



PRELIMINARY ECOLOGICAL APPRAISAL AND PRELIMINARY ROOST ASSESSMENT REPORT

Client: Mr. Paul Drayton

Site: Black Cherry Farm, Itchingfield

28.10.2024

Version 001



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Report	This report remains valid for 12 to 18 months from date of issue. The report, conclusions and recommendations are valid for current development plans only. Should this change, the report should be reviewed and, if necessary, further survey work and desk study review undertaken.		
Survey Data	Survey data are valid for 12 to 18 months from the date the survey was undertaken.		

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The information which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

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1. Summary

Site Details
- Site Address: Black Cherry Farm, Bashurst Hill, Itchingfield, Horsham, RH13 0PB. - OS grid reference: TQ 1212 2899. - Approximate Area of Site: 2,465 m² (2.465 ha). - Approximate Footprint of Building: 278 m².
Scope of Works
- aLyne Ecology Ltd. was commissioned by Mr. Paul Drayton to undertake a Preliminary Ecological Appraisal (PEA), comprising an online data search and field survey to assess the baseline ecological conditions of the site and its potential to support protected species and species of conservation concern. - aLyne Ecology Ltd. was also commissioned to carry out a Preliminary Roost Assessment (PRA), comprising an external and internal inspection for bats of the buildings on site to inform an assessment of the potential for summer roosting and hibernating bats being present. An assessment of habitats for their potential to support foraging and commuting bats, was also made
Development Proposals
The development proposals are for the conversion of the disused agricultural building to a single dwelling house with associated curtilage. The proposal seeks to convert the building into a three-bedroom, single storey house with space for up to three cars alongside a moderate garden area. Planting will be carried out to provide privacy for occupants of the dwelling.
Evaluation and Potential Impacts Assessment
- The habitats recorded on site are as follows: buildings, other developed land and artificial unvegetated unsealed surface (see Figure 1). - There are no Special Areas of Conservation (SAC) or Special Protection Areas (SPA) located within 5 km of the site. There are no Local Nature Reserves (LNR), or Sites of Special Scientific Interest (SSSI) located within 1 km of the site. - There are five types of Priority Habitats located within 1 km of the site, namely deciduous woodland, hedgerows, rivers/streams, ponds and traditional orchards. Priority Habitats are listed on Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006 (HM Government, 2006). Under the NERC Act, 2006, Local Planning Authorities are required to give due regard to biodiversity. - The site is not located within an area of ancient woodland or plantation on ancient woodland. There are 19 parcels of semi-natural ancient woodland and ancient replanted woodland located within 1 km of the site. Ancient woodland is protected under local planning policy (Horsham District Council, 2015) and National Planning Policy Framework (HM Government, 2023).

- **Building B1, was assessed as a confirmed bat roost (see Figure 2), owing to approximately 103 bat droppings being found. The building supports potential access/ egress, including open doors, open windows, hole in the wall, gaps in the bargeboard, and gaps in the roof and walls. The building also has an internal feature that can be used by bats, namely crevices in the timber framework. There are no external features that can be used by bats.**

Recommendations for Avoidance, Mitigation, and Enhancement

- Priority habitats are located directly adjacent to and in close proximity to the red line boundary on site. These include hedgerows, deciduous woodland and rivers/streams.
- It is recommended that a Construction Ecological Management Plan (CEMP Biodiversity) is prepared (and subject to an appropriate planning condition) for the development in relation to Priority Habitats located adjacent to the site boundaries. The CEMP should contain the following:
 - Risk assessment of potentially damaging construction activities.
 - Identification of Biodiversity Protection Zones.
 - Practical measures to avoid or reduce impacts during construction (set of Method Statements).
 - The location and timing of sensitive works to avoid/reduce harm to biodiversity features.
 - Details of Ecological Clerk of Works (ECOW).
 - Persons responsible and lines of communication.
 - Use of protective fencing, exclusion barriers and warning signs.
- In relation to the hedgerows adjacent to the site boundary, a sensitive lighting plan has been recommended, to ensure that outside lighting does not adversely affect adjacent habitats and wildlife, particularly bats when foraging and commuting.
- The barn has been identified to support nesting birds, if works which are likely to damage bird nests need to be carried out during the nesting period, there is potential that nesting birds could be harmed and disturbed. To ensure legal compliance, a check should be undertaken by an ecologist within 48 hours of works commencing, to confirm the presence/absence of nest sites. If nests sites are identified, works to that feature should be delayed until the nest site becomes inactive (species specific, but approximately 4-6 weeks maximum).

Further Survey Requirements

- Building B1 was assessed as a confirmed roost, in accordance with guidelines set out by the Bat Conservation Trust (Collins, 2023). Therefore, further surveys are required comprising three dusk emergence surveys, during May to August/September inclusive and spaced at least three weeks apart. The surveys should be conducted during optimal weather conditions for surveying bats, with at least two visits conducted between May and August, inclusive.

2. Introduction

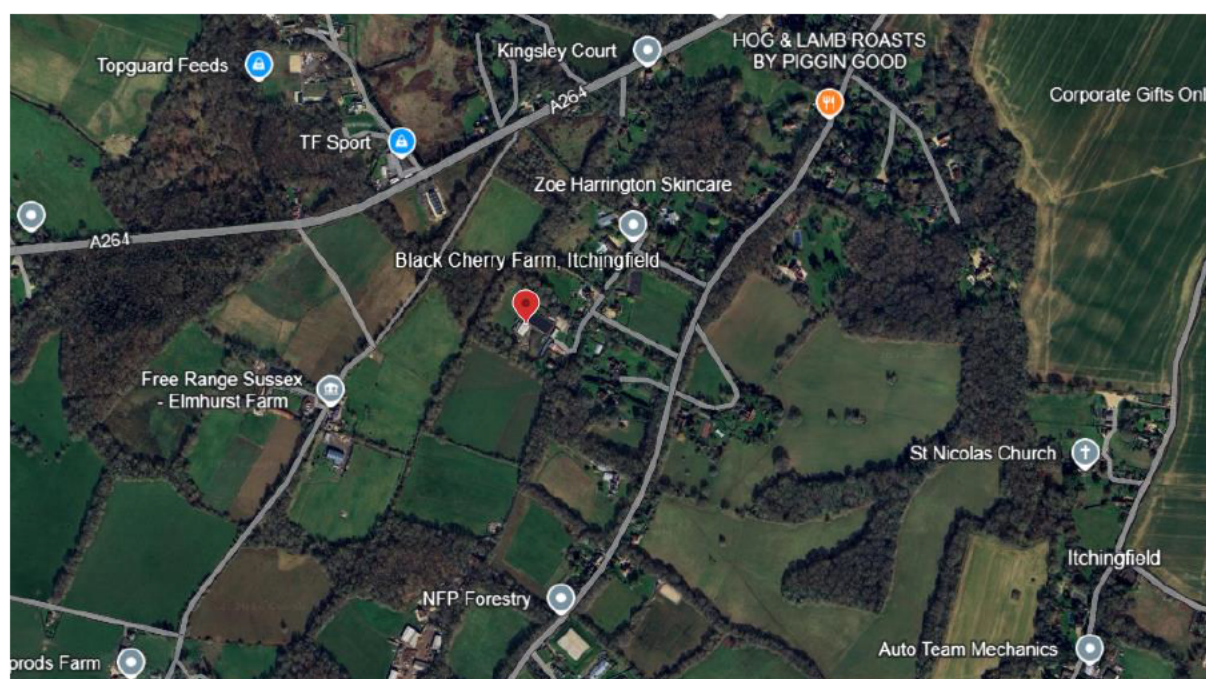
2.1 Site Details

Table 1 provides details of the site, intended as a summary of key features, derived from the online data search using Magic (Natural England, 2013). The habitats recorded on site during the field survey are shown on Figure 1. Photographs of the site are provided in Appendix 1. A full species list is provided in Appendix 2.

Table 1. Site Details

Site Name	Black Cherry Farm, Itchingfield
Site Address	Black Cherry Farm, Bashurst Hill, Itchingfield, Horsham, RH13 0PB
OS Grid Reference	TQ 1212 2899
Approximate Total Area of Site	2.465 ha (2,465 m ²)
Approximate Footprint of Building	278 m ²
Landowner and Local Authority	Mr. Paul Drayton, Horsham District Council
Geology and Soils	Slowly permeable seasonally wet slightly acid, but base-rich loamy and clayey soils
Hydrology	Impeded drainage
Nature Conservation Designations	None on site
Other Designations	None on site
The Woodland Trust Ancient and Notable Tree Inventory	None on site
Biodiversity Opportunity Area	None on site
National Habitat Network	Network Enhancement Zone 2 – Land immediately adjoining existing habitat patches that are small or have excessive edge to area ratio where habitat creation is likely to help reduce the effects of habitat fragmentation (Edwards, et al., 2020).
Current Land Use	Disused agricultural building
Surrounding Habitats and Land Use	Rural location, comprising a mixture of arable and grazed fields, hedgerows, and woodland. Numerous waterbodies are also located within 1 km of the site, the closest being approximately 100 m to the south of the site boundary. The wider landscape is characterised by scattered residential and light industrial buildings, farmland, and further areas of woodland
Urban Context / Locality	The site is located off Bashurst Hill, between the villages of Itchingfield and Buckman Corner.
Connectivity to Wider Landscape	The site has good connectivity via existing hedgerows and lines of trees to areas of key foraging habitat for bats, with ancient and deciduous woodlands located on all aspects of the site

An aerial plan showing the location of the site is provided below.



