

WOODVIEW SCHOOL, BILLINGSHURST

ECOLOGICAL IMPACT ASSESSMENT

Final Document (Rev. 2)

July 2026

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EclA • HRA • Management Plans
Habitats • [REDACTED] • Bats • Hazel Dormouse • Birds • Reptiles • Amphibians • Invertebrates • Riparian and Aquatic Species

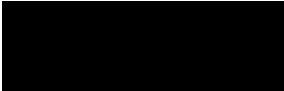
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WOODVIEW SCHOOL, BILLINGSHURST

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EXECUTIVE SUMMARY

Ecological Survey and Assessment Ltd (ECOSA) have been appointed by Salutem Shared Services to undertake an Ecological Impact Assessment to support a planning application for the redevelopment of Woodview School, Ingfield Manor Drive, Billingshurst, West Sussex, RH14 9AX. The proposals entail the demolition of the derelict buildings on site and the installation of new school buildings.

The main findings of the Ecological Impact Assessment are:

- The site mainly comprises other woodland; mixed; mainly broadleaved with areas of neutral and modified grassland. There are seven derelict buildings within the site.
- The site has suitability to support roosting, foraging and commuting bats, foraging and [REDACTED], limited suitability for hazel dormouse, European hedgehog and common toad.
- Impacts include a loss of historic and active roosts for bats, and the loss of roosting or nesting opportunities for bats and birds. Loss of habitat for reptiles, terrestrial great crested newt, hazel dormouse, European hedgehog and common toad is also anticipated. There is potential to disturb, injure or kill any of these species during works.
- Mitigation measures include acquisition of an EPSM licences from Natural England for great crested newt and bats, a translocation exercise for great crested newt and reptiles, sensitive lighting scheme, and a precautionary method of works.
- Compensation measures include the provision of newly planted trees, scrubs and grassland within the site, five bat boxes and five bird boxes within the site.
- Enhancement measures include the provision of hibernacula for great crested newt and reptiles within the site.
- Given the impacts identified, and the mitigation, compensation and enhancement measures proposed it is considered that the proposals accord with all relevant local and national planning policy.
- If the planning application boundary changes or the proposals for the site alter, a re-assessment of the scheme in relation to ecology may be required. Given the mobility of animals and the potential for colonisation of the site over time,

updating survey work may be required, particularly if development does not commence within 18 months of the date of the most recent relevant survey.

1.0 INTRODUCTION

1.1 Background

Ecological Survey & Assessment Limited (ECOSA) have been appointed by Salutem Shared Services to undertake an Ecological Impact Assessment to support a planning application for the redevelopment of Woodview School, Ingfield Manor Drive, Billingshurst, West Sussex, RH14 9AX (hereafter referred to as the site).

1.2 The Site

The site is located in approximately 550 metres north-west of the hamlet of Five Oaks, and approximately two kilometres north of Billingshurst centred on National Grid Reference (NGR) TQ 0924 2868 (**Map 1**).

The site consists of approximately 1.01 hectares of grounds associated with the existing specialist school to the north. The site comprises a series of derelict buildings amongst overgrown gardens and scrub. The site is redundant and has been left redundant for a number of years.

The main school is located north of the application site, a dairy farm lies to the west, with woodland and open farmland present to the east and south of the site. The wider landscape is largely rural, dominated by blocks of woodland and agricultural fields. The village of Billingshurst is located approximately two kilometres south of the site. Tributaries of the River Arun run approximately 40 metres south of the site, with further tributaries running approximately 260 metres north-east of the site.

1.3 Aims and Scope of Report

The information within this report is based on a field survey and desktop study and relevant species-specific surveys carried out between April 2024 and December 2025. The report describes the habitats and species (hereafter referred to as ecological features) within the site's Zone of Influence (Paragraph 3.2), and provides a detailed assessment of potential ecological effects of the proposed development of the site. It identifies the need for any measures to avoid, mitigate or compensate for significant adverse effects¹ ecological features and outlines enhancements to the site's ecology to be implemented as part of the development. The objectives of the assessment are:

- To provide baseline information on ecological features within the site's Zone of Influence and determine the importance of these features;

¹ For the purposes of this assessment a 'significant' adverse effect is one which will have an adverse effect on the ecological feature at the site level or higher.

- To assess, characterise and quantify the effects on ecological features, including cumulative effects, and identify significant effects in the absence of any mitigation;
- To set out measures to avoid, mitigate and compensate for significant ecological effects in accordance with the 'mitigation hierarchy'²;
- To provide an assessment of the significance of any residual effects;
- To outline opportunities for enhancement in order to achieve a net gain for biodiversity; and
- To set out the requirements for any post-construction monitoring.

