

Preliminary Ecological Appraisal

Survey site:

Redlands Farm, Rock Road, Washington, Pulborough, West Sussex, RH20 3BQ

Client:

Mr Gerry Thurgood

Survey date:

23rd June 2025

Project:

This report is prepared to inform a planning application with the Horsham District Council. The proposal is described as:

"Construction of a single agricultural unit"

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024](#).

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Site Location and Context					
Grid ref: TQ 11734 14323 Size of survey area: 0.42ha On site habitats: Modified grassland, mixed scrub and treelines Surrounding habitats: The site lies within a rural area surrounded by arable fields, grassland, mature hedgerows, treelines, woodland and scattered residential and agricultural buildings. The town of Heath Common lies northwest of the site, on the opposing side of the neighbouring deciduous woodland. There are a couple scattered ponds surrounding the site boundary with the closest being approximately 210m south.					
Survey Details					
The site survey was undertaken by Abby Pidgen BSc (Hons) MSc, Consultant Ecologist, an ecologist with three years of experience, and accredited agent on Natural England survey licence for bats [2018-33540-CLS-CLS].					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
23/06/2025	18	52	20	0.6	None
Executive Summary					
No further protected species are required due to the small-scale nature of the proposed development, however precautionary working methods during construction activities are advised to protect birds, badgers, hazel dormice, small mammals, reptiles and amphibians. A Biodiversity Net Gain assessment is being prepared by Arbtech Consulting Ltd to accompany to application. A Construction Environment Management Plan (CEMP) is advised to protect boundary trees, treelines and minimise damage to nearby woodland parcels. Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012).					
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.					

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

There were no specific limitations to the survey.

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Conclusion, Impact or Recommendations	
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4).	
Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings u1b – Developed land, sealed surface u1c - Artificial unvegetated, unsealed surface g4 – Modified grassland 33 - Line of trees h3h – Mixed scrub	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). However, within the wider boundary woodland, treelines, scrub and hedgerows of good quality are present and could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km. On-site habitat descriptions <u>u1b – Developed land, sealed surface</u> At the entrance to the site, a small section of hardstanding surface is present. This habitat has negligible value. <u>u1c - Artificial unvegetated, unsealed surface</u> Following the entrance to the site, there is a long pathway beneath the canopy of the surrounding trees which leads onto the development area of the site. This is comprised entirely of bare ground and holds little ecological value.

