Garden Plots to Fennel, Stane Street, Adversane

Preliminary Ecological Appraisal



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Life Span of Report

This report and survey data remains valid for 12 months from date of issue. The report, conclusions and recommendations are valid for current development plans only. Should these change, the report should be reviewed and, if necessary, further survey work and desk study review undertaken.

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EXECUTIVE SUMMARY

EHM Ltd has been commissioned to carry out a Preliminary Ecological Appraisal (PEA) of a garden at Fennel, Stane Street, Adversane, Billinghurst, RH14 9JJ. This report will provide an assessment of the site reporting on the current conditions of the habitats present and their potential to support protected and notable species.

The site is roughly "T" shaped, covering an area of approximately 0.10ha. It comprises of a residential garden with six outbuildings. The site is currently access from Stane Street.

The site is located to the centre of the village of Adversane and is surrounded by residential properties and associated infrastructure to the North, South and West. To the East is a grazed grass field.

The local landscape is best described as semi-rural in nature, with agricultural fields and pockets of woodland dominating the landscape. The local landscape has some good connectivity between habitats in the form of hedgerows, woodland edges and grassland although, roads do separate habitats.

Species	Sites potential to support
Bat roosts- buildings.	Negligible
Bat roosts- mature trees	Negligible
Bat foraging/ commuting areas	Negligible
[redacted]	[redacted]
Dormice	Negligible
Riparian Mammals	Negligible
Other Mammals	Negligible
Reptiles	Low
Common Amphibians	Negligible
Great Crested Newts	Negligible
Breeding birds	Low
Plants	Negligible
Negligible	Negligible

Recommendation	Action
Sensitive vegetation clearance during	On commencement of works ensure vegetation clearance is undertaken sensitively in respect of birds and reptiles.

1 INTRODUCTION

EHM Ltd has been commissioned to carry out a Preliminary Ecological Appraisal (PEA) of a garden at Fennel, Stane Street, Adversane, Billinghurst, RH14 9JJ, which is hereafter referred to as the 'site'. This report will provide an assessment of the site reporting on the current conditions of the habitats present and their potential to support protected and notable species.

1.1 Project Outline

At the time of the site visit and report write-up, EHM Ltd understand that the development will involve creation of a new dwelling within the garden plot.

1.2 Site Location and Description

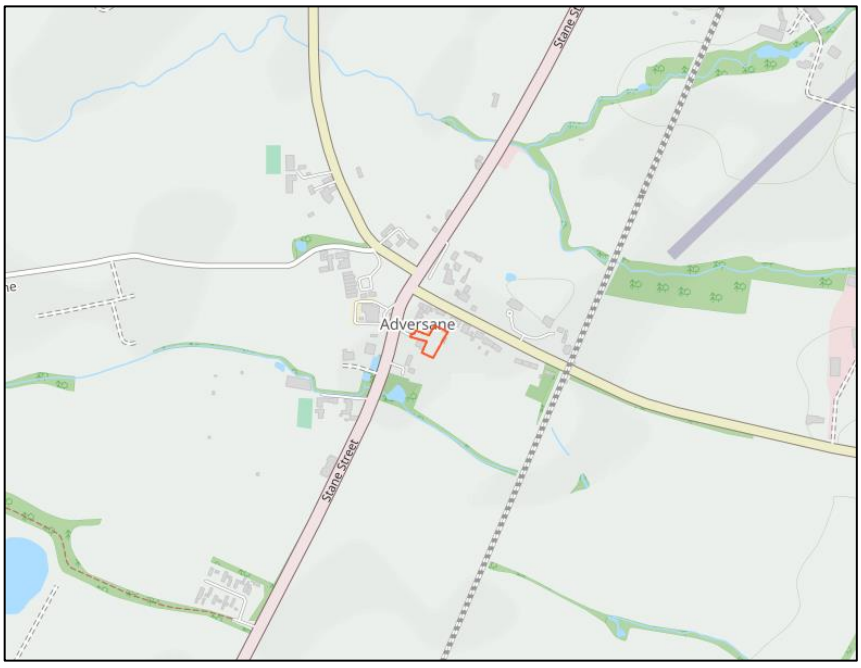
The site is roughly "T" shaped, covering an area of approximately 0.10ha. It comprises of a residential garden with six outbuildings. The site is currently access from Stane Street.

The site is located to the centre of the village of Adversane and is surrounded by residential properties and associated infrastructure to the North, South and West. To the East is a grazed grass field.

The local landscape is best described as semi-rural in nature, with agricultural fields and pockets of woodland dominating the landscape. The local landscape has some good connectivity between habitats in the form of hedgerows, woodland edges and grassland although, roads do separate habitats.

