



Waterbodies within 500 m Plan

Legend



Author	JD	Project Name	Slinfold
Approved	SK	Organisation Name	Stuart Oldroyd
Date	21/07/2025	Data Sources	Mapbox 2024
Size	A3	CRS	EPSG: 27700 - OSGB36 - British National Grid
Orientation	Portrait	1:4,750	

0 75 150 225 300 m

- Site Boundary
- 500 m Site Buffer
- 250 m Site Buffer
- Waterbodies [9]

Appendix R: Preliminary Ecological Appraisal (PEA)

1. Introduction

This appendix provides supplementary information for the Preliminary Ecological Appraisal (PEA) undertaken as part of the combined BNG and PEA assessment.

For project background, site description, and legislation details, please refer to:

- Section 1: Introduction (main report)
- Section 1.3: Legislation (main report)
- Appendix A: Legislation and Policy (main report)

1.1 Report Validity

See Section 1.4 of the main report for report validity information.

2. Methodology

2.1 Desk Study

For desk study methodology, please refer to Section 2.2 of the main report.

Additional PEA-specific desk study elements included:

- A biological records search for non-statutory designated sites and protected and notable species records since 2015 was undertaken of an area within a 2 km radius of the Site. This was commissioned from Sussex Biodiversity Records Centre.
- Assessment of habitat connectivity and potential ecological corridors

2.2 Field Survey

For general field survey methodology, please refer to Section 2.3 of the main report.

PEA-specific survey elements included:

- Extended Phase 1 habitat survey methodology
- Assessment of habitat suitability for protected and notable species
- Incidental recording of any evidence of protected species
- Identification of invasive non-native species

2.3 Survey Limitations

For general limitations, please refer to Section 2.6 of the main report.

No PEA specific limitations were noted.

3. Results

3.1 Designated Sites

For designated sites information, please refer to:

- Section 3.1: Designated Habitats Inventory (main report)
- Section 3.2: Statutory Designated Sites (main report)
- Section 3.3: Non-Statutory Designated Sites (main report)

3.2 Habitats

For detailed habitat descriptions and mapping, please refer to:

- Section 3.4: Habitat Table (main report)
- Appendix H: Habitat Plans (main report)
- Appendix I: Detailed Habitats Table (main report)

3.3 Protected and Notable Ecological Features

The table below provides an evaluation of ecological features identified or potentially present within influence of the Site in the context of relevant legislation and policy which may be a constraint to the Proposed Development, as well as opportunities to enhance these features as part of any BNG design that is progressed.