	<u>g4 – Modified grassland</u> The majority of the site is comprised of regularly managed, species-poor modified grassland. The grassland maintains a short sward throughout of between 2–4 cm in length. Patches of bare ground are present throughout, due to the intensive management and the presence of rabbits and moles in the surrounding landscape. Species composition is consistent with this habitat type and is comprised of dominant perennial ryegrass (<i>Lolium perenne</i>), white clover (<i>Trifolium repens</i>) with occasional bramble (<i>Rubus fruticosus</i>), common daisy (<i>Bellis perennis</i>), and Yorkshire fog (<i>Holcus lanatus</i>), and rare bird's-foot trefoil (<i>Lotus corniculatus</i>), common cinquefoil (<i>Potentilla reptans</i>), and meadow buttercup (<i>Ranunculus acris</i>). Approximately 2–3 species were present per m². Modified grassland condition: A. There are 6-8 vascular plant species per m² present, including at least 2 forbs. No – A total of 8 species were present throughout the grassland, with a higher count within edge communities and only 2-3 species present per m². B. Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm). No – sward height was consistently short throughout, between 2-4cm. C. Any scrub present accounts for less than 20% of the total grassland area. Yes – Scarce bramble was only present along boundary lines. D. Physical damage is evident in less than 5% of total grassland area. No – Poaching damage present throughout grassland. E. Cover of bare ground is between 1 and 10%, including localised areas. No – Large patches of bare ground were present throughout amounting to >5% coverage. F. Cover of bracken is less than 20%. Yes – No bracken present. G. There is an absence of invasive non-native plant species. Yes – No invasive or non-native species noted. Total score: 3/7 criteria = Poor Condition, due to failing essential criteria A. <u>h3h – Mixed scrub</u> A centrally located stand of mixed scrub was present within the site. The scrub was dense and exhibited a well-developed vertical structure, providing a range of microhabitats. It comprised a variety of native woody species including bramble, gorse (<i>Ulex europaeus</i>), juniper (<i>Juniperus communis</i>), and alder (<i>Alnus glutinosa</i>). The ground layer supported a diverse assemblage of grasses and herbaceous species,
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	including common nettle (<i>Urtica dioica</i>), cock's-foot (<i>Dactylis glomerata</i>), Yorkshire fog, common ragwort (<i>Jacobaea vulgaris</i>), common sorrel (<i>Rumex acetosa</i>), enchanters' nightshade (<i>Circaea lutetiana</i>), meadow-grasses (<i>Poa</i> spp.), and soft brome (<i>Bromus hordeaceus</i>). Mixed scrub condition assessment: A. The parcel represents a good example of its habitat type – the appearance and composition of the vegetated closely matches it UKHab description. Yes – The parcel contains a mix of native woody species with no single species dominant. B. Seedlings, saplings, young shrubs and mature shrubs are all present. No – No seedlings or saplings noted, young and mature shrubs present throughout. C. There is an absence of invasive non-native plant species. Yes – No invasive or non-native species noted. D. The scrub has a well-developed edge with scattered scrub and tall grassland or forbs present between the scrub and adjacent habitats. Yes – a tall, unmanaged areas of grassland along scrub boundary. E. There are clearings, glades or rides present within the scrub, providing sheltered edges. Physical damage is evident in less than 5% of total grassland area. Yes – scrub provides shelter for a variety of species. Total score: 4/5 criteria = Moderate Condition <u>Line of trees 33</u> A line of trees comprising predominantly broadleaved trees was present adjacent to the northern boundary of the site comprised primarily composed of silver birch (<i>Betula pendula</i>), alder (<i>Alnus glutinosa</i>), and oak (<i>Quercus robur</i>). The canopy, while somewhat diminished in density, remains present and well connected to adjacent woodland habitats. The trees within the stand appear generally healthy, though fungal bracket formations were observed on several trees, indicating the presence of decay. Dead trees and standing deadwood are present. Ivy (<i>Hedera helix</i>) is frequent on many of the tree stems. The ground flora consists largely of bramble, bracken (<i>Pteridium aquilinum</i>), and common nettle forming a dense understorey layer. Line of trees condition assessment: A. At least 70% of trees are native. Yes – all trees native. B. Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area. Yes – canopy is continuous and well connected to woodland canopy.
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- C.** One of more trees has veteran features and or natural ecological niches for vertebrates and invertebrates. **Yes** – multiple trees noted with deadwood and peeling bark, fungal brackets and mosses.
- D.** There is an undisturbed naturally vegetated strip of at least 6m on both sides. **No** – grassland surrounding the treeline is well managed.
- E.** At least 95% of the trees are in healthy condition. **Yes** – the majority of the trees were healthy.

Total score: 4/5 criteria = Moderate Condition

Local notable habitats

There are no notable habitats onsite. However, there are seven notable habitats located within a 2km radius of the site, the closest being a parcel of deciduous woodland ~0.01km north. There are many scattered parcels of deciduous woodland surrounding the site. The scattered trees on-site likely have functional connectivity to these patches of woodland, given their proximity to the site. All notable habitats, within the radius, are detailed below:

Table 1: Priority habitats within 2km of site.

Priority Habitat	Distance from Site (approx.)
Deciduous woodland	There are many scattered parcels surrounding the site, the closest being ~0.01km north.
Traditional orchard	There are nine parcels within the surrounding radius, two to the northwest, one to the south and the remaining to the west. The closest orchard is located ~0.15km south.
Low dry acid grassland	The closest parcel lies ~0.17km to the south of the site boundary with the remaining three to the west.
Lowland heath	A small pocket is located ~0.37km southwest with two additional parcels to the west.