The site (as shown on figure 1) is in centred on Ordnance Survey Grid Reference TQ 07435 23186

Figure 1. Approximate Boundary of the site (red outline)



2 METHODOLOGY & LIMITATIONS

2.1 Scope and Assessment

2.1.1 Zone of Influence

The 'zone of influence' of a project is the area within which ecological features may be impacted by the proposed works. This may often extend beyond the site boundary due to the distance that certain species travel, the nature of the potentially affected habitats and the site's location in relation to important ecological sites.

For this assessment the following zones have been considered:

- 5km surrounding Statutory Conservation Designations relating to bats (e.g. Special Areas of Conservation (SAC) and Sites of Special Scientific Interest (SSSI)).
- 1km surrounding other Statutory Conservation Designations and Non-Statutory sites of importance to biodiversity (e.g. Local Wildlife Sites (LWS) and Sites of Nature Conservation Importance (SNCI).
- 1km surrounding known records of protected and notable species.
- The site and its immediate surroundings.

2.1.2 Impact Assessment

Impact assessment has been carried out based on the outline proposals provided (detailed in Section 1.1) using the findings of the desk study and field survey.

Ecological features have been scoped in and out as appropriate based on the baseline conditions of the site; i.e. what ecological features the site is likely to support, and as appropriate to the scale of the proposals.

An assessment of the potential project impacts on each ecological receptor (i.e. designated sites, protected and notable habitats and species) is provided, including the magnitude, duration and significance of the anticipated effects to each receptor. An assessment of significance has been undertaken considering the local, national and international value to ecological features as informed by the desk study.

Table 1 below includes details on how the significance has been determined.

Table 1 – General criteria for significance

Significance	Criteria
Major	Change resulting in breaches of legislation or exceeding statutory objectives.
	Likely to impact on sites designated for national or international importance.
	Likely to affect a large-scale area or a large number of species or populations on frequent or permanent basis.
	May result in an irreversible decline or rise.
Moderate	Unlikely to cause a breach of legislation but likely to impact on a site of regional or local importance.
	Likely to affect a small number of species or populations on a permanent basis.
Minor	Likely to impact an area or feature of local interest or importance.
	Likely to have a temporary impact on a small number of species or populations or be a recoverable impact.
Negligible	Indiscernible impact predicted.

Where possible significant ecological effects will be avoided through careful design and application of the mitigation hierarchy:

- Avoidance
  Seek options that avoid harm to ecological features.
- Mitigation
  Adverse effects should be avoided or minimised through mitigation measures, either through the design of the project or subsequent measures that can be guaranteed. Mitigation is relevant for negative impacts assessed as being potentially significant (before mitigation) or where required to ensure compliance with legislation.
- Compensation
  Where there are significant adverse ecological effects despite the mitigation proposed, these should be offset by appropriate compensatory measures. Compensation is relevant for negative impacts assessed as being significant or where required to ensure compliance with legislation.
- Enhancements
  Seek to provide net benefits for biodiversity over and above requirements for avoidance, mitigation or compensation.

2.2 Desk Study

Biological records from the Sussex Biodiversity Record Centre (SxBRC) were obtained comprising protected and notable species records and Statutory and Non-Statutory Nature Conservation Designations within a 1km radius of the site.

Data search results only give an indication of species presence in a location. The absence of recent records for certain species in an area may be due to low levels of biological recording or the non-submission of records, rather than absence. Many species records are also at low

geographical resolution and do not indicate their exact location and often provide little detail about abundance.

Web-based DEFRA resource Multi-Agency Geographic Information for the Countryside (MAGIC) was consulted to identify Statutory Nature Conservation Designations within a 1km radius of the site surveyed, and for Statutory sites designated for bats within a 10km radius of the site. A search for granted European Protected Species Licences (EPSLs) within a 1km radius relating to great crested newts *Triturus cristatus*, 2km radius relating to hazel dormice *Muscardinus avellanarius* and 5km radius relating to bats was also undertaken.

2.3 Extended UK Habitat Classification Survey

A field survey identifying the habitats, legally protected and notable species and the site's potential for supporting these species was undertaken. The potential for habitats to support legally protected species is important as legal protection of some species extends to the habitats they depend on, as well as the individuals themselves.

The field survey used UK Habitat Classifications (UKHab, 2023) combined with species specific field observation techniques. The UKHab Professional edition was used with a Minimum Mapping Unit (MMU) of 25m^2 and habitats were classified to level 5 where possible with all secondary codes reported as necessary. Where given, habitat measurements are appropriate and based on satellite/georeferenced maps.

