



PRELIMINARY ECOLOGICAL APPRAISAL

**Clockhouse Farm, Stonehouse Lane, Cowfold,
West Sussex**

On behalf of: The Camelia Botnar Foundation

Client:	The Camelia Botnar Foundation			
Project:	Clockhouse Farm, Stonehouse Lane, Cowfold, West Sussex			
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Validity:

This report is likely to be valid for 12-18 months from the date of the site visit, providing conditions on site have not changed and this can be verified by a suitably qualified ecologist. 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.

Contents

	Page No.
SUMMARY	01
1.0 Introduction	02
2.0 Methodology	04
3.0 Results	06
4.0 Evaluation and Recommendations	15
5.0 Opportunities for Ecological Enhancement	17
6.0 Conclusions	20
7.0 References	21

FIGURES

Figure No. 01 – Site Habitat Plan

TABLES

Table No. 01 – Summary of Recommendations

Table No. 02 – Zones of Influences for Ecological Receptors

Table No. 03 – Likely Importance Assessment Criteria

Table No. 04 – Habitat Suitability Assessment References

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

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

Table No. 07 – EPSMLs within Potential Zone of Influence

Table No. 08 – Non-Statutory Designated Areas

Table No. 09 – Statutory Designated Sites

Table No. 10 – Preliminary Bat Roost Assessment Results - Buildings

Table No. 11– Species Lists for Habitat Parcels

APPENDICES

Appendix A – Site Photographs

Appendix B – Planning Policy and Legislation

Appendix C – Summary of Abbreviations

Appendix D – SxBRC Summary Page

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

SUMMARY

Lizard Landscape Design and Ecology (LLDE) has been commissioned by The Camelia Botnar Foundation to undertake a Preliminary Ecological Appraisal (PEA) of land at Clockhouse Farm, Stonehouse Lane, Cowfold, West Sussex (located around central grid reference: TQ 19696 22221 – hereafter referred to as 'the site'). This report presents the results of an initial scoping survey which was undertaken on the 5th of August 2024 to evaluate the existing ecological resources within and adjacent to the site, to highlight any potential ecological constraints and opportunities to inform scheme design, and to identify the need for further assessment prior to application, where required.

Several buildings within the site were found to offer varying suitability for roosting bats. Therefore, a series of bat emergence surveys have been recommended herein, to ensure the development of any buildings which offer value for roosting bats are assessed adequately to inform a potential mitigation strategy. As the presence, or potential presence, of protected species is a material consideration in the planning process these surveys shall need to be undertaken before determination of the planning application.

No statutory designated sites are within the zone of influence of the site. No non-statutory designated sites are expected to be impacted by the proposed development, given the intervening distance between them. The site is situated within a SSSI Impact Risk Zone. However, the proposed development does not meet the criteria which would require the LPA to consult with Natural England regarding potential impacts.

Opportunities for ecological enhancement have been provided to allow the ecological value to the site to be maximised.

Subject to a sensitively designed scheme, which gives due consideration to the survey and mitigation requirements outlined herein, no major ecological constraints have been identified which would preclude the provision of a well-designed development.

Table No. 01 - Summary of Recommendations

Ecological Receptor	Recommendations	Time Constraint
Roosting bats	3no. emergence surveys on B1. 1no. emergence survey on B2, B3, B5 and B8.	Bat surveys must be completed between May and September. At least 2no. of the surveys for B1 completed between May and August spaced 3 weeks apart.

1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology (LLDE) has been commissioned by The Camelia Botnar Foundation to undertake a Preliminary Ecological Appraisal (PEA) of land at Clockhouse Farm, Stonehouse Lane, Cowfold, West Sussex (located around central grid reference: TQ 19696 22221 – hereafter referred to as ‘the site’).
- 1.2 The purpose of this report is to establish the site’s suitability for development, inform the design process for future proposals, record the ecological baseline and identify key potential ecological constraints and opportunities associated with future development proposals. This report has been prepared with due consideration for existing best practice guidance (CIEEM, 2017) (BSI, 2013) and aims to provide general advice on ecological constraints associated with development of the site. The report includes recommendations for further assessment where necessary. It is not intended that this report should be submitted with a planning application for development of the site, unless supported by the results of further surveys and a detailed assessment of the effects of the proposed development.