1.4 Site Proposals

The proposals entail the demolition of the derelict builds on the site and the installation of new school buildings with associated parking and play areas.

This report makes reference to the Proposed Phases 1, 2, 3 and 4 Site Layout, produced by Miller Bourne Architects (drawing no. 4908-MBA-ZZ-ZZ-D-A-0107, Rev. P02) (**Appendix 1**).

² In accordance with CIEEM Ecological Impact Assessment guidance (CIEEM, 2018) a sequential process is adopted to address impacts on features of ecological interest, with 'Avoidance' prioritised at the top of the hierarchy and Compensation/Enhancement' at the bottom. This is often referred to as the 'mitigation hierarchy'.

2.0 PLANNING POLICY CONTEXT

2.1 Introduction

This section summarises the planning policy in relation to ecology and biodiversity within the Horsham District Council administrative area. This information is then used to assess the compliance of the scheme in relation to relevant planning policy and where necessary make recommendations for mitigation, compensation and enhancements (see Section 5.0).

2.2 National Policy

The National Planning Policy Framework (NPPF) sets out the government's requirements for the planning system in England. The original document was published in 2012 with the most recent revised NPPF published in December 2024. A number of sections of the NPPF are relevant when taking into account development proposals and the environment. As set out within Paragraph 11 of the NPPF *"Plans and decisions should apply a presumption in favour of sustainable development"*. However, Paragraph 195 goes on to state that *"The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site."*

The NPPF sets out that development proposals should not only minimise the impacts on biodiversity but also to provide enhancement. Paragraph 187 states that the planning system should contribute to and enhance the natural environment by *"...minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures..."*.

A number of principles are set out in Paragraph 193, including that where harm cannot be adequately avoided then it should be mitigated for, or as a last resort, compensated for. Where impacts occur on nationally designated sites, the benefits must clearly outweigh any adverse impact and incorporating biodiversity in and around developments should be encouraged. Specific reference is also made to the protection of irreplaceable habitats³, including ancient woodland⁴. Where loss to irreplaceable habitats occurs planning permission would normally be refused unless there are wholly exceptional reasons and an adequate compensation strategy is in place. Paragraph

³ The NPPF defines irreplaceable habitats as *"Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen."*

⁴ Natural England defines ancient woodland as *"An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS)."*

193 also states *“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.”* Paragraph 194 also sets out that potential SPAs, SACs and listed or proposed Ramsar sites or sites acting as compensation for SPAs, SACs and Ramsar sites, should receive the same protection as habitat sites.

In addition to the NPPF, Circular 06/05 provides guidance on the application of the law relating to planning and nature conservation as it applies in England. Paragraph 98 states *“the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat”*. Paragraph 99 states *“it is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the Proposed Project Development, is established before planning permission is granted”*.

2.3 Local Policy

Local planning policy for Horsham District Council is provided by the policies within the Horsham District Planning Framework (HDPF), adopted on 27th November 2015. With the exception of land within the South Downs National Park, the HDPF replaces the policies contained in the Horsham District Core Strategy and General Development Control Policies which were both adopted in 2007. The HDPF contains a single policy referring to ecology and biodiversity:

- **Policy 31: Green Infrastructure and Biodiversity.** This policy is an all-encompassing policy which supports the maintenance and enhancement of green infrastructure network, the enhancement of existing biodiversity and creation of new habitats. The site policy also makes specific reference to retaining and enhancing linkages.

The policy also makes reference to the protection of sites and habitats in the following hierarchy Special Protection Area (SPA) and Special Areas of Conservation (SAC); Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs); and Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland.

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 the reason for the development

outweigh the need to protect the feature and appropriate mitigation and compensation can be secured.

Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to Habitats Regulation Assessment with necessary mitigation.

The site falls within the 6.5 kilometre Key Conservation Area of The Mens SAC mentioned in the South Downs Local Plan (2014-2033), adopted in July 2019.

▪ **Policy SD10: International Sites**

This policy refers the protection of internationally designated sites, with specific reference made to Special Areas of Conservation (SAC) designated for barbastelle and Bechstein's bat, Arun Valley Special Protection Area (SPA), Wealden Heaths Phase II SPA, and SPAs associated with the Solent;

3.0 METHODS

3.1 Introduction

This section details the methods employed during the Ecological Impact Assessment. Any significant limitations to the assessment are also considered.

