



ECOLOGICAL IMPACT ASSESSMENT

Clock House Farm, Stonehouse Lane, Cowfold

On behalf of: The Camelia Botnar Foundation

Client:	The Camelia Botnar Foundation			
Project:	Clock House Farm, Stonehouse Lane, Cowfold			
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Validity:

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.



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SUMMARY

Lizard Landscape Design and Ecology has been commissioned by The Camelia Botnar Foundation to undertake an Ecological Impact Assessment (EclA) of the proposed development of Clock House Farm, Stonehouse Lane, Cowfold (*Grid Reference: TQ 19718 22211* – hereafter referred to as '*the site*'). A Preliminary Ecological Appraisal of the site was undertaken on the 5th of August 2024. Bat emergence surveys were recommended and subsequently undertaken between May and July 2025. An updated visit was undertaken on 7th April 2026 to ensure that site conditions remain unchanged. An assessment of the ecological impact of the proposals was then undertaken using this baseline data.

The site covers an area of c. 0.7ha and consists of a roughly rectangular plot which contains 7no. farm buildings with areas of associated hard standing. Due to lack of use, successional vegetation has begun to dominate some areas of the site. Boundary habitats of the site consisted of bramble and mixed scrub with several individual trees. Several residential buildings are located immediately to the east, with agricultural land surrounding the site in all other directions. A line of trees to the east connects the site to an area of woodland and an extensive network of hedgerows.

The proposed construction zone is not located within 2km of any statutory sites or 12km of any internationally designated sites. It is located within the Impact Risk Zone of an SSSI; however, the proposed development will not result in impacts that would require consultation with Natural England.

Bat emergence surveys confirmed the use of B1 by roosting common pipistrelle *Pipistrellus pipistrellus* and long-eared bats *Plecotus* sp. Mitigation measures are likely to involve the installation of bat boxes and a soft strip of roof tiles in the vicinity of the known roost, however, as the proposed works will result in the destruction of a bat roost a license will need to be obtained from Natural England. These measures shall ensure that works proceed in accordance with all relevant wildlife legislation.

Once avoidance, mitigation and compensation measures have been taken into account, the impacts of the planned development upon biodiversity will be **negligible and non-significant** with proposed ecological enhancements resulting in a Biodiversity Net Gain.

1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology has been commissioned by The Camelia Botnar Foundation to undertake an Ecological Impact Assessment of the proposed development of Clock House Farm, Stonehouse Lane, Cowfold (*Grid Reference: TQ 19718 22211*– hereafter referred to as ‘the site’).

1.2 The scope of this assessment has been determined with consideration of best-practice guidance provided by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2024) and the Biodiversity: Code of practice for planning and development published by the British Standards Institute (BS 42020:2013).

1.3 An initial Preliminary Ecological Appraisal of the site was undertaken on the 5th of August 2024. The following phase 2 survey work was recommended and subsequently undertaken in the summer of 2025:

- 3no. bat emergence surveys on B1
- 1no. bat emergence surveys on B2, B3, B5 and B8

1.4 A summary of the results of these surveys, potential impacts of the proposals, and details of avoidance, mitigation and compensation measures have been detailed within this report. Residual impacts are then discussed once all mitigation and compensation measures have been taken into account.

1.5 **Site Information**

The site covers an area of c. 0.7ha and consists of a roughly rectangular plot which contains 7no. farm buildings with areas of associated hard standing. Due to lack of use, successional vegetation has begun to dominate some areas of the site. Boundary habitats of the site consisted of bramble and mixed scrub with several individual trees. Several residential buildings are located immediately to the east, with agricultural land surrounding the site in all other directions. A line of trees to the east connects the site to an area of woodland and an extensive network of hedgerows.

Surrounding Landscape

- 1.6 The site is located within a rural setting, with the village of Cowfold located c.1.5km east of the site. Station Road, which joins Stonehouse Lane is located c.0.6km north of the site and is the nearest major road. The surrounding landscape is arable, with fields surrounding the site on all sides. 2no. parcels of deciduous woodland, some of which is ancient, is located to the west and southwest of the site, separated by arable farmland. These woodlands are located c.130m west of the site and c.140m southwest of the site respectively. The underlying substrates on site consist of slowly permeable seasonally wet, slightly acid but base-rich loamy and clayey soils.

Development Proposals

- 1.7 It is understood that the proposals are for the renovation of the existing buildings and development of vacant land to include landscaped planting and parking areas.

Report Aims

- 1.8 The aim of the baseline surveys and Ecological Impact Assessment has been:
- Describe baseline conditions at the site;
 - Determine the importance of features which may be impacted by the scheme;
 - Identify impacts of the proposed development and set out appropriate avoidance, mitigation and compensation measures;
 - To identify any residual impacts;
 - To provide details of enhancements to be incorporated into the scheme;
 - Provide sufficient information to determine whether the project accords with relevant nature conservation policies and legislation, and where appropriate, to allow conditions or obligations to be proposed by the relevant authority.

2.0 METHODOLOGY

2.1 Desk Study

- 2.1.1 The Multi-Agency Geographical Information Centre (MAGIC) website was consulted for information regarding the location of waterbodies, priority habitats, statutory designated sites and existing wildlife mitigation licences, within a potential zone of influence of the site. Additionally, the Local Planning Authority (LPA) website was consulted for information regarding the location of non-statutory designated areas, and satellite imagery and historic mapping was used to inform an assessment of the recent land use changes and habitat types within the area. The following potential zones of influence's have been used for the following potential ecological receptors during the desk study assessment:

Table No. 01 – Zones of Influences for Ecological Receptors

Potential Zone of Influence	Type of Record / Designation/s / Ecological Receptor
0.5km	• Ponds, ditches and other water bodies.
2.0km	• Priority Habitats (UKBAP) (NERC, 2006); • European Protected Species Mitigation Licences (EPSMLs); • Local Nature Reserves (LNRs); • National Nature Reserves; • Sites of Special Scientific Interest (SSSIs); and • Local Wildlife Sites (LWS) / Site of Nature Conservation Interest (SNCI).
10.0km	• Special Protection Areas (SPAs); • potential Special Protection Areas (pSPAs); • Ramsars (Wetlands of International Importance); • proposed Ramsars (pRamsar); • Special Areas of Conservation (SACs); and • possible Special Areas of Conservation (pSACs).
12.0km	• Special Areas of Conservation (SACs) and possible Special Areas of Conservation (pSACs) designated for supporting Annex II bat species.

- 2.1.2 All protected / notable species records within a 2.0km radius of the site were provided by SxBRC on the 13th of August 2024
- 2.1.3 The Local Planning Authority website was consulted to inform of additional relevant information to this assessment, including local development plan policies in relation to ecology and biodiversity (see *Appendix A – Planning Policy and Legislation*) as well as any Local Nature Recovery Strategies, Nature Improvement Areas (NIAs) and Biodiversity Opportunity Areas (BOAs) etc.

2.2 Field Survey

- 2.2.1 The field survey was undertaken on the 5th of August 2024 by a Suitably Qualified Ecologist (Kofi Bernson, 2 years professional experience) with an updated survey carried out on the 17th of March 2026 by Ben Lapham (2 years professional experience). Weather conditions for the initial survey were warm (c.16°C), with a moderate south-westerly wind (Beaufort Scale 2-3) and 10% cloud cover.
- 2.2.2 The field survey comprised a walkover inspection of the site, immediately adjacent land and boundaries features, in which ecological features were noted and mapped in accordance with principles of the UKHabs-Professional Classification System (UKHabs Ltd., 2023). A minimum mapping unit of 25m² / 5m length was used and habitats were identified to at least level 4 wherever practicable. Habitat categories were slightly amended to be consistent with those used as part of Biodiversity Net Gain calculations.
- 2.2.3 A list of plant species noted was compiled, together with an estimate of relative abundance made according to the DAFOR scale. In addition, Target Notes were used to provide supplementary information where necessary on any features encountered which were notable, relevant to the assessment or too small to map.

2.3 Evaluation of Ecological Features

- 2.3.1 An assessment was made to determine the likely importance of any flora / habitats present, as well as determining whether any qualified as being of conservation merit, such as those listed as habitats and species of principal importance for the conservation of biodiversity (NERC, 2006). Likely importance was determined in reference to a predefined geographical frame of reference, as laid out in *Guidelines for Ecological Impact Assessment* (CIEEM, 2024), this was assessed in accordance with the criteria outlined below:

Table No. 02 – Likely Importance Assessment Criteria

Likely Importance Categories	Likely Importance Criteria
Negligible	Of no notable ecological value.
Site	Ecologically valuable within the context of the site
Local	Ecologically valuable within the context of the immediate surrounds, i.e., c. 1km ²
District	Ecologically valuable within the context of the wider surrounds / LPA district, i.e., c. 10km ²
County	Ecologically valuable within the context of the wider county, i.e., c. 100km ²
Regional	Of ecological value within the region, i.e., south east, south west, midlands etc.
National	Of ecological value within the context of the United Kingdom, such as a SSSIs, NNR's etc.
International	Ecological value of global significance, such as SACs, SPAs etc.

- 2.3.2 Habitats within and adjacent to the site were assessed to determine their potential to support protected and notable fauna. This assessment was based on professional judgment and experience, with due consideration to industry standard best practice guidance for the relevant taxa, as laid out in the table below. The possible presence of each taxon was summarised as either negligible, low, moderate, high or confirmed.