	Ponds and Lakes	One priority pond is located ~0.98km southwest.
	Ancient woodland	There are nine scattered parcels within the 2km radius, the closest being ~1.08km southwest.
	Lowland calcareous grassland	Two parcels lie to the southwest of the site boundary, with the closest being ~1.73km southwest.
<i>Foreseen Impacts</i>	On-site habitats The habitats on-site are widespread and not notable; however the proposed development will result in the loss of ~450m² (0.045ha) modified grassland habitat. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. Notable habitats No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to LMDW (10m north), indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.	
<i>Recommendations</i>	On-site habitats Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). To compensate for the proposed habitat losses at the site, the following habitat creation measures should be incorporated: - Planting additional individual trees across the site or within the wider boundary. - Creation of wildflower meadows to increase connectivity and foraging resources for a variety of species between woodland and scrub parcels. Notable habitats Best practice measures to minimise the possibility of pollution affecting the nearby LMDW must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this. Biodiversity net gain	

	The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. This is mandatory for larger developments and comes into force for smaller developments on 2nd April 2024. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain.		
Locality and Designated Sites			
Summary of Survey Findings	On-site designations		
	The site is not subject to any designation.		
	Statutory designated sites (within 2km)		
	There are two statutory sites within 2km of the site, as detailed below:		
	Table 2: Statutory designated sites within 2km of the site		
	Designated Site Name	Distance from Site (approx.)	Reasons for Notification
	South Downs National Park	~95m west	South Downs is the third largest National Park in England which consists of a mosaic of habitats from Yew forests, chalk grasslands, farmland, scrub, watercourses and lowland heath. Woolmer Forest, a lowland heath site, is the only place in the country to have all twelve of the UK’s native amphibian and reptile species. The Downs is home to a vast collection of fauna such as adders, great crested newts, sand lizards, water voles, king fishers, the adonis bule butterfly and the elusive nightjar.
	Sullington Warren Site of Special Scientific Interest (SSSI)	~1.7km west	Sullington Warren supports a variety of heathland habitats from wet and dry heath, grassland, scrub and woodland which is home to a rich community of breeding birds. The majority of heathland is primarily dry with sections of wet, increasing species interest in the site with notable plant species such as insectivorous round-leaved sundew and hare’s tail cotton-grass. Breeding birds which are supported by the

			woodland include kestrels, tree-creeper, long tailed tit, nuthatch and all three British woodpeckers.
	The site lies within the impact risk zones for both Sullington Warren and Chanctonbury Hill Sites of Special Scientific Interest (SSSI). Statutory designated sites (within 2km) No national network sites (SAC, SPA, Ramsar) are located within 2km. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Sussex Biodiversity Record Centre (SBRC).		
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No direct impacts to any designated sites will occur as a result of the proposed development. However, due to the proximity of the site to South Down National Park and the possible presence of non-statutory designations in the vicinity, indirect effects such as pollution or tree damage could occur during construction. The site lies within the impact risk zone for Sullington Warren SSSI and Chanctonbury Hill SSSI. The proposed development type is not listed as a possible high risk for this designation.		
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites None required.		

Invasive / Non-native species																								
Summary of Survey Findings		No problematic invasive and non-native species recorded on site.																						
Foreseen Impacts		N/A																						
Recommendations		No further surveys but remain vigilant.																						
Invertebrates																								
Summary of Survey Findings		The habitats present on-site, including modified grassland, scrub and treelines, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.																						
Foreseen Impacts		None foreseen.																						
Recommendations		No further surveys.																						
Bats																								
Summary of Survey Findings		EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are three EPSLs within a 2km radius of site as detailed below: <table><tr><th>EPSL reference</th><th>Approx. distance from site</th><th>Bat species affected</th><th>Licence start date:</th><th>Licence end date:</th><th>Impacts allowed by licence</th></tr><tr><td>EPSM2013-5552</td><td>~0.96km southwest</td><td>Whiskered, Daubenton's and natterers.</td><td>27/03/2013</td><td>30/06/2013</td><td>Destruction of resting place.</td></tr><tr><td>2014-5033-EPS-MIT</td><td>~1.55km northwest</td><td>Soprano pipistrelle</td><td>02/02/2015</td><td>30/09/2015</td><td>Destruction of breeding site, affecting breeding.</td></tr></table>					EPSL reference	Approx. distance from site	Bat species affected	Licence start date:	Licence end date:	Impacts allowed by licence	EPSM2013-5552	~0.96km southwest	Whiskered, Daubenton's and natterers.	27/03/2013	30/06/2013	Destruction of resting place.	2014-5033-EPS-MIT	~1.55km northwest	Soprano pipistrelle	02/02/2015	30/09/2015	Destruction of breeding site, affecting breeding.
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	2016-25903-EPS-MIT-1	~1.76km north	Brown long-eared	05/05/2017	05/05/2022	Damage to breeding site, affecting breeding.
	There are no Special Areas of Conservation designated for bats within 10km of the site, however South Downs National Park is located ~95m west which is known to be home to a wide array of bat species and contains several high value and national important bat roosts. Foraging and commuting habitat Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of species-poor grassland, scattered scrub with individual trees, treelines, hedgerow and woodlands in close proximity to the site. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the lowland mixed deciduous woodland adjacent to the site, coupled with hedgerows and treelines extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites. Roosting habitat No buildings or trees are to be impacted to facilitate the development.					