Site Location (© Google Earth Pro, accessed 14th October 2024).

Table 2 provides detailed descriptions of the building on site.

Table 2. Description of Building

Building Reference	External Structure	Internal Structure
B1 (barn)	A single storey barn. The eastern and western elevations comprise stables of breezeblock and wooden doors, previously used to house pigs. The building comprises breezeblock with corrugated sheet metal and wooden panels on the southern elevation.	The barn comprises a corrugated metal roof, with painted breezeblock walls and wooden double folding doors. The roof comprises a simple pitch and roof voids are absent. The barn is split into three internal areas, the barn and stables on the eastern and western elevations. The inside of the barn has two sections. The building is being used for storage with propane tanks stored in the stables on the eastern elevation.

2.2 Proposed Development

The development proposals are for the conversion of the old agricultural building to a single dwelling house with associated curtilage. The proposal seeks to convert the building into a three-bedroom, single storey house with space for up to three cars alongside a moderate garden area. Planting will be carried out to provide privacy for occupants of the dwelling.

2.3 Brief and Objectives

2.3.1 PEA

The purpose of the PEA was to:

- Map and identify the existing habitats within the survey area, using the UK Habitat Classification (UKHab) system (UK Habitat Working Group, 2023).
- Check for evidence of protected species and assess the potential for protected species to be present on site.

- Check for evidence of invasive species.
- Identify potential ecological impacts and constraints relating to the proposed works.
- Make recommendations for further survey work, as appropriate.
- Propose measures to avoid, mitigate or compensate for ecological impacts, as appropriate.

2.3.2 PRA

The purpose of the PRA was to:

- Assess the suitability of the building on site to support bat roosts, including those used by hibernating bats.
- Search for potential access/egress points for bats.
- Search for signs of bats.
- Assess the value of the immediate environs for their use by bats.
- Make recommendations for mitigation and/or further survey work, as appropriate to ensure the works remain within the law in relation to wildlife.

3. Relevant Legislation and Planning Policy

This section provides a summary of legislation and planning policy for designated sites, Priority Habitats, ancient woodland, trees, and protected species, which are assessed to be present or potentially present on site, as detailed in Table 13, Section 6.

The legislation and planning policy detailed in this section is intended to be a summary only. The relevant pieces of legislation and planning policy should be referred to for full information. Legislation and planning policy pertaining to protected habitats and species can be found at the following websites:

- The Birds Directive 2009/147/EC (European Commission, 2009):
https://environment.ec.europa.eu/topics/nature-and-biodiversity/birds-directive_en
- The Habitats Directive 1992/43/EEC (European Commission, 1992):
https://environment.ec.europa.eu/topics/nature-and-biodiversity/habitats-directive_en
- Water Framework Directive (European Commission, 2000):
https://ec.europa.eu/environment/water/water-framework/info/intro_en.htm
- Wildlife and Countryside Act, 1981 (as amended) (HM Government, 1981):
<http://www.legislation.gov.uk/ukpga/1981/69>
- Conservation of Habitats and Species Regulations, 2017 (as amended) (HM Government, 2017): http://www.legislation.gov.uk/uksi/2010/490/pdfs/uksi_20100490_en.pdf
- Countryside Rights of Way Act, 2000 (HM Government, 2000):
<http://www.legislation.gov.uk/ukpga/2000/37/contents>
- Natural Environment and Rural Communities Act, 2006 (HM Government, 2006):
<http://www.legislation.gov.uk/ukpga/2006/16/contents>
- National Planning Policy Framework, 2023 (HM Government, 2023):
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- OPDM Circular 06/2005 Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System (HM Government, 2005):
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7692/147570.pdf
- Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, 2020):
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf
- Horsham District Planning Framework, 2015 (Horsham District Council, 2015):
https://www.horsham.gov.uk/_data/assets/pdf_file/0016/60190/Horsham-District-Planning-Framework-November-2015.pdf

The valued ecological receptors, which could be impacted on by development are highlighted in blue in Table 3 and further details on relevant legislation and planning policy are provided in Appendix 3. A list of abbreviations is provided in Appendix 4.

3.1 Legislation and Planning Policy Relating to Valued Ecological Receptors

Table 3. Legislation and Planning Policy Relating to Valued Ecological Records

	Legislation and Planning Policy										
Key Ecological Receptor	Annex I (Habitats) Habitats Directive, EC Council Directive 92/43/EEC	Annex II (Species) Habitats Directive, EC Council Directive 92/43/EEC	Annex I of Birds Directive 2009/147/EC	Conservation of Habitats and Species Regulations 2017 (as amended)	The Wildlife and Countryside Act, 1981 (as amended), Schedules 1, 5, 9	Countryside and Rights of Way Act, 2000	██████████ ██████████ ██████████ ██████████	NERC Act, 2006	NPPF	Relevant Regional Planning Policy: N/A	Relevant Local Planning Policy 31 (Horsham District Planning Framework)
Statutory Designated Sites – SACs and SPAs	✓	✓		✓					✓		✓
Statutory Designated Sites – SSSIs					✓	✓			✓		✓
Statutory Designated Sites – LNRs									✓		✓
Non-Statutory Designated Sites – SINCs								✓	✓		✓
Priority Habitats								✓	✓		✓
Ancient Woodland									✓		✓
Trees											✓
Priority Species – Plants								✓			✓

	Legislation and Planning Policy										
Key Ecological Receptor	Annex I (Habitats) Habitats Directive, EC Council Directive 92/43/EEC	Annex II (Species) Habitats Directive, EC Council Directive 92/43/EEC	Annex I of Birds Directive 2009/147/EC	Conservation of Habitats and Species Regulations 2017 (as amended)	The Wildlife and Countryside Act, 1981 (as amended), Schedules 1, 5, 9	Countryside and Rights of Way Act, 2000	██████████ ██████████ ██████████ ██████████	NERC Act, 2006	NPPF	Relevant Regional Planning Policy: N/A	Relevant Local Planning Policy: Policy 31 (Horsham District Planning Framework)
Invasive Plant Species					✓ (Schedule 9)						✓
Priority Species – Invertebrates								✓	✓		✓
Great Crested Newts (<i>Triturus cristatus</i>)		✓		✓	✓ (Schedule 5)			✓	✓		✓
Common Toads (<i>Bufo bufo</i>)								✓	✓		✓
Reptiles					✓			✓	✓		✓
Breeding Birds					✓				✓		✓
Priority Species – Birds								✓	✓		✓
Protected Bird Species					✓ (Schedule 1)				✓		✓
Roosting, Foraging and Commuting Bats		✓		✓	✓ (Schedule 5)			✓	✓		✓
Hazel Dormouse (<i>Muscardinus avellanarius</i>)		✓		✓	✓ (Schedule 5)			✓	✓		✓

	Legislation and Planning Policy										
Key Ecological Receptor	Annex I (Habitats) Habitats Directive, EC Council Directive 92/43/EEC	Annex II (Species) Habitats Directive, EC Council Directive 92/43/EEC	Annex I of Birds Directive 2009/147/EC	Conservation of Habitats and Species Regulations 2017 (as amended)	The Wildlife and Countryside Act, 1981 (as amended), Schedules 1, 5, 9	Countryside and Rights of Way Act, 2000	██████████ ██████████ ██████████ ██████████	NERC Act, 2006	NPPF	Relevant Regional Planning Policy: N/A	Relevant Local Planning Policy: Policy 31 (Horsham District Planning Framework)
Badger (<i>Meles meles</i>)					✓		✓				✓
European Hedgehog (<i>Erinaceus europaeus</i>)								✓	✓		✓
Brown hare (<i>Lepus europaeus</i>)								✓			✓
European Otter (<i>Lutra lutra</i>)		✓		✓	✓ (Schedule 5)			✓	✓		✓
Water Vole (<i>Arvicola amphibius</i>)					✓ (Schedule 5)			✓	✓		✓

4. Survey Methods

This report has been produced with reference to current guidelines for Preliminary Ecological Appraisals (CIEEM, 2017) and BS42020:2013: Biodiversity – Code of Practice for Planning and Development.

4.1 Preliminary Ecological Appraisal

4.1.1 Online Data Search

The following published materials were consulted:

- The Multi-Agency Geographical Information for the Countryside (Magic (Natural England, 2013)) (accessed 14th October 2024).
- Section 41: Priority Species in England (NERC Act, 2006) (HM Government, 2006) (accessed 14th October 2024).
- The Horsham District Council Planning Framework 2015 (Horsham District Council, 2015) (accessed 14th October 2024).