Site Information

- 1.3 The site covers an area of c. 0.7 hectare and consists of a regular shaped plot dominated by 7 no. buildings with areas of associated hardstanding land. The site appeared to be used as a farmhouse, with several structures currently in use as barns for livestock and machinery storage. B1, the largest building on site located in the southeastern section of the site appeared to be entirely disused. The boundary habitats of the site consisted of a hedgerow to the south and north of the site, which separated the site from arable land to their respective aspects. To the west of the site, a line of trees exists (beyond the site boundaries), which also lead onto further arable land. To the east of the site, several residential dwellings were present with associated garden areas. Beyond these dwellings, Stonehouse Lane was present.

Surrounding Landscape

- 1.4 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 to the site. The surrounding landscape of the site is arable, and all aspects of the site

lead to farmland. 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. Hedgerows which include scattered trees which persist along the southern boundary of the site and continue beyond the site boundaries connect to these aforementioned parcels of woodland. The underlying substrates on site consist of slowly permeable seasonally wet, slightly acid but base-rich loamy and clayey soils. The site is c.25m above sea level.

Development Proposals

- 1.5 It is understood that the proposals are for the renovation and repropose of the existing buildings and land on site. However, it is understood that there are currently no fixed proposals. Therefore, the report and the recommendations provided herein will highlight areas with ecological constraints that should be avoided if possible and the associated works required should development need to occur here.

Scope of the Assessment

- 1.6 In accordance with current guidance (CIEEM, 2017), the aim of the Preliminary Ecological Appraisal has been to:
- Identify the likely ecological constraints associated with a project;
 - Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy' (BSI, 2013);
 - Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EclA); and
 - Identify the opportunities offered by a project to deliver ecological enhancement.

2.0 METHODOLOGY

2.1 Desk Study

- 2.1.1 The Multi-Agency Geographical Information Centre (MAGIC) website¹ 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. 02 – 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.

¹ www.magic.go.uk

- 2.1.2 All protected / notable species records within a 2.0km radius of the site were provided by the Sussex Biodiversity Records Centre (SxBRC). SxBRC can be found here: [<https://sxbr.org.uk/home/>] 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 [Keywords] by a Suitably Qualified Ecologist (Kofi Bernson BSc (Hons), 2 years professional experience). Weather conditions 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.
- 2.2.3 A list of plant species noted was compiled, together with an estimate of relative abundance made according to the DAFOR scale (Table No. 11).

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, 2022), this was assessed in accordance with the criteria outlined below:

Table No. 03 – 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. 04 – 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 (4th edition)</i> (Collins, 2023)
Dormice	<i>The Dormice Conservation Handbook</i> (English Nature, 2006)
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</i>

	<i>Appraisals (Jukes, 2021) and Organising Surveys to Determine Site Quality for Invertebrates (English Nature, 2005)</i>
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- 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.

2.4 Daytime Bat Walkover Survey

- 2.4.1 A Daytime Bat Walkover (DBW) survey was undertaken as part of the field survey assessment by the suitably experienced surveyor accredited agent under Louise Barker (Bat Level 2 Class Licence; 2023-11422-CL18-BAT).
- 2.4.2 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.
- 2.4.3 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 typically associated with decay, 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 and raised flashing etc.
- 2.4.4 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. 05 – 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.

- 2.4.5 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.
- 2.4.6 Furthermore, all structures were assessed externally, and internally wherever possible for their potential to support bats, using the following criteria:

Table No. 06 – 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 or 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.

- 2.4.7 Finally, an assessment of the winter hibernation potential of the structures was made in consideration of the criteria used for assessing structures and trees, in combination with the potential presence of classic hibernation features, known roosts and suitability of habitat in the surrounds.

2.5.1 Any pond

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

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2.7 Constraints and Limitations

- 2.7.1 Due to the field survey consisting of only one site visit, certain species, particularly some of the flowering plants, may not have been visible or may have been otherwise inconspicuous at the time of the survey and hence overlooked. These are accepted constraints associated with the UKHabs Survey Methodology.

3.0 RESULTS

3.1 Desk Study

Pond Search

- 3.1.1 16no. ponds are 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. The closest pond to the site was subsequently recommended for an eDNA survey to rule out the presence of Great Crested Newt *Triturus cristatus*, however it was found to be completely dry on a visit on 18th May 2026, suggesting that it is ephemeral.

Priority Habitats Search

- 3.1.2 In accordance with the MAGIC dataset, within a 2.0km search radii of the site there were UKBAP Priority Habitats (NERC, 2006) of *Deciduous Woodland* (much of which is ancient), *Traditional Orchards* and *Woodpasture 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> Brown long eared <i>Plecotus auritus</i> .	Destruction of a breeding site.	c. 1.9km S

Local Non-Statutory Designated Areas

- 3.1.4 The following non-statutory designated areas were identified within 2.0km of the site.

