (General Purpose) with or without Double Front Panel**	16 x 16 x 33	Without panel: Particularly successful with brown long-eared bat. Also used by noctule. With panel: Ideal for crevice-dwelling species: pipistrelles, Myotis species (particularly Daubenton's), Leisler's, and serotine.	On trees or buildings and at a height of 3 to 6m. In open sunny positions and in groups of 3 to 5 facing different directions. Please note that once bats have inhabited a roost site they may only be disturbed by licensed bat workers.
	**Chavenage Bat Box**	10 x 18 x 38	Small crevice-dwelling bats: e.g. pipistrelles.	On trees in gardens or woodland and also on house walls. 2.5 - 5m high on a building, mature tree, or vegetation line (trees/tall hedge) or on a feeding/flight route in partial daytime sun. Please note that once bats have inhabited a roost site they may only be disturbed by licensed bat workers.

Appendix G

Priority Habitat Map(s)

Priority Habitat Maps

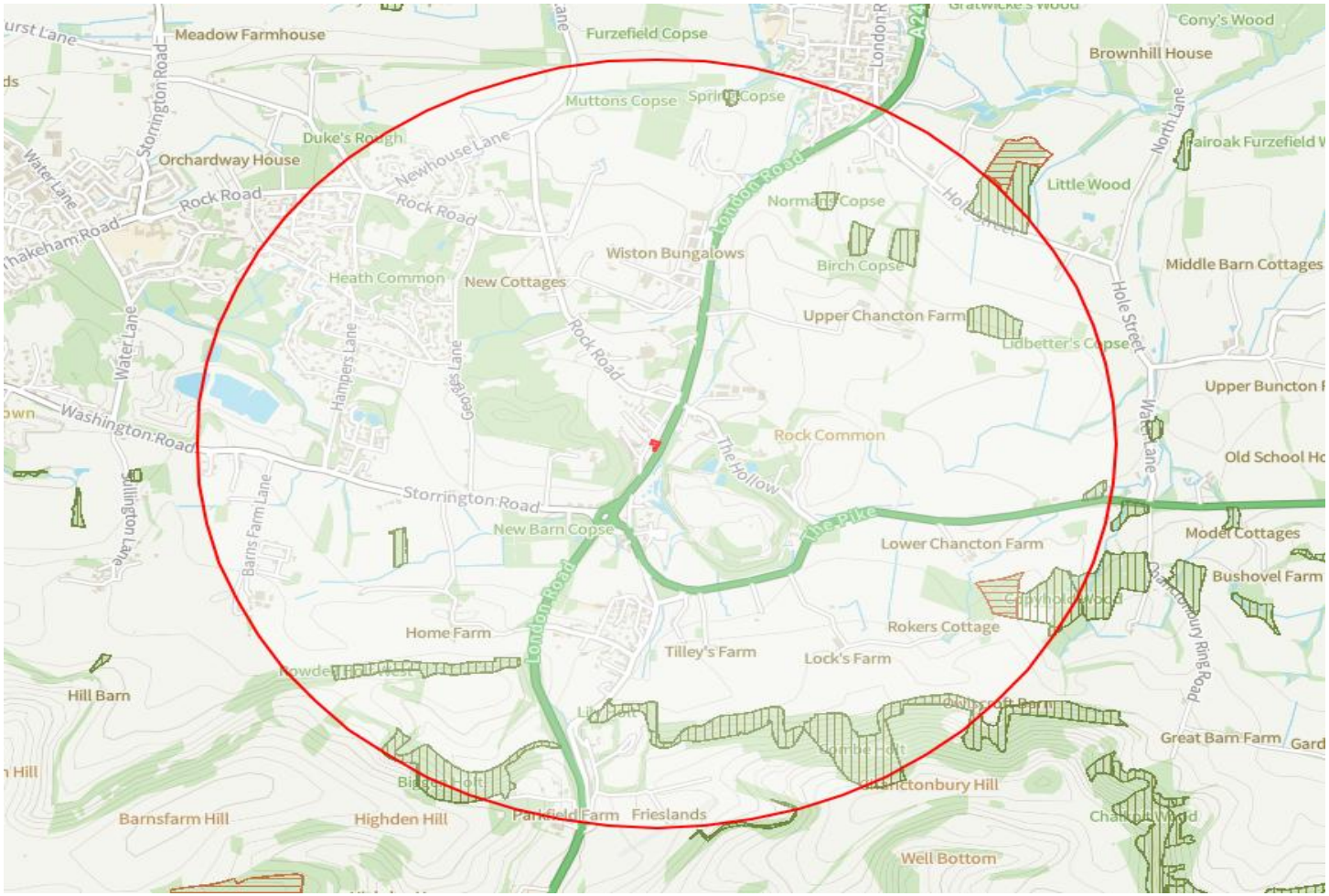

Image 5; Priority habitat within 2km of the site boundary. Site boundary shown as the inner red line and a 2km buffer shown by the outer red circle.