The nature conservation value of ecological features that may be affected by development (ecological receptors) is adapted from the Chartered Institute of Ecology & Environmental Management (CIEEM) guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).

This report records the habitats, flora and fauna evident on the day of the site visit. It does not record any flora or fauna that may appear at other times of the year, and as such, were not evident at the time of the field survey. The process is not intended to produce a comprehensive list of plants and animals but to evaluate the ecological resources within the site and thus identify potential issues of ecological relevance to the proposed works.

2.4 Personnel

The site survey was undertaken by on 02 July 2025.

Adam Robbins, Ecologist, MCIEEM, Natural England Bat Class Licence CL18 (Level 2) 2016-24143-CLS-CLS, Natural England Great Crested Newt Class Licence CL08 (Level 1) 2015-3839-CLS-CLS.

2.5 Limitations

The contents of this report are based on a single site visit and a search of the local records centre and available online resources. Though the survey and interpretations of the data were carried out by a competent assessor there may be things that have been overlooked, missed, or not present at the time of the visit.

3 BASELINE ECOLOGICAL CONDITIONS

3.1 Designated Sites

3.1.1 Statutory Designated Sites

There are no statutory designated sites within a 1km radius of the site.

A map, provided by SxBRC, of the Statutory Nature Conservation Designations in relation to the site is shown at Appendix E.

3.1.2 Non-Statutory Designated Sites

There is a single non-statutory designated sites within a 1km radius of the site.

The site is a local wildlife site known as Lordings Farm Meadow which contains notable habitats including traditional orchard, deciduous woodland and ancient woodland

A map, provided by SxBRC, of the Non-Statutory Nature Conservation Designations in relation to the site is shown at Appendix E.

3.2 Habitats

The site is approximately 0.10ha in size and comprises 3 UK Habitat Classification types (secondary codes have been added where applicable):

u1, 827	- Garden, including outbuildings
u1, 846	- Garden, flowerbeds
u1b	- Developed land, sealed surface

A map of the habitats within the site and associated Target Notes (TN) are provided in Figure 2, Appendix B.

3.2.1 u1, 827 - Garden, including outbuildings

The garden is predominantly grass with a few defined flower beds containing cultivars and a few native plants.

Midway along the east boundary are two outbuildings, both approximately 2m by 3m: greenhouse and corrugated metal shed. These structures are well used and associated with a small area of vegetable garden. See TN1 and TN2 in figure 2, Appendix B.

To the north of the site are four more outbuildings:

- Building 3 is a c.4m by c.8m modern and well-maintained wooden summer house. See TN3 in figure 2, Appendix B.
- Building 4 is a c.4m by c.6m modern and well-maintained wooden summer house. See TN4 in figure 2, Appendix B.
- Building 5 is a c.2m by c.3m wooden shed, used for storage. It is well-maintained. See TN5 in figure 2, Appendix B.
- Building 6 is a c.2m by c.2m wooden pavilion like structure. See TN6 in figure 2, Appendix B.

Species of plant present include, but are not limited to:

Cocksfoot *Dactylis glomerata*, Common bent *Agrostis capillaris,* Common nettle *Urtica dioica,* Common ragwort *Jacobaea vulgaris*, Creeping cinquefoil *Potentilla reptans,* Daisy *Bellis perennis,* Dandelion *Taraxacum officinale,* Evening Primrose *Oenothera biennis*, Field bindweed *Convolvulus arvensis*, Greater plantain *Plantago major,* Ivy *Hedera helix,* Perennial ryegrass *Lolium perenne,* Prickly sow thistle *Sonchus asper,* Rough hawkbit *Leontodon hispidus,* Self-heal *Prunella vulgaris,* Spear thistle *Cirsium vulgare,* Timothy *Phleum pratense,* White clover *Trifolium repens,* Yarrow *Achillea millefolium and* Yorkshire fog *Holcus lanatus.*

3.2.2 u1, 846 - Garden, flowerbeds

Within the garden area are multiple managed and unmanaged flowerbeds containing a mix of native and non-native plants including shrubs and trees. Species of plant present include, but are not limited to:

Apple *Malus x domestica*, Ash *Fraxinus excelsior*, Bramble *Rubus fruticosus,* Common nettle, Evening primrose, Hazel *Corylus avellana*, Ivy, Milkflower Cotoneaster *Cononeaster Coriaceus*, Raspberry *Rubus idaeus*, Siberian Dogwood *Cornus alba* and Strawberry *Fragaria sp.*

3.2.3 u1b - developed land, sealed surface

Associated with outbuildings 3, 4 and 5 to the north of the site is an area of paving and pathway.