<i>Foreseen Impacts</i>	Foraging and commuting habitat The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. Artificial lighting No new lighting will be installed as a result of the proposed development.
<i>Recommendations</i>	Foraging and commuting habitat No further surveys are required. Artificial lighting None required.

	Suggested biodiversity enhancements The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be erected onto retained trees around the site boundaries or within the tree line on site. They will be suitable for a range of species (which have been identified locally through EPSL data). Suitable bat boxes include the Schwegler 2F Multi-Purpose Bat Box, Woodstone Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Birds	
<i>Summary of Survey Findings</i>	Trees and vegetation No bird nests were identified within the treeline or mixed shrub on-site, however these habitats along with surrounding woodland, scattered trees and further scrub all offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls, however due to the rural nature of the development, owls may be present in surrounding woodland and farmland. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Trees and vegetation The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen.

	Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees Any vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes on mature trees around the site boundaries will provide additional nesting habitat for birds. Suitable models include: • Schwegler 1B Nest Boxes • Schwegler 2H Robin Boxes • Woodstone Nest Box Or a similar alternative brand.

	Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability Habitats recorded on site are assessed to provide foraging, commuting, basking and refuge opportunities for reptiles. The treeline and scrub provide elevated value for reptiles as these habitats provide a suitable structure for refuge, whilst also providing foraging and commuting opportunities. However, it is important to note that the site is dominated by frequently managed grassland of limited value to reptiles. This habitat is suboptimal due to an absence of notable habitat structure and diversity, which significantly limits refuge, foraging, and commuting opportunities, albeit they do provide some basking opportunities when located adjacent to potential refugia. The site has good connectivity to further suitable reptile habitat in the wider landscape via surrounding woodland and scattered scrub. The presence of reptiles on site cannot be discounted, albeit likely limited to low numbers within peripheral scrub.
<i>Foreseen Impacts</i>	Modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, habitat clearance could result in the death or injury of reptiles, if present.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

	• If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist. Suggested biodiversity enhancements The site could be enhanced for reptiles post-development with the inclusion of log piles and reducing management regimes within the grassland on site to provide shelter between surrounding woodland and scattered scrub parcels.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site. Aquatic habitat suitability (including ponds within 500m) Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of three ponds within 500m, the closest is P1 ~210m south of the site boundary with an approximate area of 42km². Due to the surrounding woodland and arable land there is a high level of connectivity between P1 and the site. P2 is located ~343m north of the site boundary with an approximate area of 246m² and P3 lies ~485m southeast with an approximate area of 114m². P2 has similar levels of connectivity to the site as P1 due to the surrounding woodland and arable land, whereas, P3 is located within a more residential area. Terrestrial habitat suitability