Table No. 03 – Habitat Suitability Assessment References

Fauna	Relevant Best Practice Guidance
Great Crested Newts	<i>Great Crested Newt Conservation Handbook</i> (Langton <i>et al</i> , 2001) & <i>Evaluating the Suitability of Habitat for the Great Crested Newt</i> (Oldham <i>et al</i> , 2000)
Reptiles	<i>Herpetofauna Workers' Manual</i> (Gent and Gibson, 2003)
Bats	<i>Bat Surveys for Professional Ecologists: Good Practice Guidelines</i> (4 th edition) (Collins, 2023)
Dormice	<i>Hazel Dormouse Mitigation Handbook</i> (The Mammal Society, 2025)
Water Vole	<i>The Water Vole Mitigation Handbook</i> (Dean <i>et al</i> , 2016)
Birds	<i>Guidance for Bird Surveys in Relation to Development</i> (NE, 2022)
Invertebrates	<i>Considering Terrestrial Invertebrates in Preliminary Ecological Appraisals</i> (Jukes, 2021) and <i>Organising Surveys to Determine Site Quality for Invertebrates</i> (English Nature, 2005)

- 2.3.3 Photographs were taken as evidence and to illustrate any notable ecological features on site. These have been provided within the body of the relevant parts of the Results section, where appropriate.

2.3 Daytime Bat Walkover Survey

- 2.3.1 A Daytime Bat Walkover (DBW) survey was undertaken on the 5th of August 2024 by Kofi Bernson and on the 7th of April 2026 by Ben Lapham (accredited agents under 2016-20460-CLS-CLS).
- 2.3.2 The Daytime Bat Walkover (DBW) survey entailed a slow walkover of the site, during which time the surveyor identified any structures, trees and other features that could be suitable for bats to roost in, and any habitats which could be suitable for bats to commute, forage or swarm in.
- 2.3.3 During this survey any direct evidence of bats was searched for and recorded, such as grease marks, urine stains, bat droppings, feeding remains and dead / live bats. Furthermore, any structures or trees which offered features with the potential to support bats were noted. For trees this included the identification of features such as, but not limited to, cracks, crevices and holes naturally formed by trees. For structures this included the identification of features such as, but not limited to, slipped, missing or uneven tiles, gaps around the soffit / barge board, raised flashing.

Evaluation Criteria

- 2.3.4 All suitable bat habitat was assessed in accordance best practice criteria (Collins, 2023), which is outlined herein. During the survey all trees within and immediately adjacent to the site were assessed using the following criteria:

Table No. 04 – Criteria for Assessing the Bat Roosting Suitability of Trees

Suitability	Description
None	Either no potential roosting features in the tree, or highly unlikely to be any.
FAR	Further assessment required to establish if potential roosting features are present in the tree.
PRF	A tree with at least one potential roosting feature present.

2.3.5 If it was possible to adequately assess a Potential Roosting Feature (PRF) from ground level then this was completed, and the feature classified as either:

- **PRF-I:** Feature only suitable for individual or very small numbers of bats, either due to size or lack of suitable surrounding habitat; or
- **PRF-M:** PRF is suitable for multiple bats and therefore has the potential to be used by a maternity colony.

2.3.6 Furthermore, all structures were assessed externally, and internally wherever possible for their potential to support bats, using the following criteria:

Table No. 05 – Criteria for Assessing the Bat Roosting Suitability of Structures

Potential Suitability	Description
None	No habitat features on site likely to be used by any roosting bats at any time of year.
Negligible	No obvious habitat features on site likely to be used by roosting bats. However, some small uncertainty remains, as bats can use small and apparently unsuitable features occasionally.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these do not provide enough shelter, space, protection, appropriate conditions or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
Moderate	A structure with one of more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat, but unlikely to support a roost of high conservation status, irrespective of species conservation status.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat, with the potential to support high conservation status roosts irrespective of species conservation status.
Confirmed	Direct evidence of bats identified.

2.3.7 Finally, an assessment of the winter hibernation potential of the structures was made, in accordance with the following criteria:

Table No. 06 – Criteria for Assessing the Winter Bat Roosting Suitability of Structures and Trees

Potential Suitability	Description
Low	No or very limited potential winter roosting habitat
Moderate	Non classic site
High	'Classic sites', which offer stable humidity and consistent temperatures throughout the winter period, such as underground sites, cellars, tunnels etc.

2.4 [REDACTED]

██████████

[REDACTED] [REDACTED] [REDACTED]
 [REDACTED] [REDACTED] [REDACTED]
 [REDACTED]
 [REDACTED]



-
- | Age Group | Percentage |
|-----------|------------|
| 18-29 | 85% |
| 30-49 | 75% |
| 50-69 | 65% |
| 70+ | 95% |
| 18-29 | 95% |
| 30-49 | 85% |
| 50-69 | 75% |
| 70+ | 65% |

2.5 Great Crested Newts – Habitat Suitability Assessment

- 2.5.1 Any ponds identified within or adjacent to the site were subject to a Habitat Suitability Index (HSI) assessment to determine their suitability to support GCN, in line with current guidance (Oldham *et al*, 2000). The HSI is a numerical index, between 0 and 1 (0 representing completely unsuitable habitat and 1 representing optimal habitat), calculated based on the suitability of 10 calculable indices.
- 2.5.2 HSI assessment is useful to aid in determining how suitable a given waterbody is for GCN, but it does not directly correlate with GCN presence or population numbers and serves as information only.
- 2.5.3 The 10 indices considered as part of the HSI assessment include geographic area, pond area, permanence of waterbody, water quality, shading, waterfowl presence, fish presence, number of ponds within 1.0km, suitability of terrestrial habitat and macrophyte cover, which were investigated during the field survey assessment.

2.6 Ecological Impact Assessment

- 2.6.1 The methodology for Ecological Impact Assessment (EclA) follows best practice guidelines set by the Chartered Institute of Ecology & Environmental Management (CIEEM): 'Guidelines for Ecological Impact Assessment' (CIEEM, 2024). This includes identifying the baseline conditions on the site and subsequently rating the potential effects of the development based on the sensitivity and value of the resource affected, combined with the magnitude, duration and scale of the impact (or change). This is initially assessed without mitigation measures, and then assessed again after allowing for the proposed mitigation measures; this provides the residual effects. The assessment is divided into construction effects and longer-term operational effects.

2.6.2 The CIEEM guidelines (2024) state that ecological features should be considered within a 'defined geographical context'. The geographical frame of reference used to determine ecological importance in this assessment is detailed below:

- International and European;
- National;
- Regional;
- County;
- District;
- Local;
- Site Level;
- Negligible.

2.6.3 Based upon CIEEM guidance, value was determined with reference to the following factors:

- Its inclusion as a Designated Site or other protected area;
- The presence of habitat types of conservation significance, e.g. Habitats of Principal Importance (NERC 2006);
- The presence (or potential presence) of species of conservation significance e.g. Species of Principal Importance (NERC 2006);
- The presence of other protected species e.g. those protected under The Wildlife and Countryside Act 1981;
- The sites social and economic value.

2.6.4 The ecological impacts resulting from the proposals were then described according to a defined set of characteristics as defined within '*Guidelines for Ecological Impact Assessment in the UK and Ireland*' (CIEEM, 2024). When describing impacts the assessment refers to characteristics such as the extent; magnitude; duration; frequency; and, reversibility of the impact in order to provide justification for any conclusions about the nature and likelihood of the impact described.

- 2.6.5 Where initial impacts have been identified as significant, avoidance, mitigation and compensation measures have been proposed to avoid, prevent or offset such effects. This assessment then considers residual impacts (*once all mitigation has been taken into account*), with any significant effects highlighted. A significant effect is defined as “*an effect which either supports or undermines biodiversity conservation objectives for ‘important ecological features’ or for biodiversity in general*”. Enhancement has been proposed to ensure that the development represents a net gain in biodiversity in accordance with National Policy.

2.6 Constraints and Limitations

- 2.6.1 Areas of bramble scrub had been cleared prior to the updated site visit undertaken in 2026. As a result, it was not possible to conduct a full assessment of the condition of this habitat.
- 2.6.2 The original record search from August 2024 has been used for the desk study. As a result, it may not capture all available records, but as the site is generally of low ecological value, it is considered to be an acceptable constraint.
- 2.6.3 No other limitations were encountered, or assumptions made during either the desk study or the field survey and it is considered that with the access gained and recording undertaken an accurate assessment of the site’s ecological value has been made.

3.0 BASELINE ECOLOGICAL CONDITIONS

3.1 Desk Study

Pond Study

- 3.1.1 A total of 16no. ponds were identified within 500m of the site, based on OS mapping and satellite imagery, 8no. of which are within 250m of the site. These ponds are located in the following areas; c.10m north, c.110m east, c.110m south, c.130m west, c.180m northwest, c.200m west, c.220m northwest and c.240m south. In a subsequent visit on 18th May 2026, it was found that the 5no. ponds closest to the site were completely dry, suggesting that they are likely to be ephemeral (see Appendix C).

Priority Habitats

- 3.1.2 In accordance with the MAGIC dataset, within a 2.0km search radii of the site the following UKBAP Priority Habitats (NERC, 2006) were identified: Lowland Mixed Deciduous Woodland (much of which is ancient), Traditional Orchards, and Wood-pasture and Parkland.

European Protected Species Mitigation Licence (EPSML) Search

- 3.1.3 In accordance with the MAGIC dataset, within a 2.0km search radii of the site, the following records for existing European Protected Species Mitigation Licences (EPSMLs) were returned:

Table No. 07 – EPSMLs within Potential Zone of Influence

Date	Species	Licence Permission	Distance and Direction from Site
01/01/24	Common pipistrelle <i>Pipistrellus pipistrellus</i> and Brown long eared <i>Plecotus auritus</i> .	Destruction of a breeding site	c. 1.9km S

3.2 Designated Sites

Statutory Designated Sites

- 3.2.1 No statutory designated sites were identified within a potential zone of influence of the site.