Ecological Feature	Nearest Desk Study Record Distance and Direction from Site	Evaluation	Relevant Legislation or Policy	Associated Target Note(s)	Next Steps
Statutory designated sites for nature conservation	The desk study identified three statutory designated sites within 10 km of the Site. The closest of which was Slinfold Stream & Quarry Site of Special Scientific Interest (SSSI) approximately 0.93 km northeast of the Site.	The Site is not located within or adjacent to any statutory designated sites. Given the distance separating the sites, the urban context of the Site and lack of hydrological connection to Slinfold Stream & Quarry, no significant impacts on statutory designated sites are anticipated. Scoped out.	Conservation of Habitats and Species Regulations 2017 (as amended); Wildlife and Countryside Act 1981 (as amended)	-	None.
Non-statutory designated sites for nature conservation	The desk study returned two records of Local Wildlife Sites (LWS) within 2 km of the Site, the closest of which was Holmbush Farm Meadow approximately 0.5 km south of the Site.	Given the small scale of the proposed development, distance from the nearest LWS and lack of hydrological connection it considered unlikely that the proposals will negatively impact non-statutory designated sites for nature conservation. Scoped out.	-	-	None.
Non-native invasive species	Six species recorded within 2 km of the Site. American Mink (<i>Neovison vison</i>) 0.05 km W, 14/04/2022; Grey Squirrel (<i>Sciurus carolinensis</i>) 0.09 km S, 04/02/2017; Harlequin Ladybird (<i>Harmonia axyridis</i>) 0.16 km NW, 13/07/2019; Hybrid Bluebell (<i>Hyacinthoides non-scripta x hispanica</i>) 0.42 km S, 17/04/2017; Lily Beetle (<i>Lilioceris lili</i>) 0.51 km NE, 19/05/2021.	No non-native invasive plant species were identified within or adjacent to the Site, during field survey and the closest plant record is 0.42 km from the Site, no Hybrid Bluebells were recorded on Site. It is considered highly unlikely that Development Proposals will risk the spread or proliferation of any non-native invasive plant species, due to the nature of the works and distance from available records. Scoped out.	Wildlife and Countryside Act 1981 Schedule 9; The Invasive Alien Species (Enforcement and Permitting) Order 2019	-	None.
Invertebrates	13 species recorded within 2 km of the Site. Brown hairstreak (<i>Thecla betulae</i>) 0.07 km NE, 12/08/2014 (WCA Sch5); long-winged cone-head (<i>Conocephalus fuscus</i>) 0.07 km NE, 12/08/2014; roesel's bush-cricket (<i>Roeseliana roeselii</i>) 0.07 km NE, 12/08/2014; cinnabar moth (<i>Tyria jacobaeae</i>) 0.07 km NE, 12/08/2014 (NERC S41); a true fly (<i>Gymnosoma rotundatum</i>) 0.07 km NE, 12/08/2014.	Areas of Mixed scrub (ID: 21), Lowland mixed deciduous woodland (ID: 4), Other woodland; broadleaved (ID: 9, 15) and Native hedgerow with trees (ID: L3) are considered to provide suitable habitat for invertebrates.	Wildlife and Countryside Act 1981 Schedule 5; Conservation of Habitats and Species Regulations 2017; NERC Act 2006 Section 41	-	Further survey and precautionary methods of working recommended. See Section 4.
Amphibians	5 species recorded within 2 km of the Site. Great crested newt (<i>Triturus cristatus</i>) 0.54 km N, 04/06/2015 (Hab Reg Sch2, EPS); smooth newt (<i>Lissotriton vulgaris</i>) 0.54 km N, 2015 (WCA Sch5); common toad (<i>Bufo bufo</i>) 0.99 km N, 2015 (WCA Sch5, NERC S41); common frog (<i>Rana temporaria</i>) 0.99 km N, 2015 (WCA Sch5); palmate newt (<i>Lissotriton helveticus</i>) 1.02 km N, 2015 (WCA Sch5).	Nine waterbodies were identified within 500 m of the Site, including one in close proximity to part of the southern boundary (Appendix Q). Areas of Mixed scrub (ID: 21), Lowland mixed deciduous woodland (ID: 4), Other woodland; broadleaved (ID: 9, 15) and Native hedgerow with trees (ID: L3) are considered to provide suitable habitat for Amphibians.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	eDNA surveys and Precautionary methods of working recommended. See Section 4.
Reptiles	3 species recorded within 2 km of the Site. Slow-worm (<i>Anguis fragilis</i>) 0.16 km NE, 04/08/2014; common lizard (<i>Zootoca vivipara</i>) 0.16 km NE, 04/08/2014; grass snake (<i>Natrix helvetica</i>) 0.78 km N, 22/05/2015.	Areas of Mixed scrub (ID: 21), Bracken (ID: 14), Lowland mixed deciduous woodland (ID: 4), Other woodland; broadleaved (ID: 9, 15) and Native hedgerow with trees (ID: L3) are considered to provide suitable habitat for reptiles. The grassland on Site has been recently cleared of scrub and is cut short, reducing its suitability to support reptiles.	Wildlife and Countryside Act 1981 Section 1; NERC Act 2006 Section 41	-	Precautionary methods of working recommended. See Section 4.
Birds	11 species recorded within 2 km of the Site. Nightingale (<i>Luscinia megarhynchos</i>) 0.07 km SE, 01/05/2022 (BOCC5 Red); cuckoo (<i>Cuculus canorus</i>) 0.19 km NE, 06/05/2015 (NERC S41); red kite (<i>Milvus milvus</i>) 0.43 km NE, 16/07/2019 (WCA Sch1); barn owl (<i>Tyto alba</i>) 0.85 km N, 03/07/2023 (WCA Sch1); hawfinch (<i>Coccothraustes coccothraustes</i>) 0.96 km N, 06/01/2018 (NERC S41);	Schedule 1 and Priority bird species present in local area. The grassland fields, hedgerows, individual trees and scrub habitats on Site provide suitable habitat for nesting birds.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	Vegetation clearance preferentially outside of the March – August bird breeding season. If vegetation clearance is proposed during the bird breeding season (March