Table No. 08 – Non-Statutory Designated Areas

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

Statutory Designated Sites

- 3.1.5 Statutory designated sites identified within a potential zone of influence of the site include:

Table No. 09 – Statutory Designated Sites

Site	Description	Location
Statutory Designated Sites within 2.0km		
There are no statutory designated sites within the search radius.		
International Statutory Designated Sites within 10/12km		
There are no international statutory designated sites within the search radius.		

- 3.1.6 The site is located within the Impact Risk Zone of nearby SSSI's. However, it is unlikely that the proposed development shall require a consultation with Natural England.

3.2 Existing Habitat Assessment

Desk Study

- 3.2.1 SxBRC returned 144 records for notable and protected species of flora from within the search area. This included records for species associated with woodland habitats, such as bluebell *Hyacinthoides non-scripta* and green-winged orchid *Anacamptis morio*.

Site Assessment

- 3.2.2 Habitats within and adjacent to the site include:

- Buildings: **u1b5**
- Developed land – sealed surface: **u1b**
- Sparsely vegetated urban land – **u1f**
- Mixed scrub – **h3h**
- Bramble scrub – **h3d**
- Native hedgerow – **h2b**

Buildings

- 3.2.3 The site is dominated by 7no. buildings, 5no. of which are barns, 1no. of which is a corrugated iron containment structure and the remaining 1no. is a large, tiled and brick made building, which appeared to be disused. While no

flora was present across any of the structures, they offer a range of ecological value, ranging from negligible to high suitability for bat roosts. Consequently, the overall value of the buildings on site has been assessed as potentially being of **local-level ecological value**.

Developed land – sealed surface

- 3.2.4 The site contains large areas of concrete land, most notably in the central, southeastern and northwestern sections. No vegetation was noted across this habitat and it maintains no areas of ecological value (such as areas of logs or piles of rubble). Furthermore, it is a widespread and common habitat and has therefore been assessed as being of **negligible ecological value**.

Sparsely vegetated urban land

- 3.2.5 The site maintains some small parcels of sparsely vegetated urban land, most notably across the southwestern and northeastern aspects of the site, where the nearby vegetation has encroached onto the developed land. Species such as cocksfoot grass *Dactylis glomerata*, bramble *Rubus fruticosus* and bristly oxtongue *Helminthotheca echioides* dominated this habitat. While the habitat does offer some ecological value, its limited extent and common frequency reduces its value. Overall, the site has been assessed as being of **low site-level value**.

Mixed scrub

- 3.2.6 Small sections of the site contained areas of mixed native scrub, which has encroached from nearby hedgerows. These areas were dominated by species such as bristly oxtongue *Helminthotheca echioides*, saltbush *Atriplex* sp. and perennial rye grass *Lolium perenne*. The scrub in many areas was of a dense and tall nature and is likely to be of some value for a range of UK species of reptiles and pollinators. However, the parcels of these habitats were very small in size and often patchy. Similarly, they often ended against the areas of developed land, reducing their value as a source of ecological connectivity to wider, more suitable habitats.

Bramble scrub

- 3.2.7 A small parcel of bramble scrub was noted to the north of B6. The parcel of habitat was of a particularly dense nature and maintains a height of over 2.0m. This parcel represents the northern boundary of the site and connects to a wider network of woodland and hedgerows beyond. Furthermore, it is

likely to be of some value to local wildlife as a source of food and as means of refuge. However, given its small size and extent into the site boundaries, it has been assessed as being of **site-level ecological value** only.

Native hedgerow

- 3.2.8 A native hedgerow was noted along the southwestern boundary of the site. The hedgerow was dominated by bramble *Rubus fruticosus*, with ash *Fraxinus excelsior* and elder *Sambucus nigra* occasionally noted. The hedgerow maintained an average height of 2m, with an approximate width of 0.5m. The hedgerow remained consistent and was contain any notable gaps which may reduce its connectivity value. The hedgerow is however isolated from connecting directly to any habitat of high ecological value, such as woodland. To the east, the hedgerow continues to a residential property and to the west it ends as the farmhouse extends into its liner path. Overall, the habitat has been assessed as being of **site-level ecological value**.

3.3 Invasive Species

- 3.3.1 No invasive species were identified during the site walkover.