3.2 Zone of Influence

To define the total extent of the study area for this assessment, the proposed scheme was reviewed to establish the spatial scale at which ecological features could be affected⁵. The appropriate survey radii for the various elements of the assessment (i.e. desktop study, field survey and species-specific surveys) have been defined in the relevant sections below. These distances are determined based on the professional judgement of the ecologist leading the appraisal, taking into account the characteristics of the site subject to assessment, its surroundings and the nature of the proposals.

3.3 Scoping

Protected species considered within the Ecological Impact Assessment are those species/species groups considered likely to be encountered given the geographical location and context of the site. Where the site was found to be suitable to support these species/species groups, and adverse effects cannot be avoided from the outset, further species-specific surveys are undertaken. These are discussed within the results section (Section 4.0) of the current report. Where such a species is unlikely to be present on site a justification for likely absence is provided. Species considered likely absent from the site are not then considered in the assessment of ecological effects and mitigation/compensation measures section (Section 5.0) of this report.

3.4 Desk Study

3.4.1 Biological Records Centre

Sussex Biodiversity Record Centre was consulted on 13th August 2025 for the following data:

- Records of non-statutory designated sites (Local Wildlife Sites (LWSs), Sites of Importance for Nature Conservation (SINCs)) within one kilometres of the site boundary;
- Records of legally protected and notable species (flora and fauna) within one kilometre of the site boundary, including Species of Principal Importance for the Conservation of diversity in England notified under Section 41 of the Natural

⁵ The Zone of Influence (Zoi), as defined by CIEEM, is the area over which ecological features may be subject to significant effects as a result of the proposed project and associated activities (CIEEM, 2018).

Environment and Rural Communities (NERC) Act 2006 and as listed in the England Biodiversity List (**Appendix 2**); and

- Records of bats within two kilometres of the site boundary. Bat species are highly mobile and therefore the search radius is increased for this species group.

3.4.2 Multi-Agency Geographic Information for the Countryside

The Multi-Agency Geographic Information for the Countryside (MAGIC) database (DEFRA, 2025) was reviewed on 1st October 2025 to establish the location of statutory designated sites located within the vicinity of the site. This included a search for all internationally and nationally designated sites such as Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Wetlands of International Importance (Ramsar sites), Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Local Nature Reserves (LNRs) within one kilometre of the site. See **Appendix 3Appendix 2** for details. Where appropriate, the desk study search area has been extended to take account of any appropriate statutory designated sites which need consideration in terms of potential in-direct effects and which support particularly mobile species, particularly those specifically mentioned in local planning policy. The Impact Risk Zones (IRZ) were also obtained from MAGIC, which are used to help guide and assess planning applications for likely effects on SSSIs.

Sites within two kilometres of the site boundary where European Protected Species Mitigation (EPSM) licences have been granted were reviewed. This information allows a greater understanding of the potential for European Protected Species to be present in the local area. This has been extended to a 12 kilometre search radius for bat EPSM licences surrounding the site. The extended search radius for bat licences reaches both bat-designated-SACs that the site lies within the impact catchment for. This information allows a greater understanding of the potential for European Protected Species to be present in the local area.

Records of hazel dormouse within three kilometres of the site boundary where an EPSM licence has been granted. As per current guidance (Wells, et al., 2025), presence of hazel dormouse recorded in connected habitats within three kilometres of the site boundary and in the last five years can be used as evidence for presence within the site. Therefore, the search radius is increased for this species.

3.4.3 Other Sources of Information

Online mapping resources, at an appropriate scale, were used to identify the presence of habitats such as woodland blocks, ponds, watercourses and hedgerows, in the vicinity of the site. These habitats may offer resources and connectivity between the site and suitable habitat in the local area, which may be exploited by local species populations.

The presence of ponds or other waterbodies within a 500 metre radius of the site in particular are noted in relation to great crested newt. The 500 metre radius is a standardised search radius to assist in the assessment of the suitability of a site and its surrounding habitat to support this species, based on current Natural England guidance (English Nature, 2001).

An Ecological Impact Assessment was previously carried out at the site in 2019 by ECOSA and may be referenced where relevant in this report (ECOSA, 2019).

3.5 Field Survey

3.5.1 Survey Methods

The field survey followed a modified version of UK Habitat Classification (UKHab) methodology (UKHab Ltd, 2023) and included a search for evidence of, and an assessment of the site's suitability to support, protected and notable species as recommended by CIEEM (CIEEM, 2017b). The field survey covered all accessible areas of the site, including boundary features. Habitats described in Section 4.0, have been mapped (**Map 2**) and photographed where relevant.

The UKHab Survey Application, developed using the digital survey platform Coreo was used to map habitats in the field, collect the field survey data and photograph the site.