Ecological Feature	Nearest Desk Study Record Distance and Direction from Site	Evaluation	Relevant Legislation or Policy	Associated Target Note(s)	Next Steps
	lapwing (<i>Vanellus vanellus</i>) 1.88 km E, 01/05/2021 (NERC S41).				to August inclusive), a nesting bird pre-clearance check should be undertaken by a suitably qualified ecologist with an ecological clerk of works present before works commence. See Section 4.
Bats	11 species recorded within 2 km of the Site. Common pipistrelle (<i>Pipistrellus pipistrellus</i>) 0.16 km W, 06/08/2019, serotine (<i>Eptesicus serotinus</i>) 0.19 km SW, 2019 (VU); myotis bat species (<i>Myotis</i>) 0.19 km SW, 2019 (Annex II); barbastelle (<i>Barbastella barbastellus</i>) 0.85 km NW, 25/08/2018 (VU); bechstein's bat (<i>Myotis bechsteinii</i>) 0.85 km NW, 21/07/2018 (Annex II).	Individual trees with potential bat roosting features were identified during the field survey as well as woodland and hedgerow habitats. A small percentage of these are set to be impacted by the proposed development. Further survey will be required.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	TN3, TN5, TN6, TN19, TN21	Ground Level Tree Assessment (GLTA) survey required. See Section 4.
Hazel dormouse	The desk study returned no records of hazel dormouse within 2 km of the Site.	The desk study returned no records of hazel dormouse and the habitats on Site were not considered suitable for this species. Scoped out.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	None.
Otter	The desk study returned no records of otter within 2 km of the Site.	The desk study returned no records of otter and the habitats on Site were not considered suitable for this species. Scoped out.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	None.
Water vole	The desk study returned no records of water vole within 2 km of the Site.	The desk study returned no records of water vole and the habitats on Site were not considered suitable for this species. Scoped out.	Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	-	None.
White clawed crayfish	The desk study returned no records of white-clawed crayfish within 2 km of the Site.	The desk study returned no records of white-clawed crayfish and the habitats on Site were not considered suitable for this species. Scoped out.	Conservation of Habitats and Species Regulations 2017	-	None.
Other mammals	Three species recorded within 2 km of the Site. Rabbit (<i>Oryctolagus cuniculus</i>) 0.06 km N, 04/02/2017; hedgehog (<i>Erinaceus europaeus</i>) 0.52 km NE, 23/03/2021 (NERC S41) and polecat (<i>Mustela putorius</i>) 1.74 km S, 19/08/2017 (NERC S41).	Rabbit burrows were present in the centre of the Site. Areas of Mixed scrub (ID: 21), woodland (ID 4,9 and 15) and Native hedgerow with trees (ID: L3) are considered to provide suitable habitat for hedgehog and polecat. Bracken stand (ID: 14) provides sub-optimal habitat for mammals.	NERC Act 2006 Section 41; Wildlife and Countryside Act 1981	TN19, TN20	Precautionary methods of working. See Section 4.

4. Evaluation and Recommendations

The table below outlines the recommended next steps in respect of relevant survey, mitigation or enhancements identified for sites and species associated with the Proposed Development. The table below includes optimal survey periods, constraints that need to be considered in the survey programme and related best practice guidance.

The timing of ecological surveys is critical to project planning, as many species surveys are seasonally constrained. Early engagement with these survey requirements can help avoid delays in the planning process and ensure that appropriate mitigation measures can be developed where necessary. Similarly, mitigation measures may have certain constraints associated with them and should be factored into construction plans at the earliest stages to reduce potential delays.