Ancient and Semi-Natural Woodland

Ancient Replanted Woodland

(Magic, 2025)

Image 6; Priority habitat within 2km of the site boundary. Site boundary shown as the inner red line and a 2km buffer shown by the outer red circle.

Deciduous Woodland

(Magic, 2025)

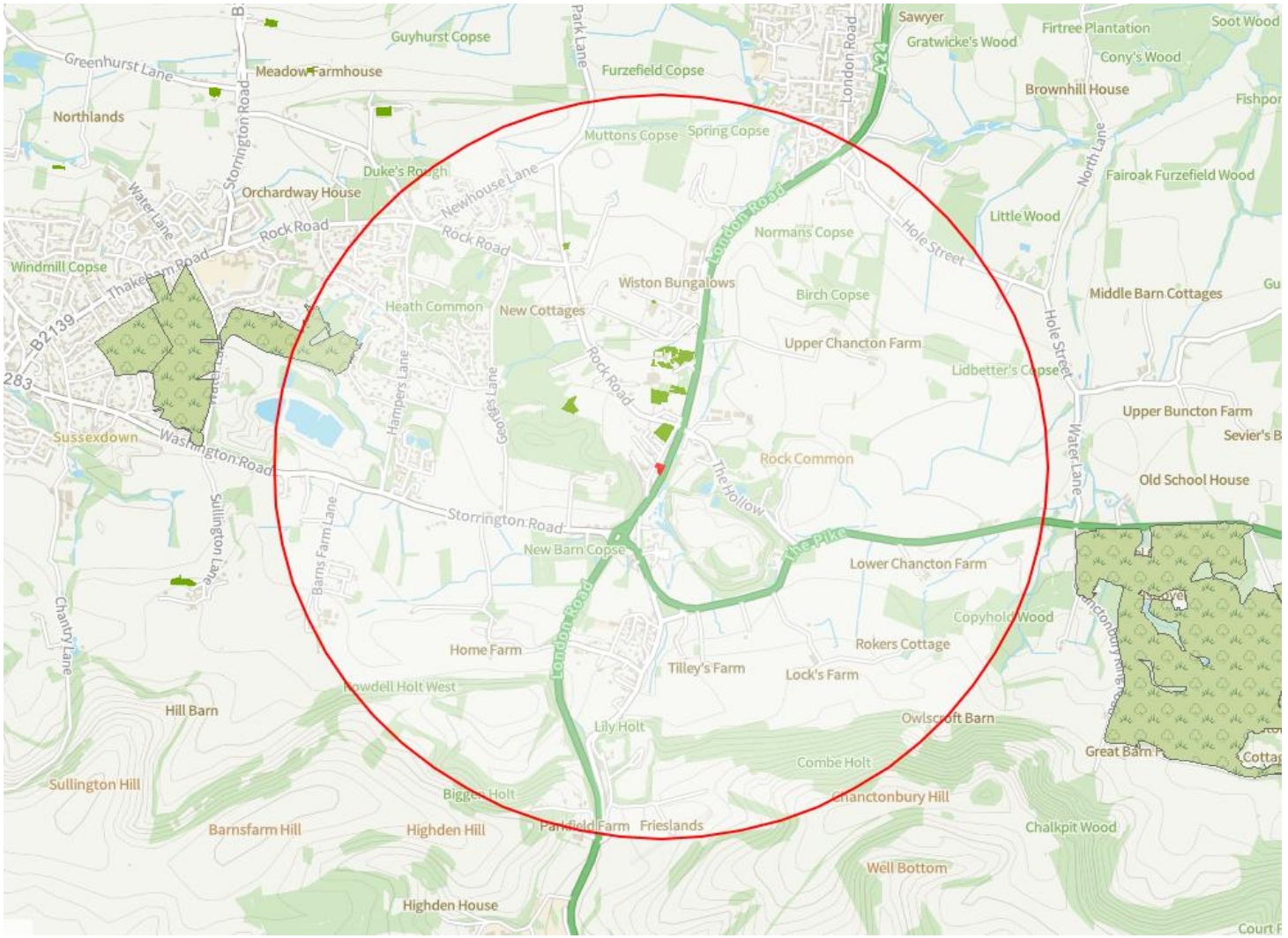

Image 7; Priority habitat within 2km of the site boundary. Site boundary shown as the inner red line and a 2km buffer shown by the outer red circle.