3.2.2 The site is located within the Impact Risk Zone for Beeding Hill to Newtimber Hill SSSI. However, the proposed development will not result in any impacts to this site which would require consultation with Natural England.

3.3 Local Non-Statutory Protected Areas

3.3.1 Local Wildlife Sites (LWSs) are designations applied to the most important non-statutory nature conservation sites. They are recognised by the National Planning Policy Framework (2024) and as such are material considerations when assessing planning applications. The following SNCI's are located within 2.0km of the site.

Table No. 08 – Non-Statutory Protected Sites

Site	Location
Walden Close Meadows LWS (Local Wildlife Site)	1.0km NW

3.3.2 The site is comprised of distinctly different habitat to that of the above *Non-Statutory Protected Sites*, the site area provides no supporting habitat, and proposals would have no impact upon these areas due to the intervening distance.

3.4 Existing Habitat Assessment

Site Assessment

- 3.4.1 Habitats within and adjacent to the site include:
- Bramble Scrub
 - Developed Land; Sealed Surface
 - Individual Trees
 - Sparsely Vegetated Urban Land

Bramble Scrub

3.4.2 A narrow area of this habitat was present along the southern boundary of the site and was overgrowing the fenceline. An additional area was present in the northern corner of the site; however, it had been cleared prior to the site visit.

These habitats were considered to be of **site** value.

Developed Land; Sealed Surface

- 3.4.3 The majority of the site is comprised of concrete hard standing and buildings. Successional vegetation was beginning to appear in some areas; however, the majority of this habitat was free of vegetation. 8no. agricultural buildings were spread across the site, including an old dairy barn as well as several modern steel barns. This habitat was of **negligible** value.

Individual Trees

- 3.4.4 Numerous individual trees were present around the site and were concentrated along the western boundary. Approximately 7no. English oak *Quercus robur* were located along the western boundary, with 3no. smaller grey willow *Salix cinerea* also present. 1no. alder *Alnus glutinosa* and 6no. grey willow were present along the northern boundary of the site. Finally, 1no. Scot's pine *Pinus sylvestris* and 1no. poplar *Poplar sp.* were present in the northeastern corner of the site. The individual trees along the western boundary form part of a connective habitat to the surrounding area and are therefore of **local** value.



Photograph No. 1: View of individual trees nos. 20 & 21 with cleared bramble scrub in foreground

Sparsely Vegetated Urban Land

- 3.4.5 Significant areas of the hardstanding within the site were covered with successional vegetation as a result of a lack of ongoing management. Species present included greater burdock *Arctium lappa*, cock's-foot *Dactylis glomerata* and common ragwort *Senecio jacobaea*. Buddleja *Buddleja davidii* was also present adjacent to B2. This habitat was of **site** value.



Photograph No. 2: Courtyard of B1 with Sparsely Vegetated Urban Land

3.5 Invasive Species

- 3.5.1 Buddleja was observed on site. This species is not listed on Schedule 9 of the Wildlife and Countryside Act 1981; however, it is generally considered to have an invasive habit and quickly dominate areas of successional vegetation.

3.6 Protected Species Assessment

Amphibians

Desk Study

- 3.6.1 SxBRC returned 387no. records of 5no. species of amphibians. These species include common toad *Bufo bufo*, common frog *Rana temporaria*, palmate newt *Lissotriton helveticus*, smooth newt *Lissotriton vulgaris* and great crested newts (GCN) *Triturus cristatus*. The most recent record of GCN was from 2017, located c.1.3km west of the site.

Site Assessment

- 3.6.2 The site is generally unsuitable for amphibians, given the developed nature of the area. Buildings and hard standing are the predominant habitat on site. However, the encroaching areas of scrub may offer some value as terrestrial habitats. The adjacent offsite habitats, consisting of woodland, scrub and grassland are considered to be of a much higher value for amphibians. Given the generally unsuitable habitat on site, as well as the abundance of more suitable habitat in the immediate surroundings, it is considered highly unlikely that any amphibians persist on the site to any notable extent. Additionally, the 5no. ponds nearest the site were found to be completely dry, further reducing the likelihood that any amphibians are present. The site is assessed as being of **low** value for amphibians.

Reptiles

Desk Study

- 3.6.3 SxBRC returned 56no. records for 4no. species of reptiles, including 1no. record of common lizard *Zootoca vivipara*, made in 2002. 2no. records of adder *Vipera berus* were also returned by SxBRC, which were from 2001 and 2019. The most recent record was located c.1.3km west of the site. 33no. records of grass snake *Natrix helvetica* were also returned, the most recent of which was made in 2023, located c.1.5km east of the site. 20no. records of slow worm *Anguis fragilis* were also returned, the most recent of which was made in 2022 located c.1.5km west of the site.

Site Assessment

- 3.6.4 Reptiles require a mosaic of habitats to persist in a landscape, including vegetative cover for refuge opportunities, open areas for basking and a diverse flora to support viable invertebrate prey throughout the year. The site is dominated by developed land, which is of negligible value for reptiles. While the areas of scrub and ruderal vegetation may offer some value for reptiles, given the abundance of more suitable habitat in areas offsite, it is unlikely that reptiles would be present within the site. The site has therefore been assessed as being of **low** value to reptiles.

Bats

Desk Study

- 3.6.5 SxBRC returned 56no. records for 7no. species of bat, including records for serotine *Eptesicus serotinus*, whiskered bat *Myotis mystacinus*, Natterer's bat *Myotis nattereri*, common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus* and brown long-eared *Plecotus auritus*. All but one of the roost records were made either during or before 2018. The most recent roost within 2.0km of the site was detected in 2023, located c.0.8km north of the site, although the exact species of bat was not provided.

Daytime Bat Walkover - Trees

- 3.6.6 The following trees are likely to be affected by development and were assessed for bat suitability:

Table No. 09 – Bat Roost Assessment Results - Buildings

Tree Ref.	Assessment Results	Suitability
T01	A small alder tree in good condition with no suitable features	Negligible
T02 – T05	A group of English oaks in the northwest corner of the site, all of which had small quantities of dead wood and knot holes present. These may	FAR

	be affected by the development due to the proximity of a proposed building to their root protection area.	
T12 – T17	A group of small grey willows on the northern side of B2. None of which supported any suitable features.	Negligible
T20 & T21	2no. small grey willows adjacent to T01. No suitable features were present.	Negligible

Daytime Bat Walkover - Buildings

- 3.6.7 All buildings within the site were assessed internally and externally for bats. A summary of this assessment is provided in the table below. Building reference numbers are illustrated on *Figure No. 01 – Site Habitats Plan*.

Table No. 10 – Bat Roost Assessment Results - Buildings

Building Ref.	External Assessment Results	Internal Assessment Results	Suitability
B01	A large, disused one-storey brick building with a tiled roof and a loft space. many of the roof tiles are missing, slipped or broken.	An internal inspection revealed some potential evidence of bats using the building in the form of urine and grease marks. However, the prevalence of nesting birds limited any further assessment.	High
B02	A large barn, constructed with a metal frame and a corrugated iron roof and walls. The barn is open on the southern aspect. It is assumed individual bats could opportunistically use this structure.	The barn contained hay bales and is in relatively active use. No direct evidence of bats was found.	Low
B03	A large barn, constructed of cinder blocks, wooden boards with a metal frame	Access into the structure was not possible. An internal	Low

Building Ref.	External Assessment Results	Internal Assessment Results	Suitability
	and a corrugated iron roof. The barn is open to the southern and northern aspects. It is assumed individual bats could opportunistically use this structure.	visual inspection revealed that the structure remains very dim in the day and was in active use for livestock feeding.	
B04	A small barn, constructed of a metal frame and with a corrugated iron roof. The structure was very open and exposed. It is assumed individual bats could opportunistically use this structure.	The barn contained farming equipment and was in infrequent agricultural use. No direct evidence of bats was found.	Negligible
B05	A medium sized barn, made with a wooden frame and a corrugated iron roof. It is assumed individual bats could opportunistically use this structure.	The barn was fairly open and exposed, but maintained several potential perching areas for bats to utilise.	Low
B06	A large, sheet metal barn. The structure presented no PRF's.	Inaccessible.	Negligible
B07	A large, open barn constructed using a wooden frame and a corrugated iron roof, with transparent panes of roofing material maintaining the area as well lit.	The structure is very exposed and appeared to be highly disturbed.	Negligible
B08	A small, dilapidated shed constructed of a concrete frame and a corrugated	An internal inspection was not undertaken due to the fact the	Low

Building Ref.	External Assessment Results	Internal Assessment Results	Suitability
	iron roof. The structure is broken and hanging, and it is assumed individual bats could opportunistically use this structure.	structure appeared unstable.	

Winter Roosting Potential

- 3.6.8 Given the results of the preliminary roost assessment and in consideration of the presence of classic / non-classic hibernation features, the suitability of the surrounding habitat for commuting and foraging, and the presence of known roosts, it was determined that the site offered **moderate** winter roosting potential to **B1 only**. The remaining structures were constructed of materials which lack the thermodynamic properties required to maintain a steady temperature associated with an appropriate winter roost.

Foraging and Commuting Suitability

- 3.6.9 The main body of the site is dominated by developed land, and lacked the vegetation associated with a notable invertebrate prey assemblage, and as such the site presents very little value for foraging bats. The areas of mixed scrub may offer some value for foraging bats, and should be retained, protected and enhanced where possible. Overall, the site has been assessed as offering low-level site value for foraging bats. The site maintains some value for commuting bats, especially given the wider context of the site, such as the parcels of woodland nearby and abundance of arable farmland. No extensive, external lighting was noted across the site and given the disused nature of several buildings increases the likelihood of bats commuting over the site to areas of better suitability. Overall, the site has been assessed as offering potentially **moderate** value.