Ecological Receptor	Mitigation/ Further Survey	Enhancements
Invertebrates	Invertebrate scoping survey focusing on brown hairstreak habitat assessment. Retain any ragwort patches for cinnabar moth where safe to do so. Maintain connectivity between scrub/hedgerow habitats.	Plant additional blackthorn in hedgerows/scrub edges for brown hairstreak. Create scalloped edges to scrub/woodland for increased ecotone habitat. Establish wildflower margins (4 – 6 m) along hedgerows including bird's-foot trefoil, knapweed, and maintain some ragwort for cinnabar. Leave uncut grassland strips (rotate annually). Install log piles in sunny spots for invertebrate refugia. Manage some bracken areas on rotation to maintain structural diversity. Consider butterfly bank on any south-facing slopes.
Amphibians	<p>eDNA surveys should be undertaken of ponds within 250 m of the Site.</p> <p>If the eDNA result comes back negative, a precautionary method of working should be produced for clearance of scrub, hedgerow, pond and woodland habitats on site, including staged habitat removal under ecological supervision and careful hand searches. This precautionary method of working should be documented by an ecologist and a toolbox talk should be given by an ecologist to contractors prior to clearance work commencing.</p> <p>If the eDNA result comes back positive, an ecologist should be consulted as further survey and a mitigation licence from Natural England may be required if suitable terrestrial habitat is removed under proposals. District level licensing offers an alternative approach to a mitigation license when developing sites which could affect great crested newt. There is a NatureSpace partnership-led scheme established for development proposals in West Sussex.</p> <p>Note: eDNA surveys can only be undertaken between 15th April and 30th June.</p>	The proposed landscaping for the Site should aim to include habitats suitable for amphibians, such as creating hibernacula or refugia using vegetation arisings. Ponds could also be incorporated into the design.
Reptiles	<p>Reptile presence/absence survey required:</p> <ul style="list-style-type: none"> - Deploy artificial refugia at 5-10 per hectare - 7 survey visits required. - Optimal timing: April-June and September - Suitable conditions: 9-18°C, dry weather <p>If present: Precautionary Method of Works for vegetation clearance in scrub areas (ID: 1, 2, 3, 6, 7 & 9)</p>	The proposed landscaping for the Site should aim to include reptile hibernacula using vegetation arisings, maintain varied sward heights in retained grassland and create basking spots using log/stone piles with south-facing aspects.
Bats	Ground Level Tree Assessment (GLTA) required on all that will be impacted to assess their potential for roosting bats and assess the need for any further survey prior to works commencing. The assessment should be undertaken in line with the latest guidance from the Bat Conservation Trust ([BCT], 2023). If roosts found, Natural England licence required before works. Sensitive lighting design to maintain dark corridors.	Install bat boxes on retained mature trees. Enhance and create linear features (hedgerows) for commuting bats. The wildflower margin enhancement recommended for invertebrates will also benefit local bat populations by virtue of increased prey.
Birds	Vegetation clearance preferentially scheduled outside of the March – August bird breeding season. If this is not feasible, nesting bird check by qualified ecologist required immediately prior to works. This should be undertaken no later than 48 hours before the work begins, ideally within 24 hours. If an active nest is discovered during the inspection, the ecologist will recommend establishing a safety perimeter around the nest. This perimeter must be maintained until the chicks have fledged.	<p>Install bird boxes on retained trees (target species: spotted flycatcher, house sparrow). Enhance hedgerows with native berry-bearing species.</p> <p>Where possible, grassland created and retained should include a varied sward height to encourage invertebrates and small mammals as prey for a range of birds.</p> <p>Should offsite biodiversity units be required, grassland habitat in an agricultural landscape setting should be included as part of the requirement. This grassland should be enhanced for farmland birds.</p>

**Other
mammals**

To prevent harm to hedgehogs' potential hibernation sites and refuges, such as piles of vegetation and deadwood, should be removed from the development area outside of winter months. During construction, any open excavations should be covered overnight, or a ramp should be provided to enable trapped animals to escape.

Create hedgehog highways (13 cm gaps) in all boundary treatments. Install hedgehog houses. Maintain areas of longer grass and create log piles. Include native berry- producing shrubs in planting schemes.