4.1.2 Field Survey

A field survey, using the UKHab system was undertaken of the site by Martin Roche BSc (Hons) ACIEEM and Megan Beard BSc (Hons) on 18th October 2024 (aLyne Ecology Limited, Senior Ecologist and Assistant Ecologist). The weather conditions during the survey were 15°C, wind force 0, and 100% cloud and dry. The site boundary and survey area are shown in Figure 1.

The field survey technique used is detailed in the UK Habitat Classification User Manual, Version 2.0 (UK Habitat Working Group, 2023). The principle aim of the UKHab system is to provide a rapid system for recording and classifying habitats, which can be used for both earth-based and field-based surveys. The system comprises a principal hierarchy (the Primary Habitats), which include ecosystems, broad habitats, Priority Habitats and Annex 1 habitats, and non-hierarchical Secondary Codes.

The UKHab 'Professional Edition' has been used, with the use of Level 5 Primary Habitats and Secondary Codes, as detailed in the UK Habitat Classification-V2.0 (UK Habitat Working Group, 2023) Excel workbook. Primary Habitats and Secondary Codes follow the UK Habitat Classification – Habitat Definitions – V2.0 (UK Habitat Working Group, 2023). The Secondary Codes selected are appropriate to the site and habitats recorded. The Minimum Mapping Unit used is 25 m² and 5 m in length.

Where possible, prior to carrying out the field survey, habitats on site were identified using www.magic.gov.uk, Google Earth Pro, 2020 and previous surveys reports, if available. Pre-survey maps were compiled using 3.28.13 'Firenze'. Evidence of habitat management was also noted.

During the field survey, habitat types were recorded using QField on a tablet (Samsung Galaxy Tab S6). GIS symbology used is as recommended in the UK Habitat Classification symbology files for QGIS, presented as Level 4 Primary Habitat, with Level 5 labelled as a code.

A full plant species-list is provided in Appendix 2. All plants have been assigned an assessment of abundance according to the DAFOR scale:

- D – Dominant.
- A – Abundant.
- F – Frequent.
- O – Occasional.
- R – Rare.

4.1.3 Protected Species Assessment

As part of the PEA, the site was assessed for its potential to contain protected or notable species. The assessment was made based on the habitats present within the site and their suitability for protected species (information on the legislation of protected species can be found in Section 3 and Appendix 3). Protected species assessed for, but not limited to, were:

- Plants of conservation concern.
- Invertebrates of conservation concern.
- Great crested newts (GCN).
- Common toad.
- Reptiles.
- Breeding birds.
- Bats.
- Hazel dormice.
- [REDACTED]
- European hedgehog.
- Brown hare.
- Otters.
- Water voles.

In addition, a search was undertaken for evidence of non-native, invasive species.

4.2 Preliminary Roost Assessment

Building B1 was surveyed both externally and internally for evidence of (and suitability for) bats. The survey was undertaken by Martin Roche BSc (Hons) ACIEEM (Accredited Agent under Bat Class Licence WML-CL18, Class Registration Number: 2022-11232-CL18-BAT) and Megan Beard BSc (Hons) on 18th October 2024.

The assessment was carried out following current best practice guidance, published by the Bat Conservation Trust (Collins, 2023).

4.2.1 External and Internal Inspection

The external inspection was undertaken during daylight hours from ground level using binoculars and a high-powered torch. The following evidence was sought:

- The presence of potential access and egress routes for bats into and out of likely roosting sites and evidence of the use of such potential access points by bats such as scattered droppings, urine staining or scratching around entrances.
- Feeding remains.
- Bat droppings.
- Likely commuting routes and nearby habitat assessment for potential use by bats.
- Any other signs of use by bats including the presence of bats themselves.

The internal inspection was undertaken during daylight hours and was aided by a high-powered torch. All areas accessible to bats were searched for evidence of bat droppings and feeding remains. Internal signs of roost access and egress points were also identified, for example light shining into internal building spaces from the exterior of the buildings, or damage to the internal lining of the roof.

Bats regularly utilise specific areas within buildings (see below), which were searched as a priority for any bat field signs.

- Dividing walls/chimney breasts.
- Undemeath ridge beams.
- Beneath hip joints and junctions.
- Timber/wall joints.
- Staining above/around gaps.
- Droppings around ridge tiles and gaps.

Roosting bats and signs of their presence are not always visible, so any potential bat roosting locations were also noted during the survey.

The building was assessed for its potential to support hibernating bats, considering aspects such as temperature and humidity conditions during the winter period and depth and exposure of features, which could be used by hibernating bats.

4.2.2 Foraging and Commuting Habitats

Habitats within and adjoining the site, which could support foraging and commuting bats were also recorded during the survey, including connectivity to the wider landscape. Habitats, which typically support foraging and commuting bats, include the following examples:

- Woodland.
- Lines of trees.
- Hedgerows and woodland edges.
- Streams and rivers.
- Grazed grassland.

4.2.3 Categorisation of Summer Roosting and Hibernating Suitability

Following the assessment, the building was categorised as having none, negligible, low, moderate, or high suitability, or a confirmed bat roost. The categories were based on the observations and information set out in Table 4, following best practice guidelines (Collins, 2023).

Table 4. Guidelines for Assessing Summer Roosting and Hibernating Suitability

Potential Suitability	Summer Roosting and Hibernation Suitability Rationale
None	No habitat features on site likely to be used by any roosting bats at any time of year (i.e., a complete absence of crevices/suitable shelter at all ground/underground levels)
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion. No features suitable for hibernation.
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 potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by large numbers of bats (i.e., unlikely to be suitable for maternity and not a classic cool/stable hibernation site but could be used by individual hibernating bats). Limited external features suitable for hibernation, which are exposed and/or shallow (less than 10 cm deep) and/or could be fully viewed. Features, which cannot support more than one or two bats, and will not provide protection from

Potential Suitability	Summer Roosting and Hibernation Suitability Rationale
	the weather or provide favourable temperature and humidity conditions. Features, which could support summer roosting bats, have been assessed as having low suitability.
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 (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed). Non-classic features, which could support hibernating bats, such as cracks in walls, lifted roof tiles, crevices in roof void. Likely to support no more than about three bats, where full protection from the weather is offered. The potential for suitable temperature and humidity conditions exists. Features, which could support summer roosting bats, have been assessed as having moderate suitability.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger number of bats on a more regular basis and potentially longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g., maternity, or classic cool/stable hibernation site. Classic features, which could support hibernating bats, such as caves, tunnels, ice houses and cellars. Features are present externally and/or internally. Temperature and humidity conditions are stable. Could support larger numbers of bats.
Confirmed Roost	Presence of bats or evidence of use by summer roosting bats. Presence of bats or evidence of use by hibernating bats.

4.2.4 Categorisation of Foraging and Commuting Suitability

The site was assessed for its suitability to support foraging and commuting bats, which is set out in Table 5.

Table 5. Guidelines for Assessing Suitability for Foraging and Commuting Bats

Potential Suitability	Potential Flight-Paths and Foraging Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of year (i.e., no habitats that provide continuous lines of shade/protection for flight-lines or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-lines or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolate i.e., not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that

Potential Suitability	Potential Flight-Paths and Foraging Habitats
	could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-lines such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland, or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to connected to known roosts.

4.2.5 DNA Analysis

DNA analysis will be performed on a sample of bat droppings from building B1, for which the species was not known. The sample of bat droppings will be sent to Dr. Robin Allaby at the School of Life Sciences, University of Warwick.

4.3 Evaluation of Ecological Features

A valuation of ecological features (designated sites, species, and habitats) was undertaken in accordance with CIEEM guidance (CIEEM, 2019). Valuation is determined using the geographic framework provided in Table 6.

The value of an ecological feature is based on a professional ecologist's judgement and takes into consideration various characteristics including any site designations, species records, priority species and habitats, species rarity, the quality of the resources (e.g., habitat diversity, species population size), and location within the landscape context.

Sometimes it is not possible to provide a valuation of ecological features in the absence of data, which would have to be provided by further ecological surveys. Important ecological features, which may pose a constraint to the proposed development, are those with an ecological value which could be impacted by the development. These are the features which may require further survey work and mitigation.

Table 6. Framework for Assessing the Value of Ecological Features

Geographic Scale	Example of Ecological Feature
International	An internationally designated site, i.e., SPAs, SACs and Ramsar sites. Regularly occurring populations of internationally important species.
National	Site of national importance, i.e., SSSIs, NNRS. Regularly occurring populations of nationally important species.
Regional	Non-statutory site e.g., LWSSs, Key Wildlife Site (KWS), Country Wildlife Site (CWS) supporting a regionally significant area of Priority Habitat or regionally significant population of legally protected/priority species.
County	Non-statutory site e.g., LWSSs, KWSSs, CWSSs, ancient woodland, site supporting Priority Habitats, Priority Species, and/or legally protected species of significance for the county.