Survey Results

- 3.6.9 Bat emergence surveys were carried out between May and July 2025. These surveys confirmed the use of B1 by 3no. individual common pipistrelle *Pipistrellus pipistrellus* and 6no. individual long-eared bats. No roosting bats were observed to be using B2, B3, B5 or B8. Full results can be found in

Appendix B.

Dormouse*Desk Study*

- 3.6.10 SxBRC returned 2no. records of dormouse *Muscardinus avellanarius* from within the search area. Both records were made in 2017, located c.1.5km west of the site.

Site Assessment

- 3.6.11 The main body of the site lacks the dense vegetation associated with optimal dormouse habitat and it is considered highly unlikely that dormice would persist across the main body of the site. The desk study revealed that dormouse have not been detected in high numbers nearby, and it is assumed unlikely that they would utilise the site. Therefore, the site has been assessed as being of **negligible** value for dormice.

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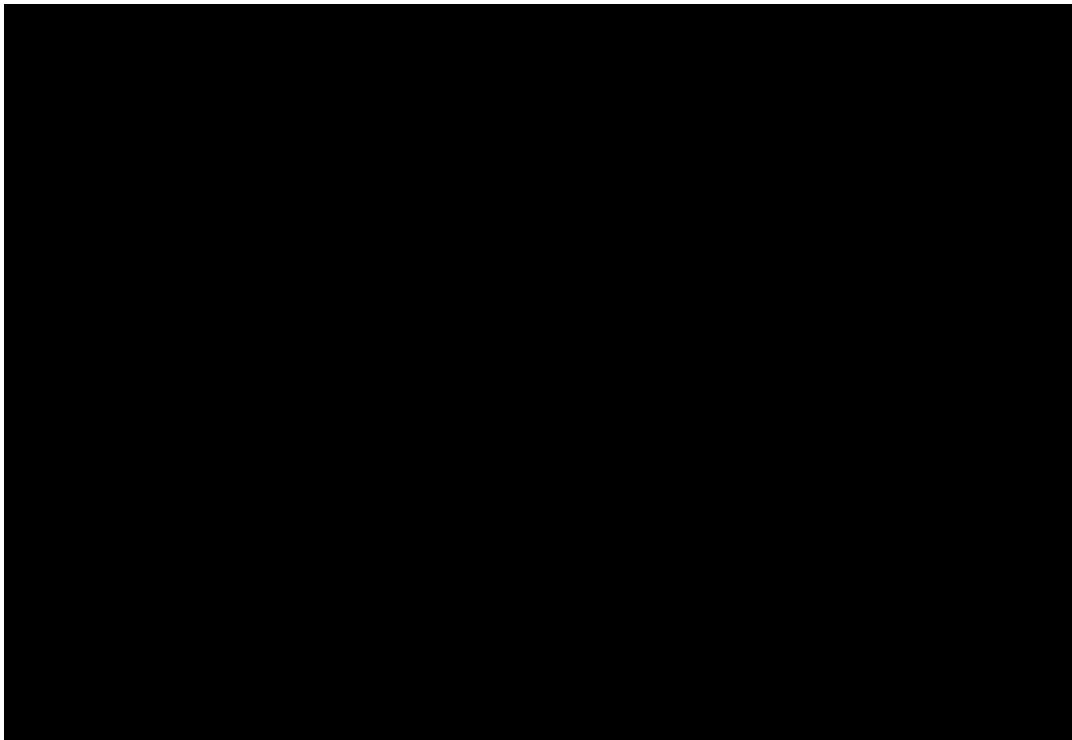
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Birds

Desk Study

- 3.6.14 SxBRC returned 566no. records for 46no. species of birds from within the search area. This included records for 10no. species listed on Schedule 1 (Wildlife and Countryside Act, 1981) (as amended), including species such as red kite *Milvus milvus*, barn owl *Tyto alba* and kingfisher *Alcedo atthis*.

Site Assessment

- 3.6.15 Generally, the site lacks traditional nesting areas for birds, such as mature trees or extensive hedgerows / areas of scrub. Furthermore, no nests or bundles of sticks were found during the site walkover. However, not all roofs of the existing buildings could be comprehensively inspected and signed-off for nesting birds. The boundary areas of scrub may offer some value for nesting birds, however, given that the presence of nesting birds on the existing buildings cannot be ruled out, and the rural nature of the surrounding landscape, the site has been assessed as being of **moderate** value for nesting birds.

Invertebrates

Desk Study

- 3.6.16 SxBRC returned 342no. records for 76no. species of protected / notable invertebrates from within the search area, including records for butterflies such as the small heath *Coenonympha pamphilus*, brown hairstreak *Thecla betulae* and white admiral *Limenitis camilla*.

Site Assessment

- 3.6.17 The main body of the site is absent of any notable flora and dominated by developed land, a habitat of negligible value for invertebrates. The hedgerows, areas of sparsely vegetated and scrub are likely to be of some value to a range of UK invertebrates. However, there was a notable lack of lowering plants, which reduces the likelihood of the site containing a notable assemblage of pollinators. Overall, the site has been assessed as being of **low** value for invertebrates.

4.0 ASSESSMENT OF EFFECTS

4.0.1 Using the Guidelines for Ecological Impact Assessment (IEEM, 2006 & updated by CIEEM, 2024), the assessment set out below considers the potential impacts of the scheme prior to mitigation. Detailed avoidance, mitigation and compensation measures are then discussed, with residual impact identified once these measures have been taken into account. Wherever possible mitigation measures have been designed into the scheme as this gives greater certainty over deliverability and ensures the correct application of the 'Mitigation Hierarchy' (as advocated by BS42020:2013, Defra 2019 and CIEEM, CIRIA & IEMA 2016).

4.0.2 Protected species for which the site offers negligible suitability have been scoped out of further assessment.

4.1 Internationally Designated Sites

Potential Impacts

4.1.1 The site is within the impact risk zone of Beeding Hill to Newtimber Hill SSSI, however the proposals do not require consultation with Natural England. The intervening distance (c. 12km) between the two sites negates the possibility for any potential impacts.

4.1.2 No impacts upon any non-statutory site shall arise as a result of this development.

Mitigation and Compensation

4.1.3 No mitigations or compensatory measures will be required.

Residual Impacts

4.1.4 Once mitigation measures have been considered, there shall be **no likely significant effect** upon any designated site as a result of this development.

4.2 Habitats

Potential Impacts

- 4.2.1 Development proposals will result in the loss of areas of sparsely vegetated urban land and scrub. These habitats are of low ecological value, the loss of which would be cause a minor impact.

Mitigation and Compensation

- 4.2.2 No mitigations or compensatory measures will be required.

Residual Impacts

- 4.2.3 Once mitigation measures have been considered, there shall be **no likely significant effect** upon any designated site as a result of this development.

4.3 Amphibians

Potential Impacts

Due to the low suitability of the site for amphibians, it is unlikely that works could result in the killing or injuring of reptiles. In the absence of mitigation, amphibians could be killed or injured seeking shelter in materials on site or trapped in the footings of new buildings. The impacts would be of a **moderate** magnitude and of a **moderate** likelihood to occur

Mitigation and Compensation

- 4.3.2 As a precautionary approach, the closest pond to the site was subject to an eDNA survey on 18th May 2026 to rule out the presence of great crested newts. However, it was found that this pond was completely dry and likely to be ephemeral (see Appendix C).
- 4.3.3 Pollinator friendly plant species will be included in the planting scheme and a log pile area will be included within the landscape design.

Residual Impacts

- 4.3.4 Once mitigation measures are taken into account, the impact of the scheme shall be **negligible** and shall ensure the retention of suitable reptile habitat in

the long-term.

4.4 Reptiles

Potential Impacts

- 4.4.1 Due to the low suitability of the site for reptiles, it is unlikely that works could result in the killing or injuring of reptiles. In the absence of mitigation, small areas of suitable habitat for common reptiles would be lost. The impacts would be of very **minor** impact magnitude but certain to occur.

Mitigation and Compensation

- 4.4.2 As a precautionary approach, the vegetation within the sparsely vegetated urban land and bramble scrub shall be cut to no lower than 150mm and using a in the direction of the site boundary to encourage any reptiles present to disperse into suitable areas of habitat beyond the site boundary.
- 4.4.3 Pollinator friendly plant species will be included in the planting scheme and a log pile area will be included within the landscape design.

Residual Impacts

- 4.4.4 Once mitigation measures are taken into account, the impact of the scheme shall be **negligible** and shall ensure the retention of suitable reptile habitat in the long-term.

4.5 Bats

Potential Impacts

- 4.5.1 In the absence of mitigation, impacts will include damage or destruction of bat roosts within B1, which is an offence under the Wildlife and Countryside Act 1981. The impacts would be of **major** magnitude and certain to occur.

Mitigation and Compensation

- 4.5.2 A license shall need to be obtained from Natural England to allow works to progress. Mitigation measures will be agreed through the application process for a mitigation licence from Natural England but are likely to be as follows:
- Licence application made to NE, once full planning permission is received.