References

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- Chanin P (2003). Monitoring the Otter *Lutra lutra*. Conserving Natura 2000 Rivers Monitoring Series No. 10, English Nature, Peterborough
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- Scottish Badgers (2018) Surveying for Badgers Good Practice Guidelines Version 1: 2018 [Online]. Available at: https://www.scottishbadgers.org.uk/wp-content/uploads/2020/12/Surveying-for-Badgers-Good-Practice-Guidelines_V1-2020-2455979.pdf

Appendix S: January 2022 Site Evidence

From: Nigel Bird [REDACTED]
Sent: 24 January 2022 12:08
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Footpath 3782 Slinfold

Dear Stuart, many thanks for confirming that the path is now open and available to the public. Our contractor has indicated that they will be on site tomorrow to flail along the route that has been marked out.

Kind regards

Nigel

Nigel Bird

Countryside Access Ranger – Area 5
Rights of Way – Highway Operations
West Sussex County Council, Clapham Depot, Clapham, Worthing, West Sussex BN13 3UR

Phone: 0330 22 26724 **Mobile:** 07709 458982 **E-mail:** nigel.bird@westsussex.gov.uk **Web:** www.westsussex.gov.uk/prow

Please note my usual working week is Monday to Thursday and alternate Fridays. If your enquiry is urgent outside of this time please contact the Public Rights of Way team on 01243 777620 or prow@westsussex.gov.uk

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From: stuart_oldroyd@bfninternet.com <stuart_oldroyd@bfninternet.com>
Sent: 24 January 2022 11:16
To: Nigel Bird <nigel.bird@westsussex.gov.uk>
Cc: 'Barry' <barrymd@gmail.com>
Subject: RE: Footpath 3782 Slinfold

Dear Nigel,

This is just an email to confirm that the footpath at Slinfold is now open at both ends, as shown in the attached images.

I understand that your contractors will now cut back the grass along the (marked-out) route of the path. Do you know when they expect to do that work please?

Kind regards

Stuart

From: Nigel Bird <nigel.bird@westsussex.gov.uk>

Sent: 10 January 2022 09:31

To: [REDACTED]

Subject: RE: Footpath 3782 Slinfold

Many thanks Stuart, I look forward to hearing from you further regarding the date for opening the fence line and I gratefully note the intention for this to be completed by 21st January 2022.

Kind regards

Nigel

Nigel Bird

Countryside Access Ranger – Area 5

Rights of Way – Highway Operations

West Sussex County Council, Clapham Depot, Clapham, Worthing, West Sussex BN13 3UR

Phone: 0330 22 26724 **Mobile:** 07709 458982 **E-mail:** nigel.bird@westsussex.gov.uk **Web:** www.westsussex.gov.uk/prow

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From [REDACTED]

Sent: 10 January 2022 00:18

To: [REDACTED] Nigel Bird <nigel.bird@westsussex.gov.uk>

Subject: RE: Footpath 3782 Slinfold

Dear Nigel,

Great that you have had a chance to go on site so soon, and that we are agreed on the alignment of the path. Thank you.

I will liaise with Barry this week. Although I am away, I will try to agree the exact works required to create the 2m clear gap with him, so that I can get those implemented swiftly on my return.

I will revert with an update shortly, and intend that the path will be open at both ends by 21st January.

Kind regards

Stuart



CT Lifting Solutions

4/2020

Slinfold Football Club

87

Google Earth

1985

Imagery Date: 4/15/2020 51°03'53.55" N 0°24'18.10" W elev 37 m eye alt 366 m

Horsham - Slinfold

5 January 2022 15:57

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✕



Horsham - Slinfold

21 January 2022 15:01



Horsham - Slinfold



21 January 2022 14:48



Horsham - Slinfold

21 January 2022 15:01

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X



Share icon

Heart icon

Info icon

Settings icon

Trash icon

Horsham - Slinfold

5 January 2022 14:44

More options menu (three dots) and Close button (X)



Bottom navigation bar with icons for sharing, favorites, information, settings, and deleting.

Horsham - Slinfold

5 January 2022 15:57



Horsham - Slinfold

5 January 2022 15:54



Horsham - Slinfold

5 January 2022 15:56

...

X



Share icon

Heart icon

Flashlight icon

Settings icon

Trash icon

Horsham - Slinfold

5 January 2022 13:55





Biodiversity Net Gain Baseline Report and Preliminary Ecological Appraisal

Produced by AiDASH

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