3.5.2 UKHab Survey

An assessment was made of all habitats within the site, which were classified based on the standardised UKHab survey methodology (UKHab Ltd, 2023). Which was modified to make the habitat assessment compatible with the habitat classification within the Biodiversity Net Gain Metric (DEFRA, 2024). The UKHab classification system comprises two major parts, a hierarchical Primary Habitat system and a list of Secondary Codes. The classification of Primary Habitats is hierarchical with five levels.

It should be noted that not all habitats will be classified to Level 5, for example modified grassland is classified at Level 3 and no Level 4 or Level 5 habitat is applicable. In addition, where Level 4 or 5 habitats are considered to be present on site there may be a requirement for further surveys by a specialist botanist to confirm or classify these habitat types.

Where Biodiversity Net Gain Metric habitats are not classified under any of the hierarchical levels within the UKHab methodology the relevant secondary codes definitions have been used to identify these habitats.

During the field survey notes and photographs were taken in order to evidence the surveyor's classification of each habitat type.

Any invasive species⁶ encountered as an incidental result of the survey were recorded.

Protected and Notable Species Appraisal

A preliminary appraisal of the site's suitability to support legally protected and notable species was carried out. Specific methods for species/species groups considered during the appraisal are provided in **Appendix 4**.

3.5.3 Survey Details

The field survey was carried out by Hugh Turner, Principal Ecologist of ECOSA on 8th August 2025. The weather conditions were dry with approximately 5% cloud cover, an ambient temperature of 20°C and a light breeze.

During the survey, the surveyor was equipped with 10x40 binoculars, a high powered torch and a digital camera.

3.5.4 Field Survey Limitations

Ecological surveys are limited by factors which affect the presence of plants and animals such as the time of year, migration patterns and behaviour. The field survey has therefore not produced a complete list of plants and animals and in the absence of evidence of any particular species should not be taken as conclusive proof that the species is absent or that it will not occur in the future.

Online mapping resources provide an indication of habitat features present in the wider area, but do not provide a detailed assessment of habitat types.

3.6 Bat Survey

3.6.1 Survey Methods

Bat Emergence Survey

The bat emergence survey was undertaken in line with current best practice guidelines (Collins, 2023). In accordance with the guidelines for a building assessed as having low suitability to support roosting bats a single dusk emergence survey was undertaken on building 5 in order to ascertain the presence/likely absence of roosting bats from within the building.

⁶ Plant species included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). The survey was not specifically aimed at assessing the presence of these species and further specialist advice may need to be sought.

Where the presence of roosting bats is confirmed the data also allows for an assessment of the status of the roost present. The status of roosts (where appropriate) has been based on standard terminology as detailed in **Appendix 7**.

As evidence of roosting bats was recorded associated with the buildings 1 and 8 in the form of emergence surveys carried out by ECOSA in 2019 (ECOSA, 2019). According to the guidelines, the level of survey effort required to collect the relevant information that is needed for an impact assessment and the design of mitigation strategies is considered site-specific. In this instance it is considered that three dusk emergence surveys is an appropriate level of survey effort to collect the necessary information. The status of roosts has been based on standard terminology as detailed in **Appendix 7**.

The surveys were carried out by two experienced ECOSA surveyors per building, positioned at previously identified vantage points around the buildings (Error! Reference source not found.). These vantage point locations allowed a sufficient coverage of the Potential Roosting Features identified on the buildings impacted by the proposals.

During the surveys surveyors recorded the time, species, location and direction of flight for each bat encountered, with particular attention paid to establishing bat access/egress locations to any roosts within the buildings.

3.6.2 Survey Details

Ground Level Tree Assessment

The ground level tree assessment was carried out by Hugh Turner, Principal Ecologist of ECOSA (Natural England Bat Licence 2025-84781-CL18-BAT) on 1st June 2026. The weather conditions were dry with approximately 0% cloud cover, an ambient temperature of 22°C and a light wind.

Bat Emergence Survey

The bat emergence surveys were undertaken between May and July 2026. **Table 1** provides details of each emergence/re-entry survey.