3.4 Protected and Notable Fauna - Likely Presence Assessment

Amphibians

Desk Study

- 3.4.1 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 *Triturus cristatus*. The most recent record of GCN was made in 2017, located c.1.3km west of the site.

Site Assessment

- 3.4.2 The site itself is mainly unsuitable for amphibians, given the developed nature of the area. Buildings and hardstanding are the predominant features on site and the sparsely vegetated urban land. However, the encroachment scrubs which are present in some areas of the site may offer some valuable for terrestrial habitats. However, the scrub does lack the dense tussocky vegetation associated with optimal habitat for amphibians, but it is considered to be of some value for amphibians. The adjacent habitats offsite, consisting of woodland, areas of scrub and grasslands are considered to be of a much higher value for amphibians. It is therefore considered unlikely that amphibians would exist in notable numbers onsite given the abundance of suitable habitat elsewhere. The site appeared to be in partial use, with local farmers passing through the site to access nearby arable land. Given the disturbed nature of the site and the unsuitable habitats on site for amphibians, it has been assumed highly unlikely that amphibians are persisting on the site to any notable extent. While several ponds were located in the vicinity, it was found that the 5no closest ponds to the site were completely dry upon inspection on 18th May 2026 (see Appendix E) which strengthens the view that the site is of a **low** suitability for amphibians.

Reptiles

Desk Study

- 3.4.3 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 made in 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

- 3.4.4 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. The compost pile noted in the northern section of the site and displayed within the site habitat plan should be removed by hand. While the boundary features, such as the hedgerows and areas of mixed scrub may offer some value for reptiles, given the abundance of more suitable habitat in areas offsite, it is assumed unlikely that reptiles would be present on the developed land. The site has therefore been assessed as being of **low site-level value** for reptiles.

Bats

Desk Study

- 3.4.5 SxBRC returned 56no. records for 7no. species of bat, including records for serotine *Eptesicus serotinus*, whiskered bat *Myotis mystacinus*, natterers bat *Myotis nattereri*, common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus* and brown long-eared bat *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.

Preliminary Roost Assessment - Trees

- 3.4.6 No trees on site are expected to be involved within the proposed development.
- 3.4.7 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 – Preliminary Bat Roost Assessment Results - Buildings

Building Ref	External assessment	Internal assessment	Overall result
B1	A large, disused one story brick building with a tiled roof and a loft space. 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 presence of nesting birds limits any assumptions.	High
B2	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 likely in use. No evidence of bats was found.	Low
B3	A large barn, constructed of cinder blocks, wooden boards with a metal frame 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.	Access into the structure was not possible. An internal visual inspection revealed that the structure remains very dim in the day and appeared to be in use for livestock feeding.	Low
B4	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 appeared in use. No evidence of bats was found.	Negligible
B5	A medium sized barn, made with a wooden frame and a corrugated iron roof. It is assumed individual bats	The barn was fairly open and exposed, but maintained several potential perching areas	Low

	could opportunistically use this structure.	for bats to utilise.	
B6	A large, sheet metal barn. The structure presented no PRF's.	Inaccessible.	Negligible
B7	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
B8 (off-site)	A small, dilapidated shed constructed of a concrete frame and a corrugated iron roof. The structure is broken and hanging, and it is assumed individual bats could opportunistically use this structure.	An internal inspection was not undertaken due to the fact the structure appeared unstable.	Low

Winter Roosting Potential

- 3.4.8 Given the results of the preliminary roost assessment and in consideration of the presence or classic / non-classic hibernation features, the suitability of the surrounding habitat for commuting and foraging, and the presence / absence 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

- 3.4.9 The main body of the site is dominated by developed land, and lacked the vegetation associated with a notable invertebrate assemblage, and as such the site presents very little value for foraging bats. The boundary features of the site, such as the hedgerows and 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.

- 3.4.10 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. The hedgerows on site in many instances are connected to more suitable habitats and likely remain valuable linear features for the majority of UK bat species. Similarly, 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-level value**.

Dormice

Desk Study

- 3.4.11 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

- 3.4.12 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 hedgerows on site are semi-mature and are connected to some areas of woodland beyond the site boundary. These hedgerows should be retained and protected throughout the proposed development. 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 **low value** for dormice.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Birds

Desk Study

- 3.4.15 SxBRC returned 566no. records for 46 species of birds from within the search area. This included records for 10 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

- 3.4.16 Generally, the site lacks the 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. Furthermore, the boundary features of the site including the hedgerows and 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 **site-level value** for nesting birds.