Geographic Scale	Example of Ecological Feature
Local	Habitats which enhance the local habitat resource e.g., old species-rich hedgerow, deciduous woodland, ponds, small areas of Priority Habitat or areas supporting small populations of legally protected/Priority Species which are not rare within the region, county, or nationally.
Site	Habitats of limited ecological importance e.g., scattered trees, hedgerows, woodland plantations, small areas of non-priority habitats that are of value for wildlife. Species of limited ecological importance.
Negligible	Hardstanding, bare ground, built environment, and other areas with negligible biodiversity value, including for priority and legally protected species.

4.4 Survey Limitations

The data search should not be taken as a definitive list of the protected species and species of conservation concern that occur within the search area.

The site was visited over the period of one day, as such seasonal variations cannot be observed and only a selection of all species that potentially occur within the site have been noted. Therefore, the survey provides a general assessment of potential nature conservation value.

There were no limitations to the survey in terms of the following:

- The site could be fully accessed.
- Weather conditions (dry and sunny).
- Personal competence (qualifications, training, skills, and experience).
- Time spent surveying.

The field survey was undertaken at a sub-optimal time of year; however, this is not considered to be a significant limiting factor as the habitats present on site are common and widespread and, therefore, easily identifiable at any time of year.

5. Baseline Ecological Conditions

5.1 Preliminary Ecological Appraisal

5.1.1 Online Data Search

Statutory Designated Sites

There are no European statutory designated sites located within 5km of the site. The site is not located within 1 km of any statutory designated sites.

Ancient Woodlands

The site is not located within an area of ancient woodland or plantation on ancient woodland. There are 19 parcels of semi-natural ancient woodland and ancient replanted woodland located within 1 km of the site, the closest located 45 m to the north-west of the site.

Priority Habitats

Five types of Priority Habitats are located within 1 km of the site, as detailed in Table 7.

Table 7. Priority Habitats within 1 km of the Site

Habitat Type	Number of Land Parcels	Nearest Land Parcel to Site (m)
Deciduous woodland	30	1
Hedgerows	Abundant in the landscape	Adjacent to the northern site boundary
Rivers/ streams	8	8
Ponds	8	130
Traditional orchards	1	600

Granted EPSLs within 2 km of the Site

The following EPSLs, were recorded within 2 km of the site:

- Two granted EPSLs for destruction of a resting place for common pipistrelles (*Pipistrellus pipistrellus*) and brown long-eared bats (*Plecotus auritus*), located approximately 1.5 km to the south-east.
- Damage to a resting place for common pipistrelles and brown long-eared bats, located approximately 1.5 km to the south-east.
- Destruction of a resting place for GCNs, located approximately 2 km to the north-west.

Great Crested Newt Licence Returns and Pond Surveys within 2 km of the Site

The following great crested newt licence returns, and pond surveys were recorded within 2 km of the site:

- One GCN pond survey with absence of GCN recorded, located approximately 1.8 km to the west.
- One GCN pond survey with absence of GCN recorded, located approximately 1.3 km to the east.
- One GCN pond survey with absence of GCN recorded, located approximately 1.8 km to the east.
- One GCN pond survey with absence of GCN recorded, located approximately 1.9 km to the east.

- One GCN pond survey with absence of GCN recorded, located approximately 1.6 km to the north-east.
- One GCN pond survey with absence of GCN recorded, located approximately 2 km to the south.

GCN Risk Zones

The site is situated within the NatureSpace Horsham District Council Red Impact Risk Zone (NatureSpace, 2018).

5.1.2 Field Survey – Habitats

The results of the field survey undertaken on 18th October 2024 are presented in map form on Figure 1 and described in Table 8. Priority Habitats are in bold, where applicable. Photographs of the site are provided in Appendix 1 and a full list of species, with scientific names, is provided in Appendix 2. The following habitats (Level 5 Primary Habitat labels and codes, where applicable) were recorded on site.

- Buildings – u1b5.
- Other developed land – u1b6.
- Artificial unvegetated unsealed surface – u1c.

Table 8. Results of Field Survey - Habitats

Primary Habitat	Approximate Area (ha) / Length (km)	Location in Site	Main Common Plant Species	Essential Secondary Code	Additional Secondary Code	Evidence of and Potential for Protected Species
Buildings – u1b6	0.027 ha	One building on site, situated on the west of the site	N/A	N/A	Barn (833)	Building B1 was assessed as a confirmed roost (see Figure 2) Potential for nesting birds
Other developed land – u1b6	0.166 ha	Located on the track to the building and surrounding the building on most elevations	Yorkshire-fog, white clover	N/A	N/A	N/A
Artificial unvegetated unsealed surface – u1c	0.006 ha	Located adjacent to the building on its south-western elevation	Common nettle, Yorkshire-fog	Ruderal/Ephemeral (81)	N/A	N/A

5.1.3 Field Survey – Species

The following fauna was recorded during the survey:

Invertebrates:

- Common wasp.

Birds:

- Dunnock.
- Pied wagtail.
- Redwing.
- Robin.
- Wood pigeon.

5.2 Preliminary Roost Assessment

For the results of the preliminary inspection, see Figure 2. Table 9 provides the results of the external and internal inspection of building B1.

5.2.1 External and Internal Inspection

Table 9. Results of External and Internal Inspection of Buildings

Building Reference	External Potential Roosting Features	Internal Potential Roosting Features	Potential Access/Egress Points	Signs of Bats
B1 (barn)	None recorded	Crevices in the timber framework Gap in the breezeblock wall	Gaps in roof Gaps in walls Gap between corrugated sheet metal and wooden framework Open doors Open window Gaps in bargeboard Hole in wall	Approximately 100 bat droppings found in section 1 and 3 bat droppings found in section 2 Potential feeding remains in both sections

5.2.2 Foraging and Commuting Habitats

Table 10 details the habitats, which were recorded on site, which could potentially support foraging and commuting habitats.

Table 10. Foraging and Commuting Habitats

Habitat / Feature Description	Connectivity to Potential Roost	Connectivity to Wider Landscape
Farm Habitats: Modified grassland, hedgerows, scattered trees	Located adjacent to the barn outside of the site boundary, which is a confirmed bat roost	Via adjacent fields, hedgerows and lines of trees to nearby woodland. Adjacent properties are also likely to support roosting bats

Habitat / Feature Description	Connectivity to Potential Roost	Connectivity to Wider Landscape
Deciduous woodland adjacent to the site	Located within 1 m of the site	Via farm habitats to areas of larger woodland with 19 parcels of ancient woodland within 1 km of the site

5.2.3 Categorisation of Summer Roosting and Hibernation Suitability

Table 11 details the categorisation of summer roosting and hibernation suitability for building B1.

Table 11. Categorisation of Summer Roosting and Hibernation Suitability

Building Reference	Categorisation of Summer Roosting Suitability	Categorisation of Hibernation Suitability	Justification
B1 (barn)	Confirmed roost	Low	Numerous areas of deciduous woodland located within 1 km of the site, including 19 areas of ancient woodland. There have been three granted EPSLs for roosting bats within 2 km of the site. The building comprises a moderate number of access/egress points and internal features in the form of open doors, gaps in the roof and crevices in the timber framework. Within section one of the barn approximately 100 bat droppings were recorded alongside potential feeding remains. Within section two approximately three bat droppings were recorded alongside potential feeding remains. The building is not insulated and open to the elements, which means the building is unlikely to offer stable temperature or humidity conditions for hibernating bats. However, the internal roosting features namely crevices in the timber framework and gaps in the breezeblock wall could potentially be used opportunistically by a small number of individual bats as a non-classic hibernation site.

5.2.4 Categorisation of Foraging and Commuting Suitability

Table 12 details the categorisation of bat foraging and commuting suitability.

Table 12. Categorisation of Bat Foraging and Commuting Suitability

Habitat / Feature	Categorisation of Suitability	Justification
Farm Habitats: Modified grassland, hedgerows, scattered trees	High	Good levels of connectivity to woodlands and hedgerows in the wider landscape, which are likely to support foraging and commuting bats.
Deciduous woodland adjacent to the site	High	Highly connected to large parcels of deciduous woodland and ancient woodland in the landscape.

5.2.5 DNA Analysis

DNA Analysis results will be updated to confirm the species using the building, in due course.