- Works impacting day roosts can be undertaken at any time of the year (although should aim to avoid the hibernation season). No works to the building are to begin until the licence is received.
- Bat boxes including 3no. crevice and 2no. cavity boxes shall be installed to the southern aspect of an adjacent mature tree.
- Once the licence is received, a toolbox talk shall be given to all contractors to make them aware of the legislation relating to bats, and what to do should a bat be unexpectedly found on site.
- Following erection of bat boxes, a soft strip of any roof tiles in the vicinity of the known roost required for removal shall be completed. All works shall be undertaken under ecological supervision.
- Any bats found shall be caught by hand and released into the pre erected bat box.
- A bat loft suitable for the long-ear bat species shall be incorporated in the final designs to allow for a replication roost to be installed with entry points relaying as close as possible to the existing emergence points noted.
- Non-bitumen coated roofing membranes (formerly BRMs) shall not be used in any building on site as this can cause bat entanglement and death. Type 1F felt or a breathable membrane which has passed a snagging propensity test are the only membranes permitted for use under licence.
- Existing adjacent vegetation should be retained where possible.
- A monitoring visit shall be completed in the summer following completion of the works, with any remedial measures identified by the survey completed as soon as possible.
- Any new external lighting should adhere to a sensitive lighting scheme with lighting kept to the minimum levels and angled down and away from roost access points, bat boxes and surrounding mature trees and hedges. Any soft landscaping should include 'bat-friendly' planting to maintain and enhance the foraging resource on site.

Residual Impacts

- 4.5.3 The overall impact of the scheme will be **negligible**.

[illegible]

Potential Impacts

moderate risk of occurring.

Mitigation and Compensation

- 4.6.2 Any dense scrub, ruderal vegetation or trees scheduled for removal will be removed outside the nesting season (*season: March-August, although pigeons may nest all year*) or shall be checked prior to removal by a suitably qualified ecologist.

Residual Impacts

- 4.6.3 The overall impact of the scheme will be **negligible**, with the proposed scheme likely to provide a long-term minor positive impact.

4.7 Invertebrates

Potential Impacts

- 4.7.1 In the absence of mitigation, small areas of suitable habitat for common widespread invertebrates would be lost. Due to the youth of habitats on site, the impacts would be of very **minor** impact magnitude but certain to occur.

Mitigation and Compensation

- 4.7.2 The proposed landscape scheme shall include plant species which have a recognise wildlife value such as plants listed on RHS Plants for Pollinators.

Residual Impacts

- 4.7.3 The overall impact of the scheme will be **negligible**, with a positive impact in the long-term once vegetation has established.

4.8 Future Baseline

- 4.8.1 The site will retain a similar layout post-development, with buildings being converted into residential units and landscaped ornamental borders added. Therefore, the site will continue to be dominated by hardstanding, with the reduction in pollinator foraging resource within the sparsely vegetated urban land likely to be offset by the inclusion of pollinator friendly planting.

5.0 ECOLOGICAL ENHANCEMENTS

5.1 The design of the proposed development includes ecological enhancements for the benefit of wildlife to ensure compliance with National Planning Policy Framework (Department for Levelling Up, Housing & Communities, 2024) and Local Planning Policy and the Environment Act (2021) which mandates a minimum 10% net gain in biodiversity across all development sites. Ecological enhancements which will be included as part of development proposals include:

- The use of flowering plants with a recognised wildlife value within the soft landscape scheme to provide year-round interest for invertebrates.
- The use of seed and fruit bearing tree species such as cherry, rowan, birch and crab apple within the scheme to provide a foraging resource for birds and invertebrates.
- The provision of 'bat-friendly' planting including pale and night scented species to increase the foraging resource within the site.
- Bat boxes suitable for a range of species to be incorporated into the southern aspect of the 2no. individual trees in the north east of the site and 7no. oak trees in the west of the site.

6.0 CONCLUSIONS

- 6.1 The site covers an area of 0.7ha and is located to the west of Cowfold. The site consists of 7no. agricultural buildings within an overgrown farmyard, with small areas of woodland and agricultural land surrounding the site. The greatest ecological interest at the site is associated with the confirmed bat roosts within one of the existing farm buildings.
- 6.2 The site is not within the zone of influence of any internationally designated sites. It is within the zone of influence of Beeding Hill to Newtimber Hill SSSI, however it does not meet the threshold at which Natural England requires consultation.
- 6.3 Bat surveys revealed the presence of roosting bats within B1, including 3no. individual common pipistrelle *Pipistrellus pipistrellus* and 6no. individual long-eared bats. Mitigation measures are largely dependent upon final scheme design, however, it will include a license application to Natural England. These measures shall ensure that works proceed in accordance with all relevant wildlife legislation.
- 6.4 The site also offers some suitable habitat for breeding birds within the areas of bramble scrub and individual trees.
- 6.5 Once avoidance, mitigation and compensation measures have been taken into account, the impacts of the planned development upon biodiversity will be **negligible and non-significant.**
- 6.6 Proposed ecological enhancements shall result in the creation of a variety of habitats on site and Biodiversity Net Gain in accordance with local and national planning policy.

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Table No. 11 – Species List for Habitat Parcels**Sparsely Vegetated Urban Land**

Common Name	Scientific Name	DAFOR
Bramble	<i>Rubus fruticosus</i>	F
Bristly oxeye	<i>Helminthotheca echioides</i>	A
Broadleaf plantain	<i>Plantago major</i>	A
Buddleia	<i>Buddleia</i>	F
Chickweed	<i>Stellaria media</i>	O
Cleavers	<i>Galium aparine</i>	O
Cocksfoot	<i>Dactylis glomerata</i>	O
Common chickweed	<i>Stellaria media</i>	O
Common mouse-ear	<i>Cerastium fontanum</i>	O
Common nettle	<i>Urtica dioica</i>	F
Common Sorrell	<i>Rumex acetosa</i>	R
Cow parsley	<i>Anthriscus sylvestris</i>	O
Creeping bent	<i>Agrostis stolonifera</i>	O
Creeping buttercup	<i>Ranunculus repens</i>	F
Greater burdock	<i>Arctium lappa</i>	F
Groundsel	<i>Senecio vulgaris</i>	O
Hogweed	<i>Heracleum sphondylium</i>	O
Little robin	<i>Geranium purpureum</i>	R
Perennial ryegrass	<i>Lolium perenne</i>	R
Ragwort	<i>Senecio jacobaea</i>	O
Self-heal	<i>Prunella vulgaris</i>	R
Small flowered cranesbill	<i>Geranium pusillum</i>	O
Smooth cat's ear	<i>Hypochaeris glabra</i>	O
Spear thistle	<i>Cirsium vulgare</i>	R
Teasel	<i>Dipsacus fullonum</i>	R
White clover	<i>Trifolium repens</i>	R
Yarrow	<i>Achillea millefolium</i>	R
Yorkshire fog	<i>Holcus lanatus</i>	R

Bramble scrub

Common Name	Scientific Name	DAFOR
Bramble	<i>Rubus fruticosus</i> agg.	D

Individual trees

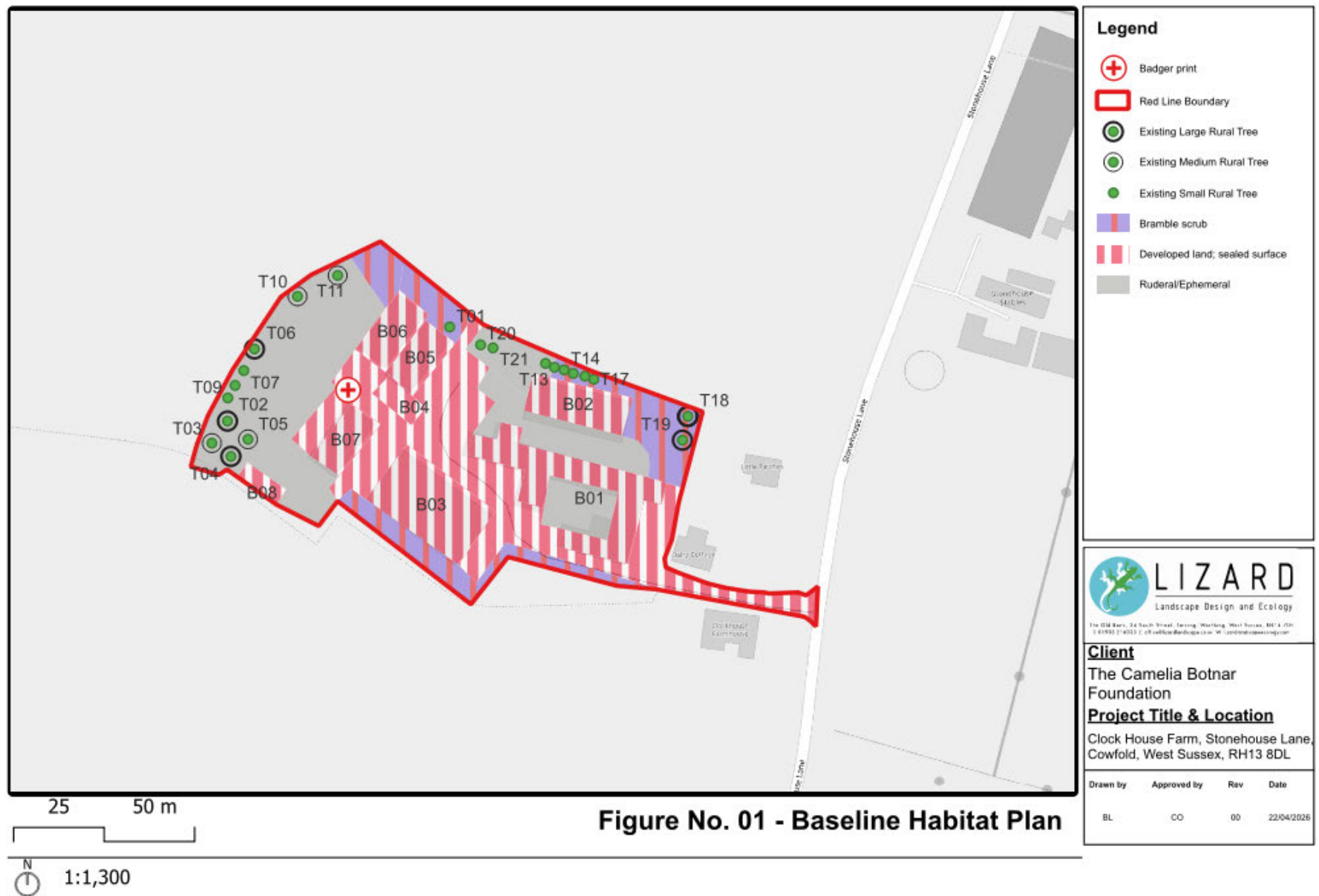
Common Name	Scientific Name	DAFOR
Alder	<i>Alnus glutinosa</i>	D
English oak	<i>Quercus robur</i>	