Invertebrates

Desk Study

- 3.4.17 SxBRC returned 342no. records for 76 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

- 3.4.18 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 flowering plants, which reduces the likelihood of the site containing a notable assemblage of pollinators. Overall, the site has been assessed as being of **low site-level** value for invertebrates.

4.0 ECOLOGICAL CONSTRAINTS AND RECOMMENDATIONS

4.1 Internationally Designated Sites

- 4.1.1 The wildlife designations identified during the desk study assessment are subject to protection through legislation (see *Appendix A – Planning Policy and Legislation*). Therefore, if proposals have the potential to result in adverse impacts to these areas, further assessment and mitigation may be required. An evaluation of this requirement and any recommendations for scheme design or further assessment are provided below.
- 4.1.2 No internationally designated statutory sites were identified within a potential zone of influence of the proposed development site.

4.2 Nationally and Locally Designated Sites

- 4.2.1 No nationally and locally designated areas exist within or directly adjacent to the site, so would not be likely to be directly impacted by proposals.
- 4.2.2 The site is situated within the Impact Risk Zone of nearby SSSI's. However, the proposed development is unlikely to require a consultation with Natural England.

4.3 On Site Habitats

- 4.3.1 The following section provides an evaluation of the potential impacts of proposals on the habitats on site and outlines any recommendations required in order to ensure proposals accord with planning policy and legislation (see *Appendix A*), and to maximise opportunities to deliver net gains for biodiversity. Where identified, any potential impacts should be addressed in line with the mitigation hierarchy (BSI, 2013) (CIEEM, 2022) and where possible, mitigation should be embedded in the scheme design as this gives assurance of delivery.

Biodiversity Net Gain Statement

- 4.3.2 As of 12th of February 2024, Biodiversity Net Gain is mandatory under

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The scheme would be classified as a major development and as such shall be subject to the standard biodiversity gain planning condition.

Evaluation and Recommendations

- 4.3.3 Overall, the habitats on site were assessed as being of broad low ecological value. The existing areas of hardstanding are highly suitable for development, and the loss of these habitats could be compensated for within the scheme.
- 4.3.4 The greatest ecological interest at the site associated with hedgerows and areas of mixed scrub. Proposals should aim to retain and protect these areas wherever practicable by developing in the centre of the site and enhancing the ecological ecotone which currently exists along the borders of the hardstanding.
- 4.3.5 Given that the proposed development does not yet highlight which buildings are to be affected within the proposals, bespoke advice based on the result of further surveys shall be given in regards to the possible presence of roosting bats. This is expanded upon further in section xxx

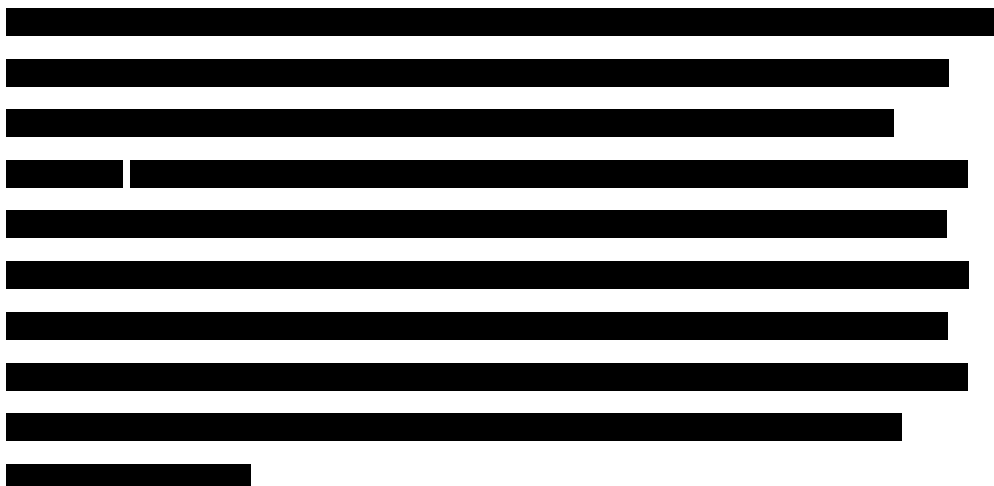
4.4 Protected and Notable Species

- 4.4.1 Varying levels of legal protection are afforded to certain protected animals, certain species of conservation importance and broader biodiversity (see *Appendix A – Planning Policy and Legislation*). Therefore, in order to ensure proposals accord with statutory legislation further surveys for these taxa may be required to determine their presence and, if present, to devise an appropriate mitigation strategy. Any proposed impacts should be addressed in line with the mitigation hierarchy (BSI, 2013) (CIEEM, 2022) and where possible, mitigation should be embedded in the scheme design. The presence, or potential presence, of protected species is a material consideration in the planning process, as per the *Town and Country Planning Act (1990) (as amended)*.
- 4.4.2 Any protected / notable species assessed as having negligible potential to

exist on site during the possible presence assessment were scoped out of further assessment at this stage.