	The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. rank grassland). The areas of managed grassland offer sub-optimal habitat for terrestrial amphibians. The treeline may offer refuge for these species and provides connectivity to wider parcels of woodland, scrub and rank grassland in the locality.																								
Foreseen Impacts	When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of 0.045ha of grassland. If great crested newts are present within the ponds ~210m to the south and ~340m north of the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a Green risk score, which states: Offence Highly Unlikely (see Figure 1 below). This coupled with the retention of habitats of elevated value for amphibians and GCN limited the potential impacts for these species. <table><tr><th>Component</th><th>Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)</th><th>Notional offence probability score</th></tr><tr><td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land within 100m of any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land 100-250m from any breeding pond(s)</td><td>0.01 - 0.1 ha lost or damaged</td><td>0.01</td></tr><tr><td>Land >250m from any breeding pond(s)</td><td>0.01 - 0.1 ha lost or damaged</td><td>0.001</td></tr><tr><td>Individual great crested newts</td><td>No effect</td><td>0</td></tr><tr><td colspan="2">Maximum:</td><td>0.01</td></tr><tr><td colspan="2">Rapid risk assessment result:</td><td>GREEN: OFFENCE HIGHLY UNLIKELY</td></tr></table>	Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score	Great crested newt breeding pond(s)	No effect	0	Land within 100m of any breeding pond(s)	No effect	0	Land 100-250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.01	Land >250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.001	Individual great crested newts	No effect	0	Maximum:		0.01	Rapid risk assessment result:		GREEN: OFFENCE HIGHLY UNLIKELY
Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score																							
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Individual great crested newts	No effect	0																							
Maximum:		0.01																							
Rapid risk assessment result:		GREEN: OFFENCE HIGHLY UNLIKELY																							
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: - A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. - Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas.																								

	• Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist. Suggested biodiversity enhancements The site could be enhanced for amphibians' post-development through creation of amphibian hibernacula. Information on how to construct a hibernaculum can be found here: https://www.wiltshirewildlife.org/hibernaculum
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area. However, the site was considered suitable for badger sett excavation and foraging habitat. The surrounding woodland, scrub and scattered trees provide highly suitable habitat for this species and therefore transient badgers are likely to be present across the site.
<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. Modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to badger setts, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • A toolbox talk will be given to contractors regarding the possible presence of badgers at the site. • A pre-commencement inspection of the site will be undertaken for any new badger activity if works do not commence within three months.

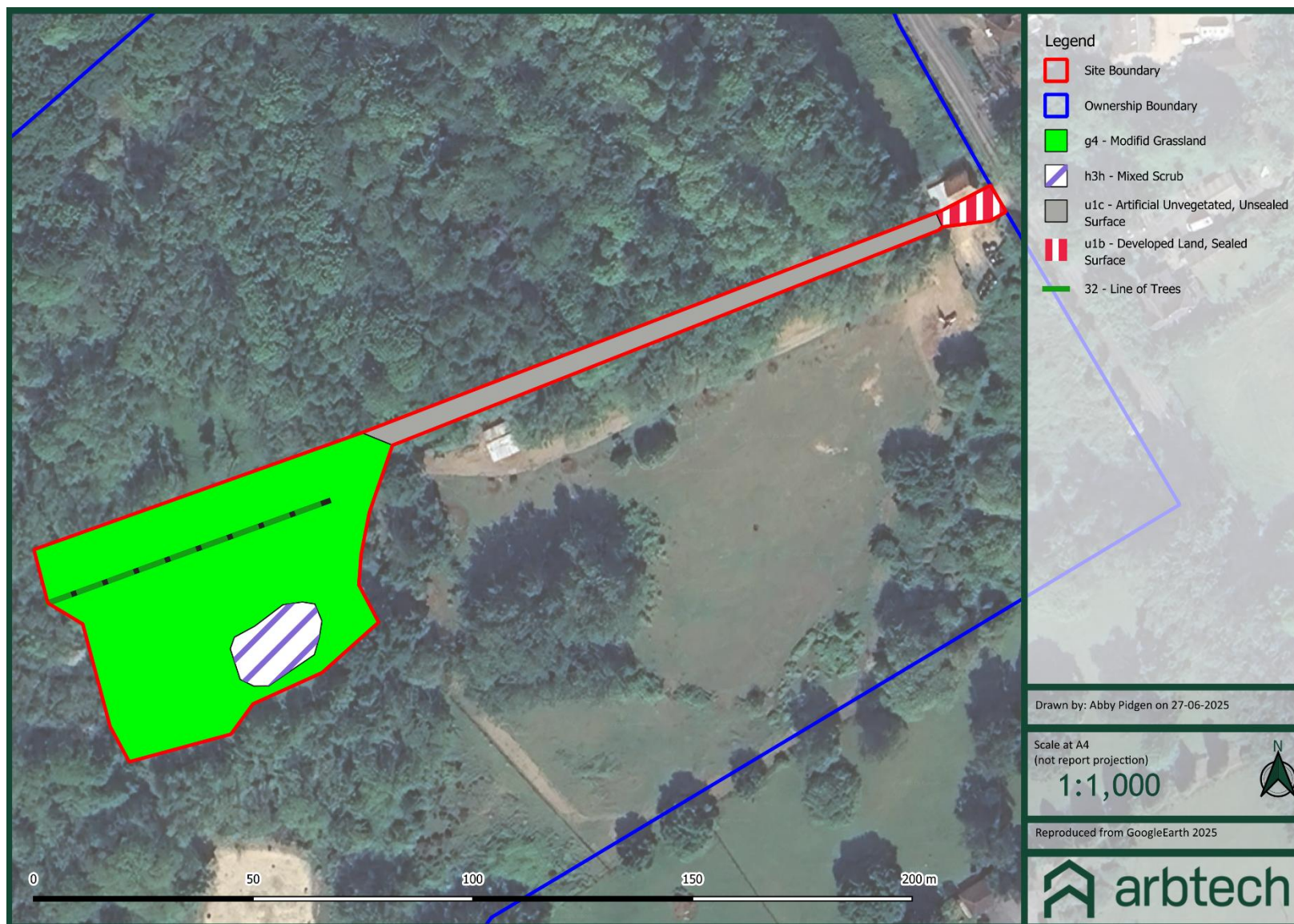
	• Heras fencing will be erected around the working area to prevent encroachment into retained habitats where badger setts could be present. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist. Suggested biodiversity enhancements Planting fruit bearing trees and species-rich grassland to increase foraging opportunities for badgers.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. Although such habitats are present surroundings the site, the area of impacts within the site is considered unsuitable for hazel