6. Evaluation and Potential Impacts Assessment

Table 13 sets out known and potential ecological constraints to development, and potential impacts assessment (in the absence of avoidance and mitigation measures), derived from the data search and field survey, including designated sites, ancient woodland, Priority Habitats, and protected species/species of conservation concern. Where a potential ecological constraint has been identified, further survey work and/or appropriate avoidance, mitigation, and compensation (as appropriate) is likely to be required to address the issue. **Further survey and/or mitigation measures are required for the valued ecological receptors highlighted in blue.**

Table 13. Evaluation and Potential Impacts Assessment

Ecological Receptor and Value	Potentially Present / Known to be Present on Site	Assessment and Justification for Potential/Likely Impacts of Development on Value Ecological Receptor
Designated Sites (International/Regional/County)	Absent on site and within 5 km of the site	The site is not located within a designated site for nature conservation and is not located within 5 km of a SPA or SAC. There are no nationally protected sites for nature conservation within 1 km of the site. The development should not result in significant adverse impacts on designated sites for nature conservation for the following reasons: • The proposed development will be confined to the site, which is not located within a site designated for nature conservation. • There are no statutory designated sites located within 1 km of the site and there are no European designated sites located within 5 km of the site. • The proposed development will comply with legislation relevant to reducing the impacts of construction, namely the Control of Pollution Act, 1974 (HM Government, 1974), the Environmental Protection Act, 1990 (HM Government, 1990), The Clean Air Act, 1993 (HM Government, 1993), The Environment Act, 1995 (HM Government, 1995), and the Pollution Prevention and Control Act, 1999 (HM Government, 1999). • The proposed development will conform to British Standards on noise and vibration (BS 5228-2009. Code of Practice for Noise and Vibration Control on Construction and Open Sites). For the above reasons, designated sites for nature conservation should not be impacted upon by the development and further survey and avoidance/mitigation measures are not required in relation to the proposed development and statutory designated sites.

Ecological Receptor and Value	Potentially Present / Known to be Present on Site	Assessment and Justification for Potential/Likely Impacts of Development on Value Ecological Receptor
Priority Habitats (Regional)	None on site – located adjacent to the site boundary	Priority Habitats are located within 1 km of the survey area. Deciduous woodland is located within 1 m of the site boundary. As well as rivers and streams being located within 8 m of the site boundary. Hedgerows are located adjacent to the site boundary and are priority habitats. In the absence of avoidance and mitigation measures, construction and development operation activities could result in significant adverse effects on Priority Habitats. Recommendations for avoidance and mitigation measures relating to Priority Habitats have, therefore, been provided in Section 7.1.
Ancient woodland (National)	None present	The site is not located within an area of ancient woodland or plantation on ancient woodland. However, there are 19 areas of ancient woodland located within 1 km of the site, the closest being located 45 m from the site. Therefore, in the absence of avoidance and mitigation measures, construction and development operation activities could result in significant adverse effects on ancient woodlands. Recommendations for avoidance and mitigation measures relating to ancient woodlands have, therefore, been provided in Section 7.1.
Trees (N/A)	None present	No trees are located within the site boundary. Therefore, trees are concluded to be absent from the site and further survey and avoidance/mitigation measures are not required in relation to the proposed development and trees.
Plants of conservation concern (N/A)	Negligible suitability	No protected or notable rare plant species were noted during the survey. The areas of the site, which will be affected by the proposed works have negligible potential to support plants of conservation concern (buildings, other developed land and artificial unvegetated, unsealed surface). Therefore, plants of conservation concern are concluded to be absent from the site and further survey and avoidance/mitigation measures are not required in relation to the proposed development and plants of conservation concern.
Invasive plant species such as rhododendron, Japanese knotweed (<i>Reynoutria japonica</i>) and giant hogweed (<i>Heracleum mantegazzianum</i>) (N/A)	None recorded	Plant species listed under Schedule 9 of the Wildlife and Countryside Act, 1981 (as amended) (HM Government, 1981) were not recorded on site. Therefore, further survey and avoidance/mitigation measures are not required in relation to the proposed development and invasive plant species.
Invertebrates of conservation concern (N/A)	Negligible suitability	No invertebrates of conservation concern were noted during the survey. The areas of the site, which will be affected by the proposed works have negligible potential to support invertebrates of conservation concern (buildings, other developed land and artificial unvegetated, unsealed surface). Therefore, invertebrates of conservation concern are concluded to be absent from the site, and further survey and avoidance/mitigation measures are not required in relation to the proposed development and invertebrates of conservation concern.

Ecological Receptor and Value	Potentially Present / Known to be Present on Site	Assessment and Justification for Potential/Likely Impacts of Development on Value Ecological Receptor
GCN (N/A)	Very unlikely to be on site	There are no ponds on site. The nearest pond to the site (as shown on Magic (Natural England, 2013)) is approximately 130 m to the south-east of the site, separated from the site by farmland and deciduous woodland. There is one granted EPSLs for GCNs located 2 km to the west of the site. The habitats on site have negligible suitability to support GCNs in their terrestrial phase namely, buildings, other developed land and artificial unvegetated, unsealed surface. Therefore, it is concluded very unlikely that GCNs are present on site during their terrestrial phase and further survey and avoidance/mitigation measures are not required in relation to the proposed development and GCNs.
Common toads (N/A)	Very unlikely to be on site	For the same reasons given for GCNs, common toads are very unlikely to be on site and further survey and avoidance/mitigation measures are not required in relation to the proposed development and common toads.
Reptiles (such as slow worms- <i>Anguis fragilis</i> , common lizards - <i>Zootoca vivipara</i> , and grass snakes- <i>Natrix helvetica</i>) (N/A)	Negligible suitability	The site comprises mostly buildings, other developed land and artificial unvegetated, unsealed surface, which all have negligible suitability to support reptiles. Therefore, reptiles are concluded to be absent from the site and further survey and avoidance/mitigation measures are not required in relation to the proposed development and reptiles.
Nesting birds (Site)	Present on site	Building B1 contained three empty nests see target note 5 on Figure 2. As nesting birds are protected, recommendations to avoid disturbing nesting birds are provided in Section 7.2.
Birds of conservation concern (such as barn owl – <i>Tyto alba</i> , peregrine falcon – <i>Falco peregrinus</i> and blackredstart – <i>Phoenicurus ochruros</i>) (Site)	Present on site	Birds of conservation concern recorded on site during the field survey (dunnock and woodpigeon) could potentially breed on site. Avoidance measures for breeding birds are provided in Section 7.2, which also relate to birds of conservation concern.
Bats (Site)	Building B1 has been assessed as a confirmed roost. Building B1 has been assessed as having low suitability to support hibernating bats. Adjacent habitats are likely to support foraging/commuting bats	Building B1 has been assessed as a confirmed roost. As bats and their roosts are fully protected against, and could be impacted on by the development proposals, further survey for roosting bats is required to confirm presence/absence (see Section 8.1.1). Building B1 has been assessed as having low suitability to support hibernating bats owing to the building possessing internal roosting features, which could potentially be used opportunistically by a small number of individual bats as a non-classic hibernation site. As the building was assessed as low suitability for hibernating bats, further survey for hibernating bats is not required because hibernation surveys are unlikely to produce any meaningful results (Collins, 2023). Therefore, any potential hibernating bats present will be taken into account during the licencing and mitigation process. As the development proposals could impact on suitable foraging/commuting habitats for bats, a sensitive lighting plan has been recommended in Section 7.3.

Ecological Receptor and Value	Potentially Present / Known to be Present on Site	Assessment and Justification for Potential/Likely Impacts of Development on Value Ecological Receptor
Hazel dormouse (N/A)	Negligible suitability	The areas of the site, which will be directly affected by the proposed works have negligible suitability to support hazel dormice (buildings, other developed land and artificial unvegetated unsealed surface). Therefore, it is concluded that hazel dormice are absent from the site, and further survey and avoidance/mitigation measures are not required in relation to the development and hazel dormice.
Brown hare (N/A)	Negligible suitability	The site does not contain any habitats, which could support the brown hare, i.e., agricultural fields and open pasture. Therefore, the brown hare is concluded to be absent from the site, and further survey and avoidance/mitigation measures are not required in relation to the proposed development and brown hares.
Water vole and otter (N/A)	Negligible suitability	The site does not contain any habitats, which could support the water vole and otter, i.e., rivers and streams. Therefore, the water vole and otter are concluded to be absent from the site, and further survey and avoidance/mitigation measures are not required in relation to the proposed development and water voles and otters.
Hedgehog (N/A)	Negligible suitability	The site comprises buildings, other developed land and artificial unvegetated unsealed surface, which all have negligible suitability to support hedgehogs. Therefore, hedgehogs are concluded to be absent from the site and further survey and avoidance/mitigation measures are not required in relation to the proposed development and hedgehogs.

7. Recommendations for Avoidance and Mitigation

7.1 Priority Habitats and Ancient Woodlands

Hedgerows, which are a Priority Habitat, are located adjacent to the site boundaries. The following avoidance and mitigation measures relating to Priority Habitats are recommended:

- A sensitive lighting plan should be adopted, to ensure that outside lighting does not adversely affect adjacent habitats and wildlife, particularly bats when foraging and commuting (see Section 7.3).