Bats

- 4.4.3 The protected species assessment identified that B1 offered high potential to support roosting bats due to the presence of slipped, damaged or missing across all visible aspects of the roof which may provide opportunities for ingress/egress. Should this building be subject to proposed development, 3no. further emergence / re-entry surveys of B1 should be undertaken to ascertain the likely presence / absence of bats, characterise any roosts present and to allow the full impact of the proposed development to be established. 2no. surveys should be completed between May – September, with at least one of the surveys between May – August and in suitable weather conditions, and in accordance with best practice (Collins, 2023).
- 4.4.4 The protected species assessment also identified that B2, B3, B5 and B8 (off-site), offered low potential to support individual bats which may opportunistically use the structure. Should any of the aforementioned buildings be subject to proposed development, 1no. further emergence / re-entry survey of said building should be undertaken to ascertain the likely presence / absence of bats, characterise any roosts present and to allow the full impact of the proposed development to be established. The survey should be completed between May – September, with at least two of the surveys between May – August and in suitable weather conditions spaced 3 weeks apart, and in accordance with best practice (Collins, 2023).
- 4.4.5 The protected species assessment also identified that the site and adjacent habitats would be likely to be of low value to commuting and foraging bats in the area. The site is unlikely to support a notable assemblage of foraging / commuting bats and therefore, bat activity surveys are unlikely to be required. However, proposals should be mindful of the potential for bats to occur in the area by ensuring that the boundary habitats are protected from inappropriate nocturnal lighting, and by limiting the need for nocturnal lighting in the first instance. Any external lighting designs should comply with best practice standards with regard to external lighting and bats (BCT & ILP, 2023).



Birds

- 4.4.7 The protected species assessment identified that the site and adjacent habitats offered habitats of low value to nesting birds. Any habitat suitable to support nesting birds scheduled for removal, i.e., buildings and scrub, should be cleared outside of the main bird nesting season (March – August inclusive) or first be subject to a bird nesting check prior to removal, to be conducted by suitably qualified ecologist or arborist.
- 4.4.8 As detailed in *BS 42021:2022 Integral nest boxes* (BSI, 2022), integral nest boxes should be installed in all new developments, at a rate equal to the number of dwellings. This could comprise integrated bird boxes targeted for a range of species, such as swifts, as well as sparrows and starlings. Boxes should be installed to the north-facing aspect of the new buildings, avoiding areas above windows and doors.

Hedgehogs

- 4.4.9 All new closed board fencing or walls should include a 13x13cm access gap to the base to allow the free movement of hedgehogs around the site. The gaps should be signed 'hedgehog highway' or similar to make their purpose clear and avoid accidental closure by future residents. Information on these access gaps should also be provided within the new residents welcome pack.

Dormice

- 4.4.9 The protected species assessment identified that the hedgerows and scrub onsite were connected to a habitat deemed to be suitable for dormice. The hedgerows should be protected and retained throughout the development through the use of tree protection barriers. However, should they require removal, further survey work may be required, depending on the level of habitat removal. Seasonal constraints restrict surveys to be undertaken from April – November inclusive, with survey requirements necessitating survey efforts of several survey checks throughout the spring summer and autumn months.

5.0 OPPORTUNITIES FOR ECOLOGICAL ENHANCEMENT

- 5.1 In addition to the requirement to deliver +10% Biodiversity Net Gain outlined by the Environment Act (2021), net gains for biodiversity are a requirement outlined in National Planning Policy Framework (Department for Levelling Up, Housing & Communities, 2023) and local planning policy guidance. Opportunities for ecological enhancements which could be incorporated into the scheme design are provided below:

- Buffer zones planted with native trees, shrubs and suitable wildflower grassland to create a gradual ecotone between hedgerows and the development;
- The use of seed and fruit bearing species of tree such as cherry, rowan, birch, hawthorn and crab apple to provide a foraging resource for birds and insects;
- The use of log and compost piles in habitat creation areas to provide refugia for reptiles and amphibians
- Creation of a small bare earth ‘bee bank’ to provide habitat for mining bees;
- Installation of integrated bird and bat boxes into new buildings, and
- Installation of ‘bug hotels’, bird and bat boxes to mature trees;
- The use of flowering lawn in areas which require regular mowing rather than a standard amenity mix;
- Incorporation of semi-natural urban habitats where possible, such as rain gardens and SuDs;
- Green walls and roofs wherever possible, which are simplest to achieve on small structures such as bin stores and bike sheds; and
- Installation of invertebrate boxes in both sunny and sheltered locations

to cater for a range of species.