3.3 Flora and Invertebrates

A total of 3 records of notable plant and invertebrate species were identified within a 1km radius of the site.

No notable invertebrate or plant species were identified within the site. The site is considered to support common and widespread flora and invertebrate species.

3.4 Amphibians – including Great Crested Newt

There are no records of amphibians including great crested newt (GCN) within a 1km radius of the site.

The habitats on site are managed in such a way that they can be considered of low suitability for amphibians, including GCN.

3.5 Reptiles

There are no records of reptiles within a 1km radius of the site.

The site contains a few features, such as compost heaps, buildings and open grassland that could support common reptiles such as slow worm *Anguis fragilis* and grass snake *Natrix natrix* but the site habitats are unlikely to support other species such as common lizard *Zootoca vivipara.*

The site should be considered suitable for common reptile species.

3.6 Birds

A total of 216 records of birds was identified within a 1km radius of the site including species listed on Schedule 1 of the Wildlife and Countryside Act which receive additional protection when nesting such as barn owl *Tyto alba*.

The flowerbeds within the site provide suitable nesting and foraging habitat for bird species.

[redacted]

3.8 Hazel Dormice

No records of hazel dormouse *Muscardinus avellanarius* were identified within a 1km radius of the site.

No direct evidence of dormice was identified within the site.

3.9 Otters

No records of otter *Lutra lutra* were recorded within 1km of the site.

The site does not contain suitable habitat for otters.

3.10 Water Voles

No records of water vole *Arvicola amphibius* were identified within a 1km radius of the site.

The site does not contain suitable habitat for water vole.

3.11 Bats

A single record of bats was identified within a 1km radius of the site. Species being Soprano pipistrelle *Pipistrellus pygmaeus* (1).

A further 10 records of granted European Protected Species Licences (EPSLs) for bats were identified within a 5km radius including recorded include brown long-eared bat *Plecotus auritus*, common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, serotine *Eptesicus serotinus,* daubenton *Myotis daubentonii,* barbastelle *Barbastella barbastellus,* and natterers *Myotis nattereri*

No signs of bats were found during the survey.

3.12 Other Notable Mammals

No records of other notable mammals were recorded within 1km of the site.

Grassland and flowerbeds within the site provide suitable habitat for hedgehogs *Erinaceus europaeus*.

4 ASSESSMENT OF EFFECTS, MITIGATION AND COMPENSATION MEASURES

The mitigation and compensation recommendations provided are based on the principles of established best practice guidelines set out by the Chartered Institute for Ecology and Environmental Management (CIEEM), the local planning authority and other relevant organisations. Where applicable, the cumulative effects potentially arising from other developments are discussed in this section.

4.1 Designated Sites

4.1.1 Potential Impacts

Site proposal is not considered likely to impact nearby designated sites due to the small scale and nature of the development.

4.2 Habitats

4.2.1 Potential Impacts

Site proposal is not considered likely to impact habitats of significant ecological value.

4.3 Flora and Invertebrates

4.3.1 Potential Impacts

The site is considered likely to support common and widespread flora and invertebrate species. There are no anticipated impacts to these species.

4.4 Amphibians (including Great Crested Newt)

4.4.1 Potential Impacts

Proposals are not anticipated to impact great crested newts or other common and widespread amphibian species.

4.5 Reptiles

4.5.1 Potential Impacts

Site clearance to facilitate development will result in the loss of amenity grassland habitat and some features suitable for reptiles and has potential to harm a common and widespread species of reptile. This is considered a low negative impact at a site level.

4.5.2 Mitigation and Compensation Measures

The following mitigation measures will be incorporated to avoid, mitigate and compensate the identified impacts to reptiles:

- Vegetation clearance within the site to facilitate development will be undertaken under a precautionary manner to avoid impacts to reptile species. Vegetation clearance will be undertaken in two stages by hand and comprise a single cut to 200mm height followed by a second cut to ground level after a period of 24 hours to allow any animals to disperse into adjacent retained habitats.

4.5.3 Residual Effects

The above measures will address the anticipated impacts of the proposals to reptiles; there are no expected residual effects.

4.6 Birds

4.6.1 Potential Impacts

Vegetation clearance has low potential to impact nesting wild bird, resulting in a low adverse impact at a site level.

4.6.2 Mitigation and Compensation Measures

The following mitigation measures will be incorporated to avoid, mitigate and compensate the identified impacts to birds:

- Works which have potential to impact nesting birds must be undertaken outside of the main bird nesting season (i.e. avoiding the period March to mid-September). If works cannot be timed sensitively, a check by an ecologist for nesting birds the day before works are due to commence will be required. Any active bird nests identified will be left in situ until the young have fully fledged.