It is recommended that a CEMP (Biodiversity) is prepared (and subject to an appropriate planning condition) for the development in relation to Priority Habitats (hedgerows, deciduous woodlands and rivers/streams) and Ancient Woodlands located adjacent to and within close proximity of the site boundaries. The CEMP should contain the following:

- Risk assessment of potentially damaging construction activities.
- Identification of Biodiversity Protection Zones.
- Practical measures to avoid or reduce impacts during construction (set of Method Statements).
- The location and timing of sensitive works to avoid/reduce harm to biodiversity features.
- Details of ECoW.
- Persons responsible and lines of communication.
- Use of protective fencing, exclusion barriers and warning signs.

Providing the recommendations given above are adhered to, priority habitats should not be negatively impacted upon by the development proposals.

7.2 Nesting Birds

The barn has been identified to support nesting birds, if works which are likely to damage bird nests need to be carried out during the nesting period, there is potential that nesting birds could be harmed and disturbed. To ensure legal compliance, a check should be undertaken by an ecologist within 48 hours of works commencing, to confirm the presence/absence of nest sites. If nests sites are identified, works to that feature should be delayed until the nest site becomes inactive (species specific, but approximately 4-6 weeks maximum).

7.3 Bats

Recommendations to minimise the potential impacts of artificial external lighting on bat activity, are provided below (Bat Conservation Trust, 2023):

- Avoid prolonged use of outside lighting during the period dusk to dawn, particularly during the bat active season (April to October).
- Security lighting should be on a motion sensor and short duration timer (1 minute).

- Lighting that is required for security or safety reasons, should use a lamp of no greater than 2000 lumens (150 Watts) and should comprise sensor activated lamps.
- Red light bulbs should be used, where possible.
- LED luminaires with a warm white spectrum (<2700 Kelvin) are the preferred option and should be used where possible. Luminaires should feature peak wavelengths higher than 550 nm to minimise disturbance to bats. All luminaires should lack UV elements, metal halide and fluorescent sources should not be used.
- Lighting should be directed to where it is needed with minimal light spillage. This can be achieved by limiting the height of the lighting columns and by using as steep a downward angle as possible and/or a specialist bollard that directs the light below the horizontal plane (<90°).
- Internal luminaires should be recessed where installed in proximity to windows to reduce glare and light spill.
- Waymarking inground markers with a low output and with cowls should be used to delineate path edges.
- Artificial lighting should not directly illuminate any potential bat roosting features or habitats of value to foraging bats, i.e., hedgerows.

8. Recommendations for Further Ecological Surveys

8.1 Bats

8.1.1 Dusk Emergence Surveys

Building B1 was assessed as a confirmed roost, in accordance with guidelines set out by the Bat Conservation Trust (Collins, 2023).

Therefore, further survey of building B1 is required. As building B1 was assessed as a confirmed roost, further survey should comprise three dusk emergence surveys, during May to August/September inclusive and spaced at least three weeks apart. The surveys should be conducted during optimal weather conditions for surveying bats, with at least two visits conducted between May and August, inclusive.

9. Biodiversity Enhancements

Below are a set of biodiversity enhancement measures, which should be implemented on site. These measures are in addition to avoidance measures for habitats, as detailed in Section 7.

- The inclusion of at least one biodiverse roof (where possible), which can help to enhance habitat linkage across the site, particularly for invertebrates and birds.
- Open spaces should include a wildflower mix suitable for the geology of the site, is available from Emorsgate Seeds (Emorsgate Seeds, 2024).
- The installation of log piles along site boundaries, to provide habitat for invertebrates and reptiles.
- The installation of Improved Crevice Bat Box (or similar) on trees and buildings, would be beneficial to common and widespread bat species that are likely to be present on site, which can be purchased from NHBS (NHBS, 2024).
- The installation of Improved Cavity Bat Box (or similar) on trees and buildings, would be beneficial to common and widespread bat species that are likely to be present on site, which can be purchased from NHBS (NHBS, 2024).
- The installation of Vivara Pro Barcelona WoodStone Open Nest Box on buildings and trees would be beneficial to garden bird species. These nest boxes can be purchased from NHBS (NHBS, 2024).
- The installation of Vivara Pro Seville 28mm WoodStone Nest Box on buildings and trees would be beneficial to garden bird species. These nest boxes can be purchased from NHBS (NHBS, 2024).
- The installation of bee bricks, which can be purchased from NHBS (NHBS, 2024).
- The installation of a hibernacula for invertebrates, such as the National Trust Apex Insect House, which can be purchased from NHBS (NHBS, 2024).

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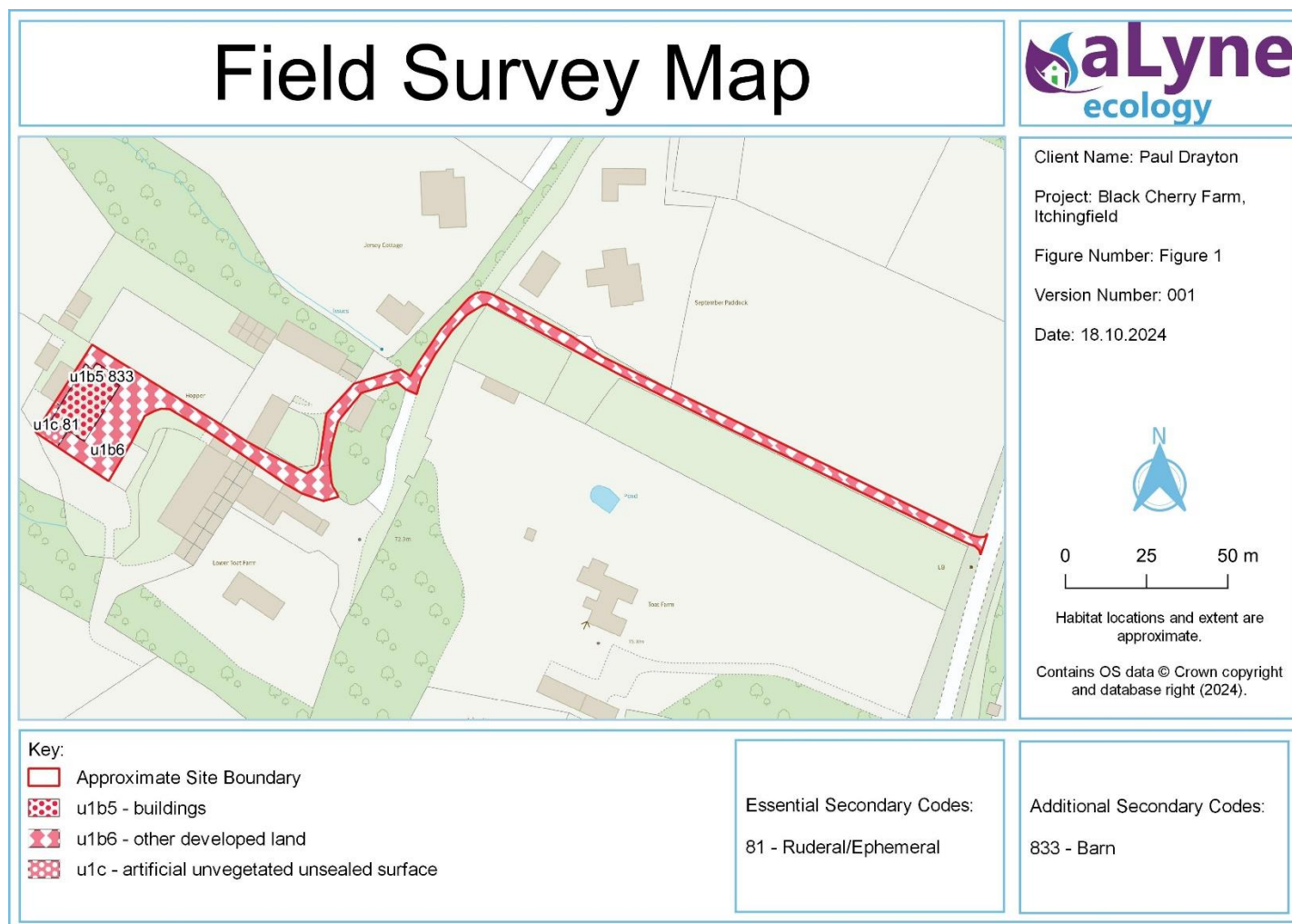
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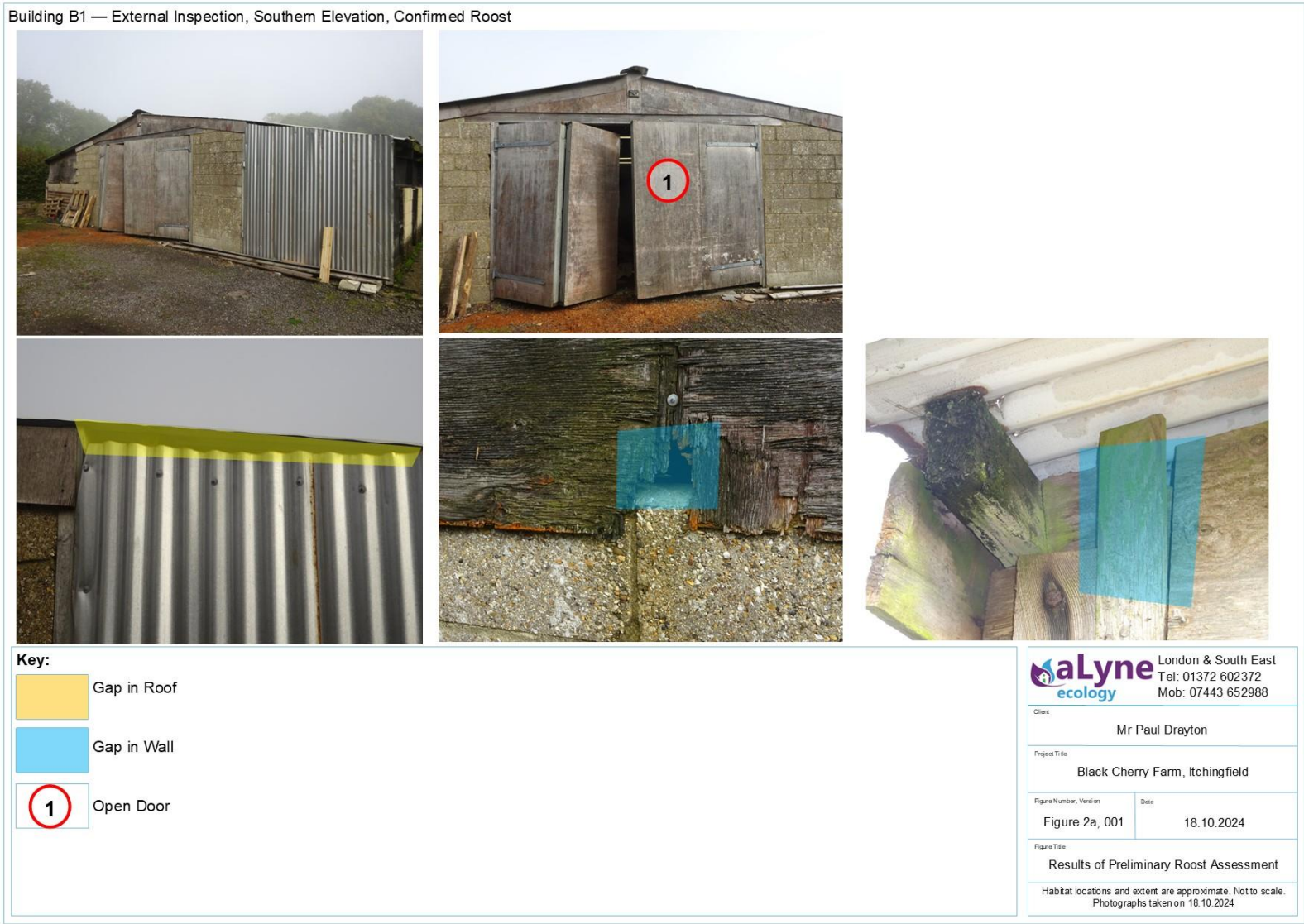
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11. Figures