- Planting of new native species-rich hedging to the boundaries of the site.
- Creation of areas of wildflower meadow to the northern section of the site to provide connectivity between the site and suitable reptile habitat adjacent to the site boundary.

6.0 CONCLUSIONS

- 6.1 The site covers an area of 0.7ha and is located to the to the west of Cowfold, West Sussex. The site consists of hardstanding developed land, several agricultural buildings, small parcels of mixed scrub, sparsely vegetated urban land and native hedgerows. The greatest ecological interest at the site is associated with the hedgerows and parcels of scrub, located on the southeastern and northwestern boundaries of the site. These habitats should be retained and protected throughout proposals, wherever practicable.
- 6.2 Several buildings within the site were found to offer varying suitability for roosting bats. Therefore, a series of bat emergence surveys have been recommended herein, to ensure the development of any buildings maintain value for roosting bats are assessed adequately to inform a potential mitigation strategy. As the presence, or potential presence, of protected species is a material consideration in the planning process these surveys shall need to be undertaken before determination of the planning application.
- 6.3 No statutory designated sites are within the zone of influence of the site. No non-statutory designated sites are expected to be impacted by the proposed development, given the intervening distance between them. The site is situated within a SSSI Impact Risk Zone. However, the proposed development does not meet the criteria which would require the LPA to consult with Natural England regarding potential impacts.
- 6.4 Opportunities for ecological enhancement have been provided to allow the ecological value to the site to be maximised.
- 6.5 Subject to a sensitively designed scheme, which gives due consideration to the survey and mitigation requirements outlined herein, no major ecological constraints have been identified which would preclude the provision of a well-designed development.

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Table No. 11 – Species List for Habitat Parcels**Sparsely Vegetated Urban – u1f**

Common Name	Scientific Name	DAFOR
Bramble	<i>Rubus fruticosus</i>	O
Bristly oxtongue	<i>Helminthotheca echioides</i>	F
Cocks Foot	<i>Dactylus glomerata</i>	D
Common dock	<i>Rumex patientia</i>	R
Common nettle	<i>Urtica dioica</i>	F
Mayweed	<i>Anthemis cotula</i>	O
Perennial ryegrass	<i>Lolium perenne</i>	D
Ragwort	<i>Senecio jacobaea</i>	F
Red fescue	<i>Festuca rubra</i>	O
Saltbush sp.	<i>Atriplex</i>	O
Spear thistle	<i>Cirsium vulgare</i>	O
Teasel	<i>Dipsacus fullonum</i>	R

Mixed Scrub – h3h

Common Name	Scientific Name	DAFOR
Bristly oxtongue	<i>Helminthotheca echioides</i>	A
Burdock sp.	<i>Arctium</i>	D
Common mullein	<i>Verbascum thapsus</i>	R
Common Nettle	<i>Urtica dioica</i>	O
Cow parsley	<i>Anthriscus sylvestris</i>	R
Creeping thistle	<i>Cirsium arvense</i>	R
Fleabane sp.	<i>Pulicaria</i>	O
Marsh thistle	<i>Cirsium palustre</i>	O
Mayweed sp.	<i>Anthemis cotula</i>	R
Mugwort sp.	<i>Artemisia vulgaris</i>	R
Perennial ryegrass	<i>Lolium perenne</i>	D
Red fescue	<i>Festuca rubra</i>	A
Saltbush sp.	<i>Atriplex</i>	F
Spear thistle	<i>Cirsium vulgare</i>	O

Native Hedgerow – h2b

Common Name	Scientific Name	DAFOR
Ash	<i>Fraxinus excelsior</i>	R
Bramble	<i>Rubus fruticosus</i>	D
Common nettle	<i>Urtica dioica</i>	F
Elder	<i>Sambucus nigra</i>	D
Hairy willow herb	<i>Epilobium hirsutum</i>	O

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

Appendix A – Site Photographs



Image 01 – B1, which offers high bat roost suitability.



Image 02 – B2, which offers low bat roost suitability.