4.6.3 Residual Effects

The above measures will address the anticipated impacts of the proposals to birds; there are no expected residual effects.

[redacted]

4.8 Bats

4.8.1 Potential Impacts

Development proposal is not anticipated to impact upon bats.

4.9 Hazel Dormice

4.9.1 Potential Impacts

Development proposal is not anticipated to impact upon dormice.

4.10 Otters

4.10.1 Potential Impacts

Development proposal is not anticipated to impact upon otter.

4.11 Water Voles

4.11.1 Potential Impacts

Development proposal is not anticipated to impact upon water voles.

4.12 Other Notable Mammals

4.12.1 Potential Impacts

Vegetation clearance and development works have potential to harm hedgehogs resulting in a low adverse impact at a local level.

4.12.2 Mitigation and Compensation Measures

The following mitigation measures will be incorporated to avoid, mitigate and compensate the identified impacts to hedgehogs:

- During construction works, any trenches/ holes left exposed overnight will be provided with a means of escape, such as a shallow sloped edge or angled board (minimum 30cm width), positioned at a maximum angle of 30°.

4.12.3 Residual Effects

The above measures will address the anticipated impacts of the proposals to hedgehogs; there are no expected residual effects.

5 CONCLUSIONS TABLE

Table 2. Summary of ecological mitigation, compensation and enhancement measures for the site: Sunnyside.

Ecological Feature	Potential Effect	Significance in the absence of mitigation	Mitigation/Compensation and Enhancement	Residual Effect
Statutory Designated Sites	None.	-	-	Negligible.
Non-Statutory Designated Sites	None.	-	-	Negligible.
Habitats	Damage during construction.	Negligible.	-	Negligible.
Flora and Invertebrates	None.	-	-	Negligible.
Amphibians (including GCN)	None.	-	-	Negligible.
Reptiles	Harm during construction. Loss of foraging and sheltering habitat.	Low	Sensitive vegetation clearance	Negligible
Birds	Harm during construction. Loss of nesting opportunities.	Low	Nesting bird check immediately prior to works or commencement of works outside of nesting season.	Negligible
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
Bats	None.	-	-	Negligible.
Hazel Dormice	None.	-	-	Negligible.
Otters	None.	-	-	Negligible.

Ecological Feature	Potential Effect	Significance in the absence of mitigation	Mitigation/Compensation and Enhancement	Residual Effect
Water Voles	None.	-	-	Negligible.
Other Notable Mammals	Harm during construction. Loss of commuting and foraging habitat.	Low	Covering of open trenches overnight with means of escape	Negligible.

6 REFERENCES

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7 SITE PHOTOS



Plate 1. Site Access



Plate 2. Garden to north



Plate 3. Greenhouse and shed



Plate 4. Outbuilding 2 and 3 with patio



Plate 5. North garden



Plate 6. Wood and scrub pile

APPENDIX A - RELEVANT WILDLIFE LEGISLATION AND POLICIES

Ecological Feature	Legislation / Policy
Great crested newts	Great crested newts are protected under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This makes it an offence to kill or injure great crested newts or damage or destroy a place of shelter or protection. Deliberate or reckless disturbance of great crested newts which could affect the ability of any significant group of animals to survive or breed may also result in an offence.
Reptiles	Reptiles are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally or recklessly kill or injure reptiles.
Birds	Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to take, damage or destroy the nests of wild birds whilst being built or in use. Bird species also listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) receive additional protection including protection from intentional or reckless disturbance when they are nesting or rearing dependant young.
Badgers	Badgers are protected under the Protection of Badgers Act 1992. Under this legislation, it is an offence to kill or injure a badger, damage or destroy a sett or disturb a badger whilst it occupies a sett.
Bats	British bat species are protected under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This makes it an offence to kill or injure bats or damage or destroy a place of shelter or protection. Deliberate or reckless disturbance of bats which could affect the ability of any significant group of animals to survive, breed, rear or nurture their young may also result in an offence.
Hazel Dormice	Dormice are protected under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This makes it an offence to kill or injure dormice or damage or destroy a place of shelter or protection used by this species. Deliberate or reckless disturbance of dormice which could affect the ability of any significant group of animals to survive or breed may also result in an offence.