11.1 Figure 1: Results of Field Survey



11.2 Figure 2: Results of PRA



Building B1 — External Inspection, Eastern Elevation, Confirmed Roost



Key:

Gap in Wall

Gap between Corrugated Sheet Metal and Wooden Framework

1

 Open Door

 London & South East Tel: 01372 602372 Mob: 07443 652988	
Client Mr Paul Drayton	
Project Title Black Cherry Farm, Itchingfield	
Figure Number, Version Figure 2b, 001	Date 18.10.2024
Figure Title Results of Preliminary Roost Assessment	
Habitat locations and extent are approximate. Not to scale. Photographs taken on 18.10.2024	

Building B1 — External Inspection, Northern Elevation, Confirmed Roost



Key:

-  Gap in Bargeboard
-  Open Window
-  Hole in Wall

 London & South East Tel: 01372 602372 Mob: 07443 652988	
Client Mr Paul Drayton	
Project Title Black Cherry Farm, Itchingfield	
Figure Number, Version Figure 2c, 001	Date 18.10.2024
Figure Title Results of Preliminary Roost Assessment	
Habitat locations and extent are approximate. Not to scale. Photographs taken on 18.10.2024	

Building B1 — External Inspection, Western Elevation, Confirmed Roost



Key:

Gap in Wall

Gap in Bargeboard

1

 Open Door

 London & South East Tel: 01372 602372 Mob: 07443 652988	
Client Mr Paul Drayton	
Project Title Black Cherry Farm, Itchingfield	
Figure Number, Version Figure 2d, 001	Date 18.10.2024
Figure Title Results of Preliminary Roost Assessment	
Habitat locations and extent are approximate. Not to scale. Photographs taken on 18.10.2024	

Building B1 — Internal Inspection, Section One, Confirmed Roost



Key:

	Crevices in Timber Framework		Gap in Insulation Board
	Bat Droppings		
	Hole in Wall		
	Potential Feeding Remains		

		London & South East Tel: 01372 602372 Mob: 07443 652988	
Client Mr Paul Drayton			
Project Title Black Cherry Farm, Itchingfield			
Figure Number, Version Figure 2e, 001		Date 21.10.2024	
Figure Title Results of Preliminary Roost Assessment			
Habitat locations and extent are approximate. Not to scale. Photographs taken on 18.10.2024			

Building B1 — Internal Inspection, Section Two, Confirmed Roost



Key:

Crevices in Timber Framework

1

 Open Door

3

 Bat Dropping

4

 Potential Feeding Remains

5

 Birds Nest



London & South East
Tel: 01372 602372
Mob: 07443 652988

Client	
Mr Paul Drayton	
Project Title	
Black Cherry Farm, Itchingfield	
Figure Number, Version	Date
Figure 2f, 001	21.10.2024
Figure Title	
Results of Preliminary Roost Assessment	
Habitat locations and extent are approximate. Not to scale. Photographs taken on 18.10.2024	

Building B1 — Internal Inspection, Eastern Stables, Confirmed Roost



- Key:
- 1 Open Door
 - 5 Birds Nest
 - Gap in Wall



London & South East
Tel: 01372 602372
Mob: 07443 652988

Client Mr Paul Drayton	
Project Title Black Cherry Farm, Itchingfield	
Figure Number, Version Figure 2g, 001	Date 21.10.2024
Figure Title Results of Preliminary Roost Assessment	
Habitat locations and extent are approximate. Not to scale. Photographs taken on 18.10.2024	

Building B1 — Internal Inspection, Western Stables, Confirmed Roost



 London & South East Tel: 01372 602372 Mob: 07443 652988	
Client Mr Paul Drayton	
Project Title Black Cherry Farm, Itchingfield	
Figure Number, Version Figure 2h, 001	Date 21.10.2024
Figure Title Results of Preliminary Roost Assessment	
Habitat locations and extent are approximate. Not to scale. Photographs taken on 18.10.2024	

12. Appendix 1 – Site Photographs



Photograph 1. Black Cherry Farm, Itchingfield. A parcel of artificial unvegetated, unsealed surface located adjacent to the south-western corner of building B1.



Photograph 2. Black Cherry Farm, Itchingfield. A parcel of other developed land located adjacent to the eastern elevation of building B1.



Photograph 3. Black Cherry Farm, Itchingfield. The track leading from the road comprising other developed land.

13. Appendix 2 – Full Species List and Target Notes

Habitats	Common Name	Species Name	DAFOR
Other developed land – u1b6.	Ivy-leaved toadflax	<i>Cymbalaria muralis</i>	R
	Tomato	<i>Solanum lycopersicum</i>	R
	White clover	<i>Trifolium repens</i>	R
	Yorkshire-fog	<i>Holcus lanatus</i>	R
Artificial unvegetated unsealed surface – u1c.	Bramble	<i>Rubus fruticosus</i> agg.	O
	Buddleia	<i>Buddleja davidii</i>	R
	Common nettle	<i>Urtica dioica</i>	O
	Common sedge	<i>Carex nigra</i>	R
	Creeping buttercup	<i>Ranunculus repens</i>	R
	Creeping thistle	<i>Cirsium arvense</i>	R
	Green alkanet	<i>Pentaglottis sempervirens</i>	O
	Shining crane's-bill	<i>Geranium lucidum</i>	R
	Willowherb	<i>Epilobium</i> sp.	R
	Yorkshire fog	<i>Holcus lanatus</i>	O
Invertebrates	Common wasp	<i>Vespula vulgaris</i>	N/A
Birds	Dunnock	<i>Prunella modularis</i>	N/A
	Pied wagtail	<i>Motacilla alba</i>	
	Redwing	<i>Turdus iliacus</i>	
	Robin	<i>Erithacus rubecula</i>	
	Woodpigeon	<i>Columba palumbus</i>	

14. Appendix 3 – Legislation and Planning Policy

14.1 Habitats Directive, EC Council Directive 92/43/EEC

The following information has been taken from ec.europa.eu.