Grey willow	<i>Salix cinera</i>	
Poplar sp.	<i>Populus sp.</i>	
Scot's pine	<i>Pinus sylvestris</i>	

D – Dominant; A – Abundant; F – Frequent; O – Occasional; R – Rare; L – Locally

Table No. 12 – Target Notes

Target Note	Feature	Description



Appendix A – Planning Policy and Legislation

Legislation

Legislation relating to wildlife and biodiversity of particular relevance to this report includes:

- *The Conservation of Habitats and Species Regulations 2017;*
- *The Wildlife and Countryside Act 1981 (as amended);*
- *The Natural Environment and Rural Communities (NERC) Act 2006; and*
- *The Environment Act 2021.*

This above legislation has been addressed, as appropriate, in the production of this report. Further details of legislation relating to the protection of particular ecological receptors are provided in the table below:

Ecological Constraint	Rationale
SACs (Special Area of Conservation), SPAs (Special Protection Areas) and Ramsars (Wetlands of International Importance)	Under the Conservation of Habitats and Species Regulations 2017 places a duty on the competent authority to maintain the favourable conservation status of designated SAC, SPA and Ramsar sites. Therefore, where it appears to the appropriate nature conservation body that a notice of a proposal relates to an operation which is, or forms, part of a plan or project which is likely to have a significant effect on a European site (either alone or in-combination with other plans or projects), and (b) is not directly connected with or necessary to the management of that site, it must make an appropriate assessment of the implications for that site in view of that site's conservation objectives. In the light of the conclusions of the assessment, it may give consent for the operation only after having ascertained that the plan or project will not adversely affect the integrity of the site.
European protected species (bats, otters, dormice, water voles, great crested newts)	It is an offence under the Conservation of Habitats and Species Regulations 2017 to deliberately kill or injure a European protected species, to destroy breeding/resting sites, or to deliberately disturb these species and affect their ability to survive, rear young, breed, or hibernate.
Nationally protected species (bats, water vole, otter)	It is an offence under the Wildlife and Countryside Act 1981 (as amended) to intentionally or recklessly disturb a species listed on Schedule 5 whilst it is in a place of shelter, or to obstruct access to a place for shelter.
Nationally protected species (reptiles)	It is an offence under the Wildlife and Countryside Act 1981 (as amended) to kill or injure common species of reptiles.
National conservation priority species (white-clawed crayfish, fish, common toad, reptiles, noctule, water vole, otter, hedgehog), i.e., UKBAPs	Section 41 of the NERC Act 2006 requires the Secretary of State to publish a list of species and habitats that are of principal importance for the conservation of biodiversity, and to take, and promote others to take, such steps to further the conservation of these habitats and species. These species and habitats will be considered by Planning Authorities in regard to the National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2025) to conserve and enhance the natural environment.

Ecological Constraint	Rationale
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Nesting birds	It is an offence under the Wildlife and Countryside Act 1981 (as amended) to damage or destroy a bird's nest whilst it is in use, and to kill or injure a bird or destroy an egg.
Non-statutory designated sites (SNCI's, LWS, LNR's, etc.)	LNRs are designated under Section 21 of the National Parks and Access to the Countryside Act 1949, which was amended by the Natural Environment and Rural Communities Act 2006. The value for biodiversity of LNRs and LWSs are recognised, and the sites and surrounding buffers are protected by the Local Plan.
Biodiversity	Section 40 of the NERC Act 2006 states that each public authority "must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." This legislation makes it clear that planning authorities should consider impacts to biodiversity when determining planning applications. Chapter 15 of the National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2025) states that the planning system and policies should minimise impacts on and provide net gains for biodiversity, and that, if significant harm to biodiversity would result from a development, then development should be avoided (through locating on alternative sites with less harmful impacts).
Irreplaceable habitats (ancient woodland, veteran trees, lowland meadows)	Chapter 15 of the National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2025) states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
Biodiversity Net Gain	+10% Biodiversity Net Gain (BNG) for new developments will be mandatory under the Environment Act (2021), although this deadline will be extended to April 2024 for small sites and there are exemptions for development below a 25m ² threshold, and for householder applications and self-builds. BNG means that proposals must result in more and/or better-quality natural habitats than there were before development. This also requires that any proposed habitats within the scheme would be necessary to manage for at least 30 years, which would be sought through the provision of S106 legal agreements or conservation covenants.

Local Planning Policy

The Horsham District Planning Framework (2015) sets out the planning policies for development in the district in relation to biodiversity. Those of potential relevance to this assessment are highlighted in the table below:

Policy Reference	Policy Text
Core Policy 31	• Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss and ensures that the ecosystem services of the area are retained. • Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks. • Where felling of protected trees is necessary, replacement planting with a suitable species will be required. Particular consideration will be given to the hierarchy of sites and habitats in the district as follows: I. Special Protection Area (SPA) and Special Areas of Conservation (SAC) II. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs) III. Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i & ii above. • Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that: i. The reason for the development clearly outweighs the need to protect the value of the site; and, ii. That appropriate mitigation and compensation measures are provided.

Policy Reference	Policy Text
Strategic Policy SD9: Biodiversity and Geodiversity part 2	The following hierarchy of site designation will apply in the consideration of development proposals: a) Internationally Protected Sites, as shown on the Policies Map (SPAs, SACs and Ramsar Sites, or candidate and formally proposed versions of these designations): - Development proposals with the potential to impact on one or more international sites(s) will be subject to a HRA to determine the potential for likely significant effects. Where likely significant effects may occur, development proposals will be subject to Appropriate Assessment - Development proposals that will result in any adverse effect on the integrity of any international site will be refused unless it can be demonstrated that: there are no alternatives to the proposal; there are imperative reasons of overriding public interest why the proposal should nonetheless proceed; and adequate compensatory provision is secured b) Nationally Protected Sites SSSI, NNRs, MCZ as shown on the Policies Map: - Development proposals considered likely to have a significant effect on nationally protected sites will be required to assess the impact by means of an EIA - Development proposals should avoid impacts on these nationally protected sites. Development proposals where any adverse effect on the site's notified special interest features is likely and which cannot be either avoided or adequately mitigated will be refused, unless the benefits of the development, at this site clearly outweigh the likely impact to the notified features of the site and any broader impacts on the network of nationally protected sites c) Irreplaceable Habitats (including ancient woodland as shown on the Policies Map, and veteran trees): Development proposals which result in the loss or deterioration of irreplaceable habitats, including ancient woodland and veteran trees will be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists d) Locally Protected Sites (Sites of Nature Conservation Importance (SNCI)/Local Wildlife Sites (LWS)/Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR and Local Geodiversity Sites (LGS)) as shown on the Policies Map: - Development proposals considered likely to have a significant effect on local sites will be required to assess the impact by means of an Ecological Impact Assessment (EclA) - Development proposals that will result in any adverse effect on the integrity of any local site which cannot be either avoided or adequately mitigated will be refused, unless exceptional circumstances outweighing the adverse effects are clearly demonstrated e) Outside of designated sites - Development proposals should identify and incorporate opportunities to conserve, restore and recreate priority habitats and ecological networks. Development proposals should take opportunities to contribute and deliver on the aims and objectives of the relevant biodiversity strategies where possible.

Appendix B – Full Bat Emergence Survey Results

Date	12/05/2025 (Survey 1)	
Survey Type	Dusk	
Sunrise / Sunset	20:40:00	
Start Time	20:25:00	
End Time	22:10:00	
Start Temperature	17 °C	
Wind (Beaufort)	1	
Cloud Cover	4/8	
Rain	None	
Building/s	B1	
Surveyor	LB	
Survey Point	South & West facing roof (Southwest corner of building)	
Brief Summary of Observed Bat Activity	Southern roof hip, roof tile emergence, then continuous cpip foraging around the building	
Time	Species	Notes
21:03	CPIP	Emergence southern hip roof tile.
21:04-07	CPIP	Foraging back and forth, south of building
21:09	CPIP	Flew over roof ridge heading south
21:11-21:19	CPIP	Foraging back and forth, south of building
21:20-21:32	CPIP	Foraging back and forth, south of building
21:42-51	CPIP	Foraging back and forth, south of building
21:56	LE SP.	HNS*
21:57	SPIP	Commuting pass HNS
22:01	SERO	Commuting pass HNS
22:10	CPIP	Commuting pass HNS
22:11	SPIP	Commuting pass HNS
Surveyor	EH	
Survey Point	north and west aspect courtyard	
Time	Species	Notes
21:05	CPIP	flew from south across west aspect of building heading north
21:12	CPIP	flew from west aspect behind my position headed east foraging
21:14	CPIP	HNS possibly same individual
21:32	CPIP	HNS
21:37	NOCT	HNS
21:46	CPIP	foraging around courtyard area
21:49	SPIP	HNS
21:53	CPIP	flew into courtyard from south headed toward building to north
21:55	SPIP	HNS
22:00-02	SPIP	HNS
22:07	CPIP	HNS
22:08	SPIP	HNS
22:11	CPIP	HNS