	dormice and therefore the likelihood of this species being present on site is considered low. However, due to high suitability of surrounding habitats such as woodland and dense scrub, the presence of this species cannot be discounted.
<i>Foreseen Impacts</i>	Modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local dormouse populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of dormice, if present.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to dormice, further dormouse surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • Site clearance will be undertaken outside of the dormouse hibernation season (November to March) insofar as is possible. • A toolbox talk will be given to contractors regarding the possible presence of dormice at the site. • Heras fencing will be erected around the working area to prevent encroachment into retained habitats where dormice could be present. • A pre-commencement inspection of the site will be undertaken for dormice. In the unlikely event that a dormouse or evidence of dormouse is identified, works must cease and advice must be sought from a suitably qualified ecologist. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hazel dormice: • Creation of habitat corridors through hedgerow, scrub or woodland planting The installation of two dormouse boxes at the site will provide additional nesting habitat for dormice. The boxes will be erected onto mature trees around the site boundaries. Suitable dormice boxes include: • Woodstone Hazel Dormouse Nest Box • NHBS Dormouse Nest Box or similar alternative brand.

	Nest boxes should be positioned approximately 1.5m above ground level and should be placed securely against the stem of the tree or within hedgerows in accordance with manufacture guidance.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The treelines and scrub on site, coupled with well connected woodland and further parcels of scrub and grassland provide suitable foraging and nesting habitat for hedgehogs and small mammals. Rabbit droppings site and small mounds attributed to moles were present within the grassland on site. While no rabbit warrens were present on the site, patches of bare ground likely caused by recent digging from rabbits was present along scrub and woodland boundaries.
<i>Foreseen Impacts</i>	Modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog and small mammal populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of small mammals, if present.
<i>Recommendations</i>	Similar to badgers, a precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs and small mammals could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: - Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. - Creation of brash piles or installation of hedgehog houses in shady areas.

	• Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.
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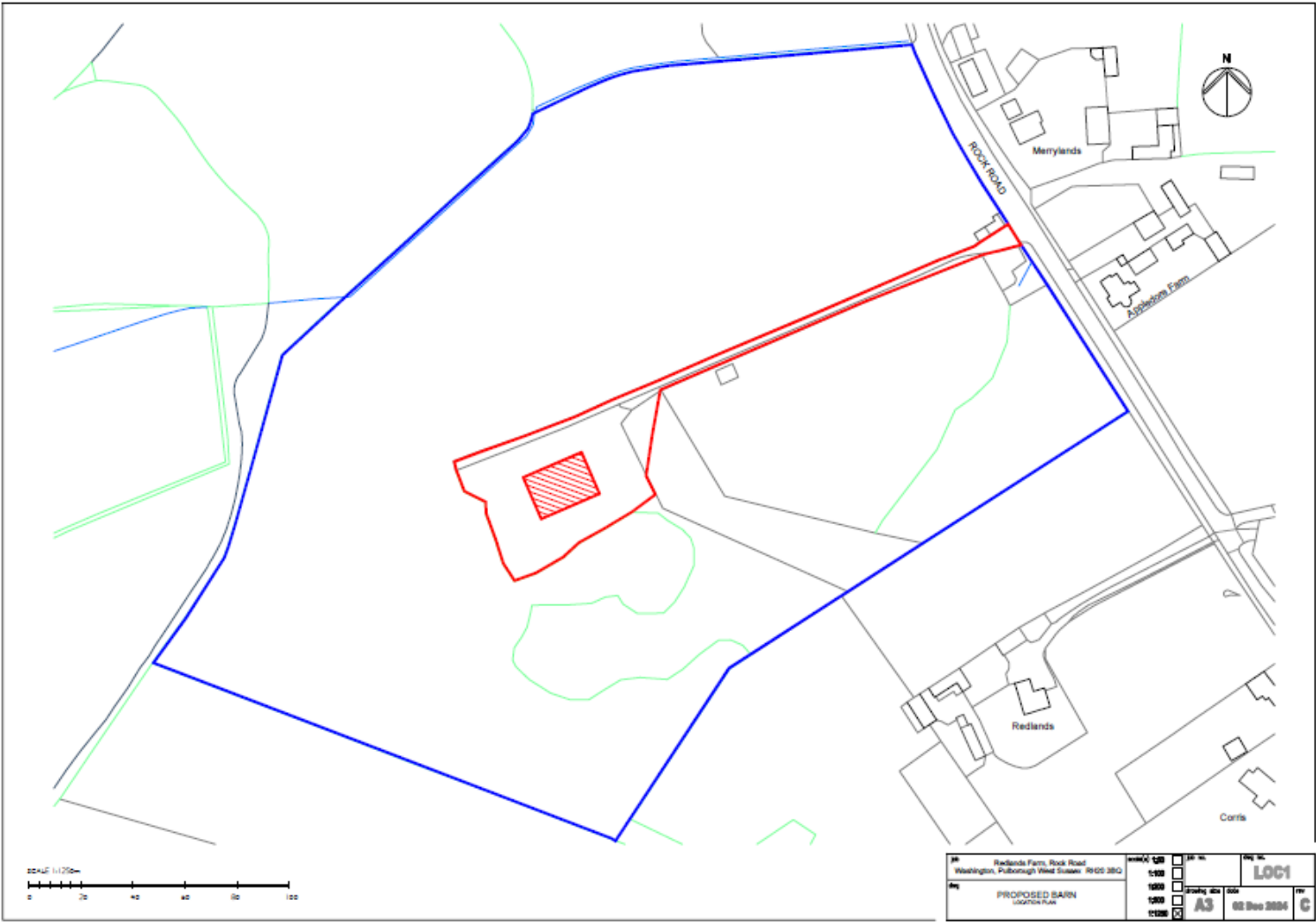
Appendix 1: Survey/Habitat map