Ecological Feature	Legislation / Policy
Otters	Otters are protected under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This makes it an offence to kill or injure otters or damage or destroy a place of shelter or protection. Deliberate or reckless disturbance of otters which could affect the ability of animals to survive, breed, rear or nurture their young may also result in an offence.
Water voles	Water voles are protected on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to kill or injure a water vole, intentionally or recklessly disturb, destroy or obstruct a water voles place of shelter or protection.
Invasive non-native species	Invasive, non-native species are those listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). It is an offence to plant or cause the spread of these species in the wild.
UK Priority Species/ Habitats	UK Priority Species/Habitats are those that have been identified as being the most threatened and requiring conservation action.
Biodiversity Net Gain	The Environment Act 2022 and the National Planning Policy Framework require all developments to show a net gain for biodiversity.

APPENDIX B – FIGURES

Figure B1 – Habitat Plan



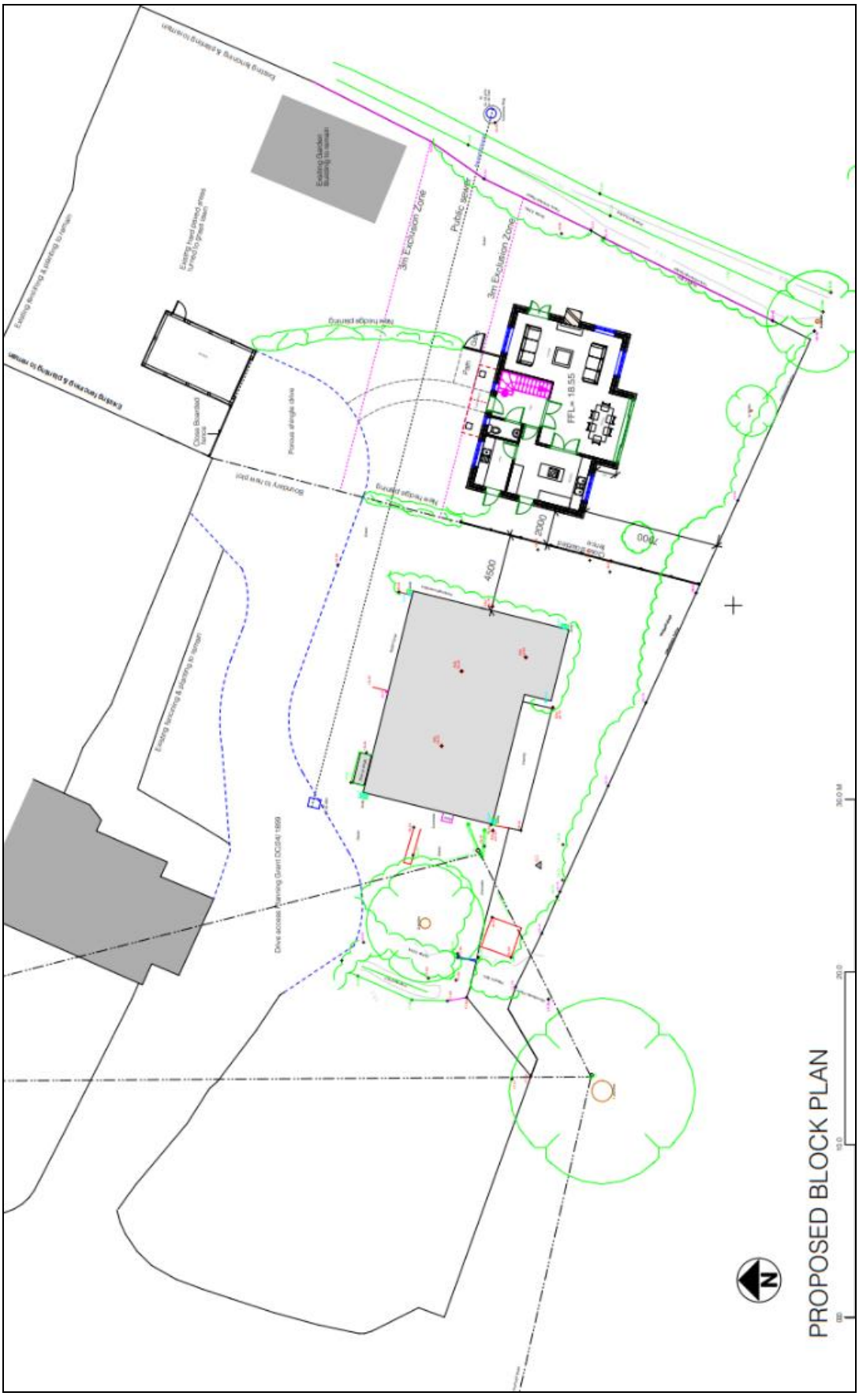
Not to scale. North is page up.