*Heard Not Seen

Building	B1	
Surveyor	OB	
Survey Point	North-Western Aspect	
Brief Summary of Observed Bat Activity	2no. emergences from open doorway. Moderate - high bat activity in area.	
Time	Species	Notes
20:56	CPIP	HNS
20:57	CPIP	HNS
21:09	LE?	Emergence at 21:09:19 from open doorway flying west
21:10	CPIP	HNS
21:12 - 21:13	CPIP	foraging in court and towards west
21:17	CPIP	foraging in western court
21:20	N/K?	Unknown species flying south to north across western court
21:21 - 21:22	CPIP	2x cpips foraging in western court
21:22	CPIP	Emergence at 21:22:45 from open doorway flying northwest
21:28	CPIP	HNS
21:32	CPIP	2 x cpips foraging around building
21:37	NOCT	HNS
21:39 - 21:43	CPIP	HNS
21:44 - 21:47	cpip?	HNS
21:48 - 21:49	BLE	HNS
21:49	BLE	Fly past western ridge tiles
21:51 - 22:10	CPIP	foraging western court
21:52	BLE	HNS
21:58	PIP SP.	HNS
22:00	SERO	HNS
Surveyor	JP	
Survey Point	South east corner	
Time	Species	Notes
21:09	CPIP	flew south from over building
21:30	CPIP	faint HNS
21:32	CPIP	flew from east along southern aspect to the west
21:37	NOCT	flew from SE to NW
21:42	CPIP	HNS
21:44	CPIP	HNS very close
21:46	CPIP	HNS
21:46	SPIP	HNS
22:01	SERO	HNS fly past?
22:02	CPIP	HNS
22:11	CPIP	flew east from west
22:11	N/K	Bat flying along building eaves, to the north along the western elevation

Building	B1	
Surveyor	RE	
Survey Point	northern aspect, facing west	
Time	Species	Notes
21:02	PIPI	NS*
21:03	CPIP	ns, kestrel seen multiple times, landing on barn
21:06	CPIP	out barn door, continuous
21:11	CPIP	bats sp. looping in northern barn
21:15	PIP	Continuous foraging, activity stops c.21:17
21:22	CPIP	HNS
21:31	CPIP	seen flying along barn, possible flight path
21:37	NOCT	passing
22:00	PIP SP.	still continuous foraging
22:09	SPIP	HNS
Surveyor	CO	
Survey Point	courtyard looking N	
Time	Species	Notes
21:06	CPIP	Flying in and out of building from courtyard
21:10	LE SP.	5 bats flying within main barn
21:12	CPIP	Foraging in courtyard
21:32	CPIP	Intermittent foraging in courtyard
21:38	LE SP.	looped courtyard, re-entered barn
21:41	LE SP.	Flying N to S over courtyard
21:47	CPIP	Foraging in courtyard, flew to N
21:49	CPIP	N to S over courtyard
21:55	SPIP	In courtyard
Surveyor	BL	
Survey Point	east face of north aspect	
Time	Species	Notes
21:01	CPIP	HNS
21:03	CPIP	HNS
21:05:00-21:10	CPIP	Flying in and out of metal barn
21:10	N/K	Unknown bat on western end of building flying around the doorway immediately to the left of the big shrub
21:12	CPIP	foraging at eastern end
21:37	NOCT	HNS
21:46	NOCT	HNS
21:48	BLE	HNS

*Not seen

Date	09/06/2025 (B1 Survey 2)	
Survey Type	Dusk	
Sunrise / Sunset	21:13:00	
Start Time	20:58:00	
End Time	22:43:00	
Start Temperature	14 °C	
End Temperature	13	
Wind (Beaufort)	2	
Cloud Cover	1/8	
Rain	None	
Building/s	B1	
Surveyor	SH	
Time	Species	Notes
22:25	N/K	forage overhead in courtyard
22:30	CPIP	forage overhead
22:31	CPIP	HNS
22:32	SPIP	HNS
22:35	CPIP	HNS
22:41	CPIP	HNS
Surveyor	RE	
Survey Point	south, central	
Time	Species	Notes
2124	SPIP	seen flying west
2134	CPIP	appearing out the barn behind
213	NOCT	brief
2141	SPIP	ns
2142	SPIP	foraging around barn in and out
2153	CPIP	more foraging
2114	BLE	flying over south
2121	CPIP	brief
2136	CPIP	passing
Surveyor	CO	
Survey Point	courtyard facing NW	
Time	Species	Notes
21:39	NOCT	HNS
22:06	LE SP.	Emergence from dormer window, flew W
22:19	SPIP	Brief foraging in courtyard
22:26	CPIP	HNS

Surveyor	JP	
Survey Point	Eastern side	
Time	Species	Notes
22:35	CPIP	appeared from around northern side, then looped back
21:39	NOCT	HNS
21:41	NOCT	HNS
21:43	CPIP	Faint HNS
21:50	CPIP	flew from north to south east
21:53	CPIP	foraging along eastern edge of building
22:20	MYOT SP.	HNS pass by
22:30	CPIP	Faint HNS
22:32	CPIP	HNS
22:43	CPIP	HNS
Surveyor	AC	
Survey Point	South & West facing roof (Southwest corner of building)	
Time	Species	Notes
21:31	CPIP	Bat emergence, from southern hip.
21:39	NOCT	HNS
21:42	NOCT	HNS
21:56	OTHER	detector didn't pick up, looked to fly over me towards building
22:08	CPIP	HNS
22:14	OTHER	flew over me and building going N. detector didn't pick up, likely BLE.
22:26	SPIP	caught a flash going W quite low
22:30	OTHER	not picked up by detector, flying over me and building going N
22:30	CPIP	HNS
22:43	CPIP	faint HNS
Surveyor	OB	
Survey Point	north-western aspect	
Brief Summary of Observed Bat Activity		Confirmed 1no. emergence from west facing open doorway (likely BLE, no echo recorded). And, 1no. ridge tile emergence.
Time	Species	Notes
21:24	SPIP	Flying north behind north-facing roof
21:37	Unknown	Emergence from empty door facing west. Emerged at 21:37:25, back in at 21:37:53
21:40-21:41	NOCT	HNS
21:53	Unknown	Emerged from ridge tiles at 21:53:06
22:09	CPIP	HNS
22:11	BLE	HNS
22:13	BLE	HNS
22:14	?	*Snh from northern barn
22:22	NOCT	HNS
22:24	?	2 x bats foraging in courtyard from north
22:36	CPIP	HNS
22:39	CPIP	HNS

*Saw not heard

Surveyor	Meg Llewellyn	
Survey Point	SE / driveway	
Time	Species	Notes
21:39	NOCT	HNS
21:41	NOCT	HNS
21:42	CPIP	HNS
21:49	CPIP	Flew from north to south east
21:53	CPIP	HNS
22:07	N/K	SNH, flew from north over western edge of building southwards
22:19	MYOT SP.	HNS
22:31	CPIP	HNS
21:32	CPIP	HNS
22:35	SPIP	HNS
22:42	CPIP	HNS
Surveyor	HC	
Survey Point	NE	
Time	Species	Notes
21:23	SPIP	Commuting E-W
21:34-35	CPIP	HNS
21:39-49	CPIP	Foraging multiple bats in front of building
21:52-53	CPIP	Foraging
21:57	CPIP	Commuting S-N
22:20	CPIP	HNS
22:21	SPIP	HNS
22:26	CPIP	Commuting S-NE
22:29-22:31	CPIP	Foraging multiple bats in front of building
22:35-44	CPIP	Foraging multiple bats in front of building

Date	07/07/2025 (B1 Survey 3)	
Survey Type	Dusk	
Sunrise / Sunset	21:15:00	
Start Time	21:00:00	
End Time	22:45:00	
Start Temperature	18°C	
Wind (Beaufort)	2	
Cloud Cover	1/8	
Rain	None	
Building/s	B1	
Surveyor	LB	
Survey Point	B1 - inside Courtyard looking North (S & E aspects)	
Time	Species	Notes
22:00	LE SP.	Emergence from doorway of stable behind SP. circled courtyard
2202	LE SP.	HNS
2208	N/K	Flew up from N aspect above ridge line and down again.
2224	SPIP	brief pass, HNS
2228	CPIP	brief pass, HNS
2236	LE SP.	No call. LE re-entering doorway next to SP
2239-2245	CPIP	Foraging in courtyard
Surveyor	EH	
Survey Point	B1 – courtyard - north and west aspects	
Time	Species	Notes
21:33	N/K	flew from building to left/north of my position into courtyard and headed south
21:55	N/K	flew from west over building headed north entering open barn to my left - no ID
22:07	SPIP	brief call HNS
22:18	N/K	flew into courtyard from west brief forage and headed back towards west no ID
22:20	N/K	flew from building behind to the west and flew into open doorway to my left - headed north
22:24	SPIP	brief call HNS
22:28	CPIP	brief call HNS
22:39	CPIP	foraging in courtyard
Surveyor	AC	
Survey Point	B1 - South & West facing roof (Southwest corner of building)	
Time	Species	Notes
2137	CPIP	HNS
2138-50	OTHER	HNS faint calls
22:06	CPIP	HNS
2208	SPIP	HNS
2200-15	CPIP	HNS faint foraging
2221	CPIP	looping around building
2225	SPIP	came from w left e
2240	CPIP	flew over me going S to N