Natura 2000 is a network of sites selected to ensure the long-term survival of Europe's most valuable and threatened species and habitats. How a site is chosen depends on what it aims to protect.

Under the Habitats Directive (Art. 3 and 4), Member States designate Special Areas of Conservation (SACs) to ensure the favourable conservation status of each habitat type and species throughout their range in the EU. Under the Birds Directive (Art. 4), the network must include Special Protection Areas (SPAs) designated for 194 particularly threatened species and all migratory bird species.

Member States designate Special Protection Areas (SPAs) according to scientific criteria such as '1% of the population of listed vulnerable species' or 'wetlands of international importance for migratory waterfowl'.

The choice of sites is based on scientific criteria specified in the directive, to ensure that the natural habitat types listed in the directive's Annex I and the habitats of the species listed in its Annex II are maintained or, where appropriate, restored to a favourable conservation status in their natural range.

14.2 The Birds Directive 2009/147/EC

The following information has been taken from ec.europa.eu.

The Birds Directive aims to protect all of the 500 wild bird species naturally occurring in the European Union. The 500 wild bird species naturally occurring in the European Union are protected in various ways:

- **Annex 1:** 194 species and sub-species are particularly threatened. Member States must designate Special Protection Areas (SPAs) for their survival and all migratory bird species.
- **Annex 2:** 82 bird species can be hunted. However, the hunting periods are limited, and hunting is forbidden when birds are at their most vulnerable: during their return migration to nesting areas, reproduction, and the raising of their chicks.
- **Annex 3:** overall, activities that directly threaten birds, such as their deliberate killing, capture or trade, or the destruction of their nests, are banned. With certain restrictions, Member States can allow some of these activities for 26 species listed here.
- **Annex 4:** the directive provides for the sustainable management of hunting, but Member States must outlaw all forms of non-selective and large scale killing of birds, especially the methods listed in this annex.
- **Annex 5:** the directive promotes research to underpin the protection, management and use of all species of birds covered by the Directive, which are listed in this annex.

14.3 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

Under these Regulations, the UK Government and Devolved Administrations are required to establish a network of important high-quality conservation sites that will make a significant contribution to conserving the habitats and species identified in Annexes I and II, respectively, of European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, known as the Habitats Directive. The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds). Of the Annex I habitat types, 78 are believed to occur in the UK. Of the Annex II species, 43 are native to, and normally resident in, the UK

(www.JNCC.gov.uk). Special Areas of Conservation (SACs), together with Special Protection Areas (SPAs), are the UK's contribution to the Bern Convention's Emerald Network of protected areas, known as Areas of Special Conservation Interest (ASCIs).

14.4 The 1949 National Parks and Access to the Countryside Act

Section 21 of the National Parks and Access to the Countryside Act, 1949 provides discretionary powers to enable local authorities to establish and manage Local Nature Reserves (LNRs). Under the Conservation of Habitats and Species (Amendment) (EU Exit) 2019 Regulations, these powers have been extended from preserving flora and fauna to include enabling or facilitating its recovery or increase.

14.5 The Wildlife and Countryside Act, 1981 (As Amended)

The following information was taken from www.jncc.gov.uk and www.ukwildlife.com.

The Wildlife and Countryside Act, 1981 (as amended) is the primary national legislation, which protected animals, plants, and habitats in the UK. The act contains four parts and 17 schedules, which cover:

- Part 1: Wildlife (includes protection of birds, animals, and plants; and measures to prevent the establishment of non-native species which may be detrimental to native wildlife).
- Part 2: Nature conservation, the countryside, and National Parks (including the designation of protected areas).
- Part 3: Public rights of way.
- Part 4: Miscellaneous provisions of the act.

All naturally occurring wild birds in Great Britain are protected from persecution. It is illegal to kill, injure or 'take' any wild bird, take, or damage the nest of any wild bird whilst in use or being built. The eggs of all wild birds are also protected. If you have in your possession any live wild birds, egg(s) or any part of a wild bird you are committing an offence. The birds listed in Schedule 1 of the Wildlife and Countryside Act 1981 are further protected by Special Penalties all year round for those in Part 1 and during a specified closed season for those listed in Part 2.

Schedule 5 lists Animals Species that are protected under Section 9. Section 9 prohibits the intentional killing, injuring, or taking of the species listed in Schedule 5 and also prohibits their possession and the trade in the wild animals listed. The species listed are also further protected from disturbance by prohibiting actions that affect places they use for shelter.

Animals listed in Schedule 6 are protected from being killed or taken by certain methods under Section 11(1) of the Wildlife and Countryside Act 1981. The methods listed are: self-locking snares, bows, crossbows, explosives (other than ammunition for a firearm), or live decoys. The species listed are also protected from the following activities: trap, snare or net, electrical device for killing or stunning, poisonous, poisoned or stupefying substances or any other gas or smoke, automatic or semi-automatic weapon, device for illuminating a target or sighting device for night shooting, artificial light, mirror or other dazzling device, sound recording, and mechanically propelled vehicle in immediate pursuit.

Under the Wildlife and Countryside Act 1981 (as amended), the country nature conservation bodies have a duty to notify any area of land which in their opinion is 'of special interest by reason of any of its flora, fauna, or geological or physiographical features' – these areas are known as Sites of Special Scientific Interest (SSSIs).

14.6 Countryside & Rights of Way Act, 2000

The CRoW Act gives a public right of access to land mapped as 'open country' (mountain, moor, heath and down) or registered common land. The protection of Sites of Special Scientific Interest (SSSIs) is strengthened in this legislation. The CRoW Act also allows for the prosecution of third parties that damage or destroy a SSSI.

14.7 Hedgerow Regulations 1997

These regulations fall under the local authority and are intended to protect important hedgerows from removal. Owners and managers must request permission from their local authority before removing a hedgerow, and permission may not be granted if it supports a diverse range or protected species.

[REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED].

14.9 Natural Environment and Rural Communities (NERC) Act, 2006

The site comprises deciduous woodland, which is a Priority Habitat. Priority Habitats are listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Section 40 (1) of the NERC Act, 2006 imposes a duty to conserve biodiversity:

- *“Every 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.”*

Section 40(3) of the Act explains that:

- *“Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat”.*

The duty applies to all local authorities and extends beyond just conserving what is already there to carrying out, supporting and requiring actions that may also restore or enhance biodiversity.

14.10 National Planning Policy Framework (NPPF) 2023

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Section 15 of the NPPF (paragraphs 174 to 188) considers the conservation and enhancement of the natural environment including habitats and biodiversity. Paragraph 174 states that planning and decisions should contribute to and enhance the natural and local environment by:

- “Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

- Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and
- Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”.

Paragraph 175 states that plans should distinguish between the hierarchy of international, national, and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Paragraph 179 states that in order to protect and enhance biodiversity and geodiversity, plans should:

- “Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and steppingstones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

When determining planning applications, Paragraph 180 states that local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- 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; and
- Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

As stated in paragraph 181 the following should be given the same protection as habitats sites:

- Potential Special Protection Areas and possible Special Areas of Conservation;
- Listed or proposed Ramsar sites; and
- Sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”

Paragraph 182 states that the presumption in favour of sustainable development does not apply where the planned project is likely to have a significant effect on a habitat site (alone or in combination with other plans or projects) unless an appropriate assessment has concluded the plan or project will not adversely affect the integrity of the habitats site.

14.11 Water Framework Directive

The Water Framework Directive (Directive 2000/60/EC) became law in England and Wales in 2003 via the Water Environment (WFD) (England and Wales) Regulations. The Water Framework Directive has four main goals: (1) to prevent deterioration in water status, (2) all water bodies achieve good ecological status, good chemical status and good groundwater status (or potential), (3) reduce and eliminate sources of pollution and (4) contribute to achieving objectives of sites protected by other EU legislation.

14.12 Bern Convention

The Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) was ratified by the UK Government in 1982. The principal aims of the Convention are to ensure conservation and protection of wild plant and animal species and their natural habitats (listed in Appendices I and II of the Convention), to increase cooperation between contracting parties, and to regulate the exploitation of those species (including migratory species) listed in Appendix III. To this end, the Convention imposes legal obligations on contracting parties, protecting over 500 wild plant species and more than 1,000 wild animal species.

15. Appendix 4 – List of Abbreviations

BAP	Biodiversity Action Plan
CSZ	Core Sustenance Zone
CWS	County Wildlife Site
EcIA	Ecological Impact Assessment
EPSL	European Protected Species Licence
GCN	Great Crested Newt
NERC	Natural Environment and Rural Communities Act
NPPF	National Planning Policy Framework
PEA	Preliminary Ecological Appraisal
SSSI	Site of Special Scientific Interest
SAC	Special Area of Conservation
SINC	Site of Importance for Nature Conservation
SNCI	Site of Nature Conservation Importance
SPA	Special Protection Area
UKHab	UK Habitat Classification System