Figure B2 – Target Note Plan



Not to scale. North is page up.

APPENDIX C – PROPOSED PLANS

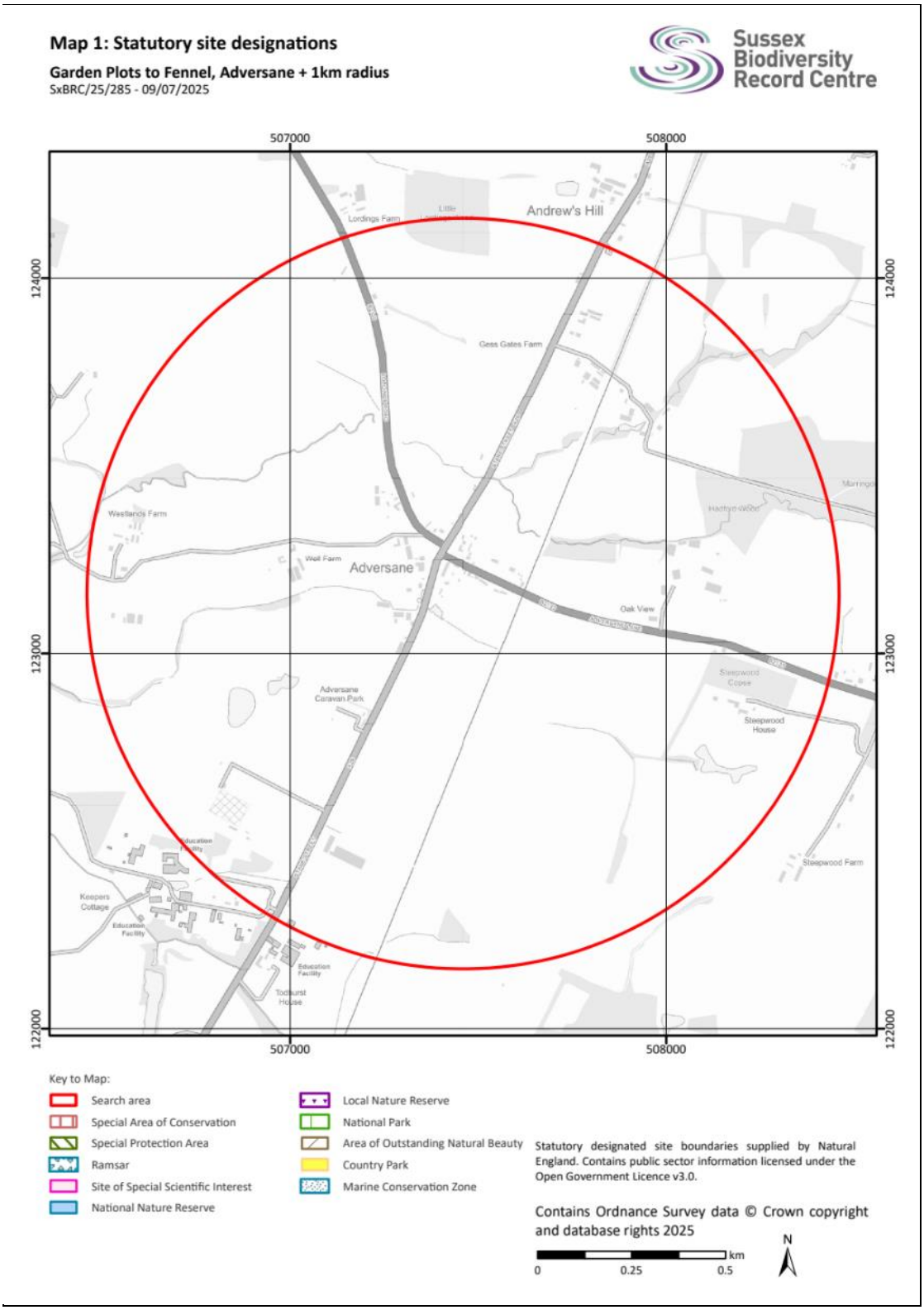


APPENDIX D - SURVEY DETAILS AND RESULTS DATA

Table D1. Details of the Personnel, Dates and Types of Survey Undertaken at the Site

SURVEY	DATE	PERSONNEL
Extended UK Habitat Classification Survey & Daytime Bat Walkover Survey (DBW)	02 July 2025	Adam Robbins (Ecologist) MCIEEM, Natural England Bat Class Licence CL18 (Level 2) 2016-24143-CLS-CLS, Natural England Great Crested Newt Class Licence CL08 (Level 1) 2015-3839-CLS-CLS.