Image 03 – B3, which offers low bat roost suitability.



Image 04 – B4, which offers negligible bat roost suitability.



Image 05 – B5, which offers low bat roost suitability.



Image 06 – B6, which offers negligible bat roost suitability.



Image 07 – B7, which offers negligible bat roost suitability.



Image 08 – B8 (off-site), which offers low bat roost suitability.



Image 09 – a parcel of mixed scrub, adjacent to B6.



Image 10 – the hardstanding land located in the centre of the site.

Appendix B – 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, 2021) to conserve and enhance the natural environment.
Badgers	It is an offence under the Protection of Badgers Act 1992 to

Ecological Constraint	Rationale
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, 2021) 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, 2021) 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 25m2 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

Policy 31 of the *Horsham District Planning Framework* Nov 2018 states;

- *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.*

Appendix C – Summary of Abbreviations

Summary of Abbreviations

A non-technical summary of the abbreviations used in report are provided in the table below:

Abbreviation	Explanation
BAP	Biodiversity Action Plan; A plan developed by the LPA to identify local priorities for biodiversity in the district.
BNG	Biodiversity Net Gain; an overall assessment of whether proposals will result in benefits or losses to biodiversity interests, as defined by the DEFRA metric.
BSI	British Standards Institute.
CEMP	Construction Environmental Management Plan. Detailed measures of how the environmental and ecological receptors would be safeguarded during the construction phase.
CIEEM	Chartered Institute of Ecology and Environmental Management
EclA	Ecological Impact Assessment; an assessment of development proposals on the ecological value of the site.
EPS	European Protected Species; species designated at the European level.
EPSML	European Protected Species Mitigation Licences
GCN	Great Crested Newt; amphibian species designated at the national and European level.
HMMP	Habitat Management and Monitoring Plan. Required as a condition of BNG
HRA	Habitat Regulations Assessment; assessment conducted to determine whether proposals have the potential to result in likely significant effect/s to sites designated at the European level.
HSI	Habitat Suitability Assessment; Assessment conducted to assess the suitability of a water body to support GCN.
LEMP	Landscape and Ecological Management Plan. Details how proposed habitats would created and managed,
LNR	Local Nature Reserve
LPA	Local Planning Authority; council responsible for overseeing the planning applications and policy in the district.
LWS	Local Wildlife Site.
LNRS	Local Nature Recovery Strategies
NE (EN)	Natural England (formerly English Nature); Non-departmental public body responsible for ensuring that England's natural environment are protected and improved.
NNR	National Nature Reserve.
PEA	Preliminary Ecological Appraisal; initial ecological scoping assessment conducted to inform planning design
Ramsar	Ramsar; Wetlands of International Importance, as designated under the Ramsar Convention.
SAC	Special Area of Conservation; site designated internationally for its ecological value.
SNCI	Site of Nature Conservation Importance.
SPA	Special Protection Area; site designated internationally for its value to wild birds.
SSSI	Site of Special Scientific Interest; site designated at the national level for its environmental value.
UKBAP	United Kingdom Biodiversity Action Plan; species or habitat designated under the NERC Act, 2006.
UKHabs	Habitat classification system associated with ecological appraisals and BNG.

Appendix D – SxBRC Summary Page



Ecological Data Search SxBRC/24/362 - Summary Report

An ecological data search was carried out for land at Clockhouse Farm, Cowfold on behalf of Kofi Bernson (Lizard Landscape Design and Ecology) on 13/08/2024.

The following datasets were consulted for this report:

	Requested	Radius/buffer size
Designated sites, habitats & ownership maps	Yes	2km
Protected, designated and invasive species	Yes	2km

Summary of results

Sites and habitats

Statutory sites	None present
Non-statutory sites	1 LWS / 1 Designated Road Verge
Section 41 habitats	2 habitats
Ancient and/or ghyll woodland	Present

Protected and designated species

International designations	26 species	254 records
National designations	104 species	2,299 records
Other designations	191 species	3,394 records
Total	208 species	3,766 records
Invasive non-native	23 species	103 records

The report is compiled using data held by Sussex Biodiversity Record Centre (SxBRC) at the time of the request. SxBRC does not hold comprehensive species data for all areas. Even where data are held, a lack of records for a species in a defined geographical area does not necessarily mean that the species does not occur there – the area may simply not have been surveyed.

This summary page may be published.
The full report and maps may not be published or otherwise shared.
 The data search report is valid until 13/08/2025 for the site named above.

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Appendix E – 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