Building	B1	
Surveyor	BL	
Survey Point	B1 - north side of courtyard looking east	
Time	Species	Notes
21:44	CPIP	flying in and out of barn opposite to feed, about 6 minutes constant
21:54	WHIS	constant feeding in the barn opposite for 15 minutes
22:13	CPIP	back and forth along the barn foraging
22:15	NATT	HNS
22:18	CPIP	emergence from B1 flying towards the barn
22:18	DAUB	HNS
22:19	WHIS	constant feeding along barn for about 5 mins
22:23	BRAN	feeding in barn
22:28	DAUB	HNS
22:28	BLE	HNS
22:38	N/K	flew towards western end of north side of b1 roof
22:44	BLE	flew out of barn opposite B1
Surveyor	RE	
Survey Point	B1 - SW aspect opposite barn	
Time	Species	Notes
2145	CPIP	Foraging in barn behind
2147	CPIP	foraging, HNS
2200	CPIP	brief
2214	CPIP	
2216	MYOT SP.	possibly whiskered
2218	CPIP	two passes
2218	WHIS	
2219	WHIS	Foraging in barn
2220	MYOT SP.	possibly Brandts
2220	SPIP	multiple passes
2223	BRAN	possibly brandts
2224-25	WHIS	multiple passes
2224	BRAN	
2227-28	CPIP	
2230	OTHER	auto id confused perhaps with pip social, thought PLAU and MYDA
2231	DAUB	likely pip social
2232	CPIP	
2232	MYOT SP.	likely whiskered
2233	BLE	
2233	SPIP	
2234-35	brand and whiskered	
2237	CPIP	
2236-40	CPIP	foraging
2240	brandts	

2240-42	pipi	
2241	Whisk	
2141	natterers	
2243	whisk	
2244	PLAU	
2244-45	PIPI	foraging

Surveyor	OB	
Survey Point	NW aspect of B1	
Brief Summary of Observed Bat Activity	Consistent pip activity with some LE (likely BLE) emergence	
Time	Species	Notes
2130	CPIP	HNS faint
2144	CPIP	entered barn from East, foraging
2146	CPIP	foraging around barn
2146	?	foraging around survey point
2151	CPIP	HNS
2157	CPIP	HNS
2200	CPIP	foraging came from N
2205	CPIP	HNS
2211	CPIP	HNS
2212	?	flew n from past n facing doorway
2214-18	CPP	foraging around survey point and barn
2220	LE	emergence (x2)
2223	LE	flew to barn from b1 door
2224	LE	flew into n barn from west
2227	LE	foraging around n barn
2227-30	LE	foraging around survey point
2235	LE	HNS
2235	SPIP	HNS
2240	cpip	HNS
2243	CPIP	HNS
2243	LE	HNS
2243	NOCT	HNS

Building	B1	
Surveyor	MD	
Survey Point	B1 - W aspect on end hip and SW section	
Time	Species	Notes
21:30	CPIP	emergence S facing window W-most side
21:31	CPIP	check - looking down and heard loud call
21:33-21:44	CPIP	HNS brief calls - distant foraging
21:46	CPIP	foraging to n next to OB
21:48-22:10	CPIP	HNS brief calls - distant foraging to W
21:53	CPIP	flew n to s to w of OB
22:09	BLE	flew w to e towards building - re-entry
22:12	MYOT SP.	HNS
22:13-22:15	CPIP	HNS brief calls - distant foraging
22:16	CPIP	foraging from n to S to the W of OB and then W around barn
22:17	LE SP.	HNS brief
22:19	LE SP.	HNS brief
22:20	LE SP.	HNS loud pass
22:21	CPIP	looping from w and e of building in front of pos
22:23	LE SP.	HNS brief
22:24	BLE	loud HNS
22:25	CPIP	HNS
22:25-22:26	BLE	HNS brief then seen flying from ne to sw
22:27	CPIP	HNS brief
22:28	LE SP.	HNS faint
22:29-22:30	LE SP.	HNS several passes
22:33	LE SP.	HNS brief
22:33	WHIS	faint HNS
22:33	BLE	HNS
22:33-22:35	WHIS	HNS several passes
22:35-22:39	CPIP	brief HNS several passes - disturbing foraging
22:35-22:36	DAUB	HNS loud passes
22:39-22:41	CPIP	HNS foraging overhead
22:39	SPIP	as above
22:40	MYOT SP.	flew e to w along building

Surveyor	Steph Hill	
Survey Point	SE corner B1	
Time	Species	Notes
2155	CPIP	Flew E to W commuting
2205	CPIP	HNS
2209	CPIP	HNS
2212	CPIP	Foraging in driveway
2214	CPIP	HNS
2217	CPIP	HNS
2221	CPIP	HNS
2226	CPIP	HNS
2236	CPIP	Commuting Flew North
2239	CPIP	HNS
2240 - 2246	CPIP	Continuous Foraging

Date	26/06/2025	
Survey Type	Dusk	
Sunrise / Sunset	21:20	
Start Time	21:05	
End Time	22:50	
Start Temperature	19 °C	
End Temperature	16	
Wind (Beauforts)	2	
Cloud Cover	1/8	
Rain	None	
Building/s	B2 & B5	
Surveyor	EH	
Survey Point	B2 south and east aspects	
Time	Species	Notes
21:42-43	CPIP	hns
21:43-44	CPIP	hns
21:50-52	CPIP	flew from behind my position east flew towards barn - foraging near buildings
21:54	CPIP	flew from barn very active foraging south aspect of barn
21:56	CPIP	second individual also appeared from barn foraging in the south east
22:02	CPIP	flew from trees behind me to the east flew into barn
22:04	CPIP	flew from the barn headed east
22:05	CPIP	flew from barn headed south
22:30	CPIP	hns brief call
22:33	BLE	flew from east corner of barn, flew east
22:38	SERO	hns
22:38	BLE	hns
22:40	CPIP	brief call hns
22:42	MYOT SP.	hns
22:43	CPIP	few passes hns
22:45	CPIP	foraging near barn few passes east to west
22:48	CPIP	as above
Surveyor	BL	
Survey Point	E of B5	
Time	Species	Notes
21:36	CPIP	commuting E to W to the south of B5
22:03	CPIP	looped around from direction of B2
22:24	CPIP	hns
22:25	NOCT	hns
22:47	MYOT SP.	hns
22:48	NOCT	hns

Surveyor	OB	
Survey Point	SW of B2	
Brief Summary of Observed Bat Activity	Very high and constant foraging bat activity within the barn. Footage confirms foraging activity only.	
Time	Species	Notes
21:43	CPIP	hns
21:45	CPIP	Flew west from foraging inside barn
21:51	CPIP	Flew west from foraging inside barn
21:55 - 22:03	LE SP.	4x foraging around barn.
22:10 - 22:17	LE SP.	2x foraging around barn
22:21	SPIP	hns
22:22 - 22:29	CPIP	2x foraging around barn.
22:39 - 22:49	cpip	foraging around barn
22:46	myotis sp?	hns
Surveyor	AC	
Survey Point	E of B5 looking at E and N aspects	
Time	Species	Notes
21:45	CPIP	commuting over me going w
22:03	CPIP	Foraging in front of B5
22:21	SPIP	Foraging in B5 southern side
22:28	CPIP	hns
22:40	CPIP	came from N field
22:48	MYOT SP.	hns
22:47	BLE	hns

Date	18/06/2025	
Survey Type	Dusk	
Sunrise / Sunset	21:18	
Start Time	21:03	
End Time	22:48	
Start Temperature	20 °C	
End Temperature	18	
Wind (Beauforts)	0	
Cloud Cover	1/8	
Rain	None	
Building/s	B3 & B8	
Surveyor	LB	
Survey Point	B3 W corner. FoV W and S aspects	
Time	Species	Notes
21:45	CPIP	brief call HNS commuting
21:49	CPIP	flew from NW of B3 heading SW commuting
21:55	CPIP	brief call HNS commuting
22:04 - 22:17	CPIP	Foraging in B7
22:16	CPIP	brief call HNS commuting
22:17	SPIP	brief call HNS commuting
22:22	CPIP	brief call HNS commuting
22:24	LEISL	brief call HNS commuting
22:25	CPIP	brief call HNS feeding buzz
22:36	CPIP	brief call HNS commuting
22:42	CPIP	brief call HNS commuting
Surveyor	EH	
Survey Point	B3 N and E aspects	
Time	Species	Notes
22:07	CPIP	flew east along north of the barn headed into courtyard to the north
22:16	CPIP	hns
22:23	CPIP	brief call hns
22:26	CPIP	hns
22:35	CPIP	brief call hns

Surveyor	MD	
Survey Point	B8 NE elevation	
Time	Species	Notes
21:45	CPIP	flew from E then in and around building entrance
21:46	CPIP	flew W from building to E
21:49	CPIP	HNS brief
21:49-21:50	CPIP	foraging back and forth from treeline NW to B7 SE
22:10	BLE	flew from N to SE around B7
22:13	BLE	HNS
22:14	N/K	SNH flew N to S - likely LE
22:16	CPIP	flew E to W
22:17	PIP SP.	faint - flying around trees to W
22:22	CPIP	flying E to W
22:24	CPIP	HNS several passes
22:30	BLE	HNS brief
22:32	BLE	HNS
22:32	CPIP	HNS brief
22:36-22:37	CPIP	HNS several passes foraging
22:41	BLE	HNS faint
22:41-22:42	CPIP	HNS several passes

Appendix C – Photographs of 5no. closest ponds to the site

Photograph No. 1 – Pond No. 1



Photograph No. 2 – Pond No. 2



Photograph No. 3 – Pond No. 3



Photograph No. 4 – Pond No. 4



Photograph No. 5 – Pond No. 5