APPENDIX E – RECORD CENTRE MAPS

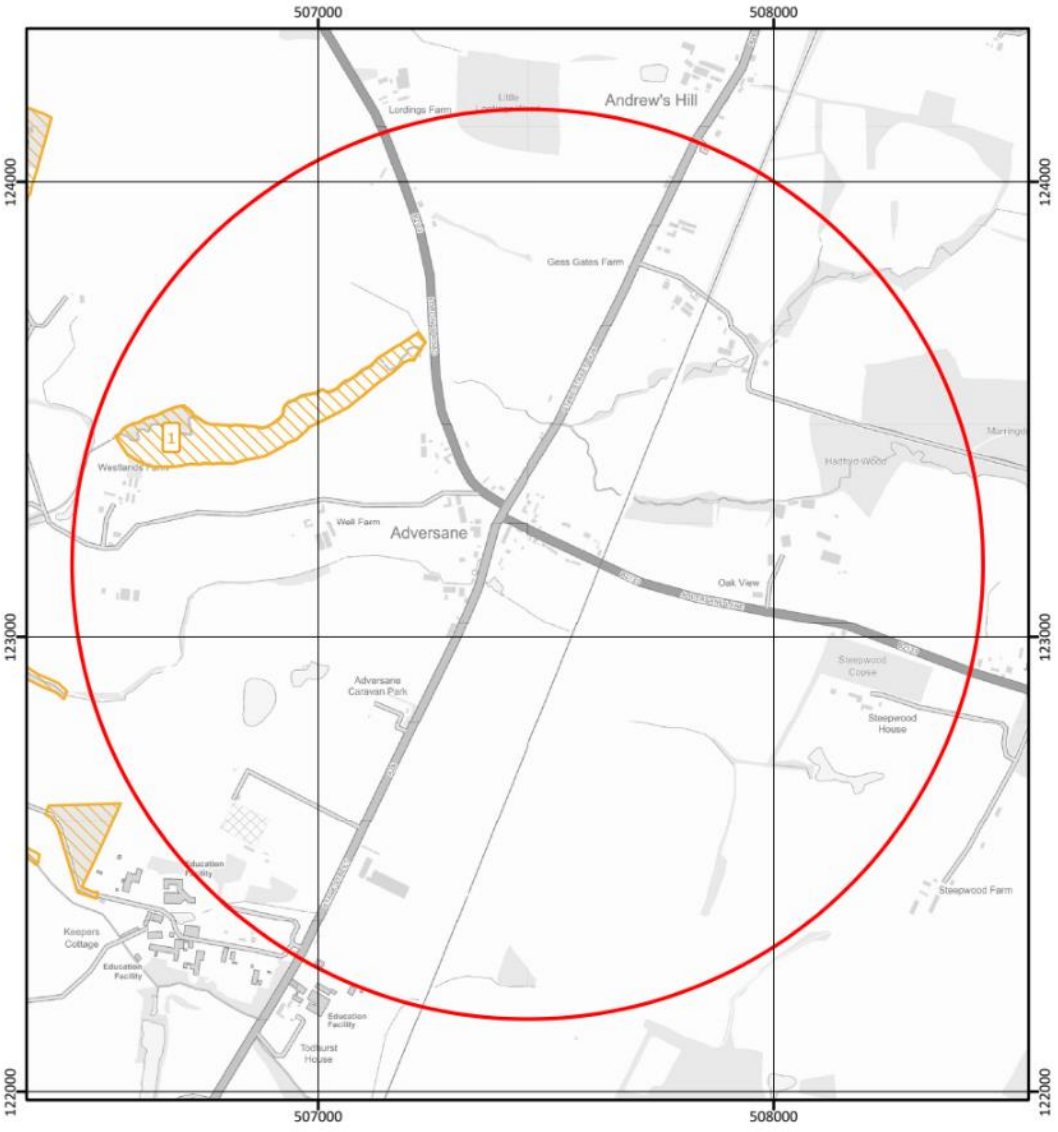


Map 2: Non-statutory site designations

Garden Plots to Fennel, Adversane + 1km radius

SxBRC/25/285 - 09/07/2025

Sussex Biodiversity Record Centre



Key to Map:

- Search area
- Local Wildlife Site
- Local Geological Site
- Designated Road Verge
- Marine SNCI

Local Wildlife Site boundaries maintained by Sussex Biodiversity Record Centre (SxBRC) on behalf of Sussex Local Wildlife Sites Initiative. Notable Road Verge data provided by local authorities. Local Geological Site data created by SxBRC in partnership with Sussex Geodiversity Group.

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0 0.25 0.5 km

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