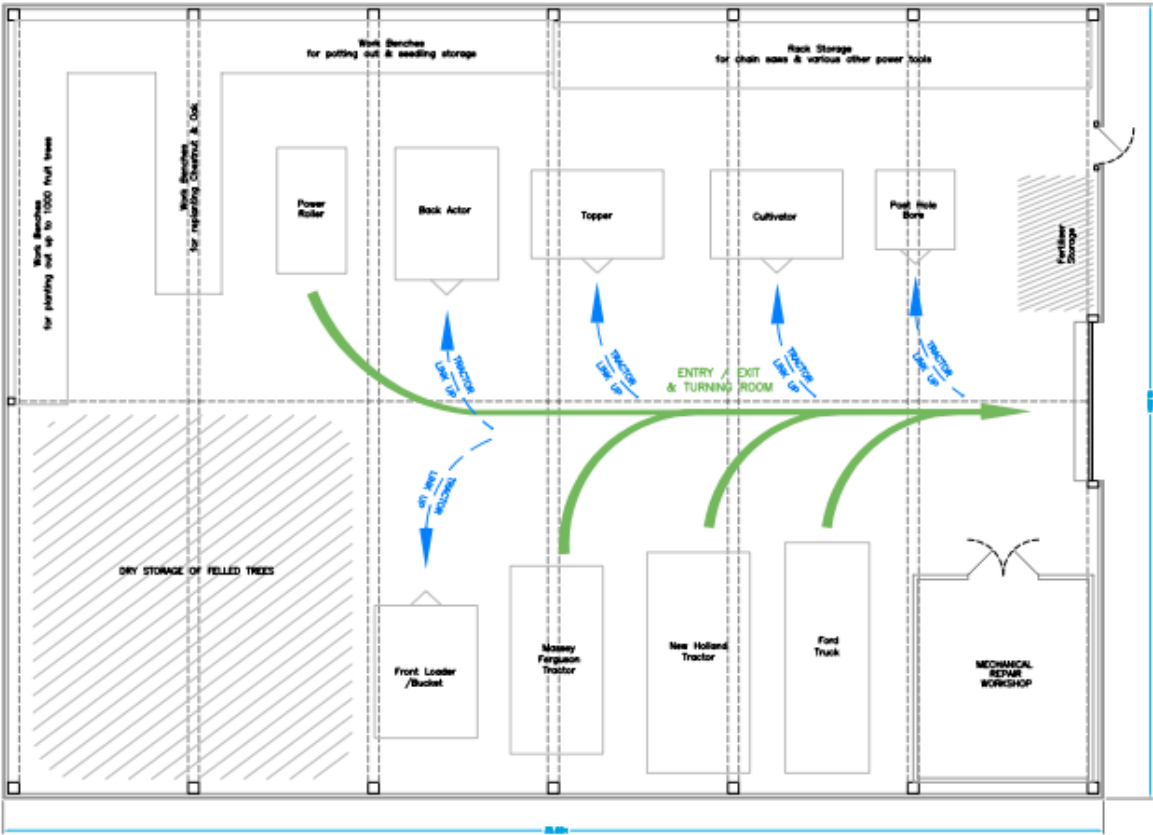


Appendix 2: Location map



Appendix 3: Proposed plan and Development Boundary





Ground Floor
Floor Area 450m²



Revised	Redlands Farm, Rock Road	scale(s)	1:20	job no.	449
S. workshop & storage arrangement added	Washington, Pulborough West Sussex RH20 3BQ		1:20		PFP
			1:100	drawing size	A3
			1:500	date	02 Dec 2024
			1:800	rev	B
BARN - FLOOR PLAN					
AS PROPOSED					

Appendix 4: Habitat Photos

Hardstanding	
Photograph	Description
	Figure 1: Hardstanding surface at the site entrance.
Modified grassland	
Photograph	Description



Figure 2: Species-poor managed grassland across the site.

Mixed scrub	
Photograph	Description
The image consists of two side-by-side photographs of mixed scrub. The left photograph shows a dense thicket of bushes with green and brown foliage. The right photograph shows a dense thicket of bushes with green foliage and a blue sky with clouds in the background.	Figure 3:

Bare ground	
Photograph	Description
	
Line of trees	
Photograph	Description

Figure 4: Unsealed surface/bare ground access track leading up to the development area.



Figure 5: Line of native trees adjacent to the northern boundary of the site.

Offsite Woodland	
Photograph	Description
Two side-by-side photographs showing woodland parcels with dense vegetation and trees. The left photo shows a dense thicket of trees and shrubs. The right photo shows a similar scene with a path or clearing in the foreground.	Figure 6: Woodland parcels in close proximity to the site.

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