Traditional Orchards (England)

Woodpasture and Parkland BAP Priority Habitat

(Magic, 2025)

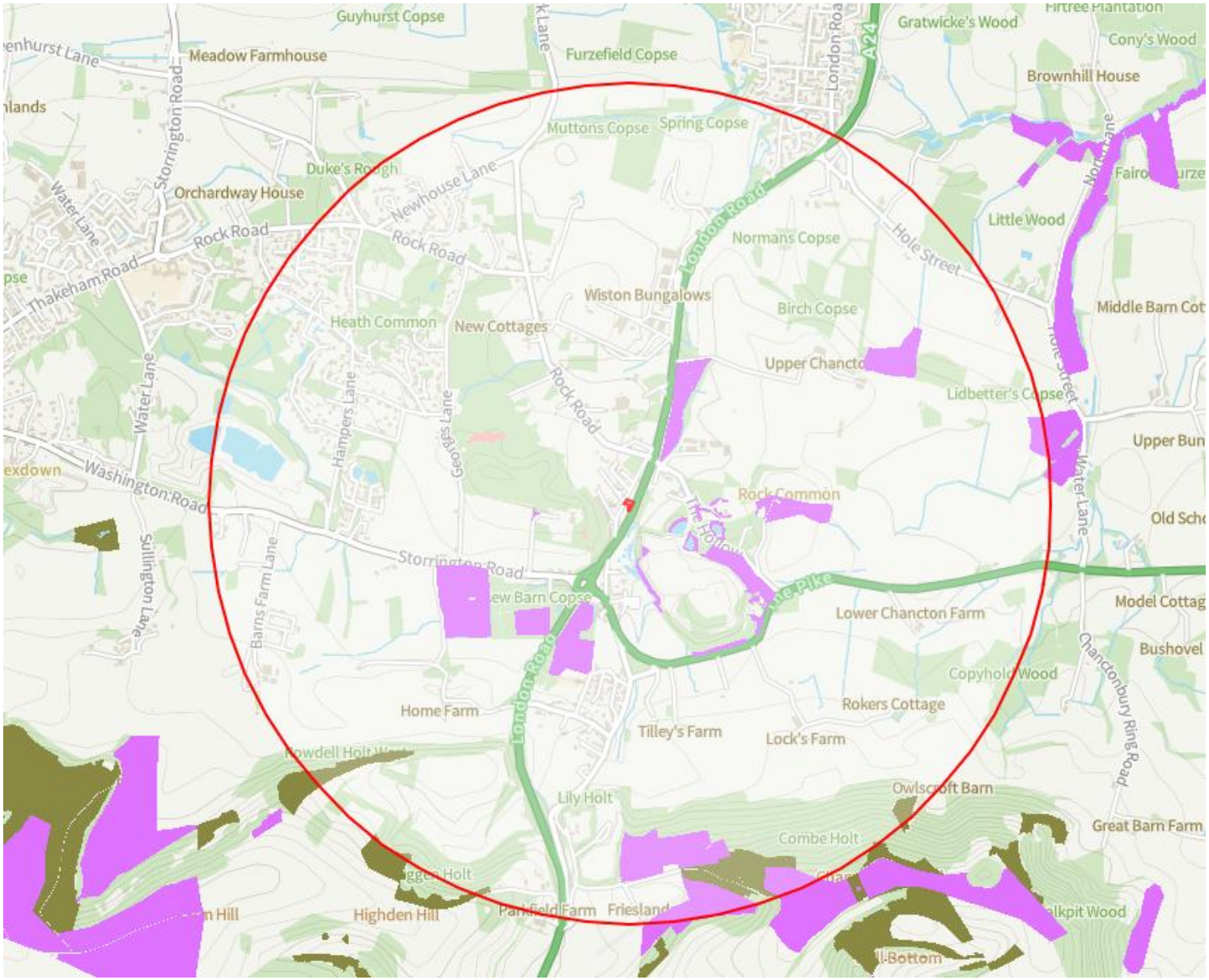

Image 8; Priority habitat within 2km of the site boundary. Site boundary shown as the inner red line and a 2km buffer shown by the outer red circle.

Good quality semi-improved grassland (Non Priority) (England)

Lowland Calcareous Grassland (England)

Lowland Dry Acid Grassland

(Magic, 2025)

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