Table 1: Bat emergence survey details

Survey Date	Building	Survey Timings	Weather Conditions	Sunset/ Sunrise Time
20 th May 2026	Building 8	Start: 20:36 End: 22:51	General conditions: Dry Start temp: 15°C End temp: 13°C Cloud Cover: 0% Wind Speed: Calm	20:51

Survey Date	Building	Survey Timings	Weather Conditions	Sunset/ Sunrise Time
27 th May 2026	Building 1	Start: 20:55 End: 23:01	General conditions: Dry and sunny Start temp: 24°C End temp: 20°C Cloud Cover: 20-0% Wind Speed: Calm	21:02
10 th June 2026	Building 8	Start: 21:04 End: 23:17	General conditions: Dry but wet underfoot Start temp: 13°C End temp: 11°C Cloud Cover: 60-20% Wind Speed: Calm	21:17
18 th June 2026	Building 1	Start: 21:04 End: 23:19	General conditions: Clear and dry Start temp: 21°C End temp: 19°C Cloud Cover: 10% Wind Speed: Calm	21:19
1 st July 2026	Building 8	Start: 20:49 End: 23:19	General conditions: Dry Start temp: 21°C End temp: 21°C Cloud Cover: 5-0% Wind Speed: Calm	21:19
8 th July 2026	Building 1	Start: 21:01 End: 23:16	General conditions: Dry Start temp: 27°C End temp: 20°C Cloud Cover: 0% Wind Speed: Calm	21:16
14 th July 2026	Building 5	Start: 20:56 End: 22:45	General conditions: Dry Start temp: 23°C End temp: 22°C Cloud Cover: 5-0% Wind Speed: a gentle breeze with some gusts	21:11

During the bat emergence surveys the surveyors were equipped with Batlogger M bat detectors. Night Vision Aid (NVA) kits were also used during each survey (x4 on Building 1, x2 on Building 5, and x2 on Building 8). Each NVA kit comprises; a Sony A7s (MK1) camera which has been modified to capture infrared light, a Batbox Baton bat detector and two rayTEC VAR2-i8-1 Long Range Infra-Red Illuminator lamps. The bat box baton was attached to the Sony A7s to provide a 'bat detector' soundtrack on the video recording.

Recordings made with the detectors were later analysed using BatExplorer (Version 2.2.6.0). This program is designed to analyse bat call data by identifying key call characteristics such as call shape, call length, call 'distance' (i.e. the time period between two consecutive calls) and peak frequency to confirm the identity of any species encountered. Video recordings made with the NVA cameras were analysed using VLC Media Player.

3.6.3 Survey Limitations

The quality of hand-held bat detector recordings is based, to a large extent, on the proximity of a bat to the detector's microphone. Obstructions such as vegetation or environmental variables such as rainfall and wind noise from vegetation will all influence the quality of sound reaching the microphone and thus some bat echolocation recordings are of insufficient quality for specific identification. Bats routinely alter their echolocations in relation to behaviour and their environment. It is not always possible to make a robust identification of every bat recording.

3.7 [REDACTED]

3.7.1 [REDACTED]

[illegible]

⁷ There are two species of long-eared bat, the brown long-eared bat *Plecotus auritus* and the grey long-eared bat *Plecotus austriacus*. These species can only be separated by examination of physical characteristics and Phylogenetic Analysis Identification of bat droppings. Unless confirmation of identification has been made by visual identification the two species shall be referred to in this report as long-eared bat. The brown long-eared bat is the commonest of the two species typically being found roosting within large roof voids although small voids and trees are also utilised. The grey long-eared bat is rare and confined to southern England and like the brown long-eared typically roosts in roof voids.

3.8 Hazel Dormouse Survey

3.8.1 Survey Methods

The hazel dormouse survey was undertaken in line with current best practice guidelines (Wells, et al., 2025). In accordance with survey guidance the habitat on site were assessed to determine the habitat quality. This information was then used to determine the number of dormouse tubes to install at the site.

The hazel dormouse survey involved the erection of 50 dormouse tubes within suitable dormouse habitat throughout the site at intervals of approximately 20m. The locations of these tubes are marked on **Map 3**. The nest tubes were subsequently checked for evidence of dormouse three times between October and December 2025.

Table 2 shows the number of surveys required to ensure sufficient survey effort has been undertaken. As the tubes were not deployed within seven days of the start of April a total of three surveys on a monthly basis between September and November are required to provide sufficient survey effort.

Table 2: Hazel dormouse survey effort

Tubes Installed (First Day of Month +/- 7 days)	Number of Checks at Monthly Intervals	End Date (end of Month +/- 7 days)
April	6	September
May	5	
June	4	
July	3	
August	3	October
September	3	November
October	9*	September the following year

*Assumes checks at end of October and November then from April onwards

Sufficient survey effort has been achieved through doing three surveys since the tubes were deployed in August.

3.8.2 Survey Details

The dormouse tubes were erected on 19th August 2025 with three visits undertaken between October and December 2025. **Table 3** provides details of each hazel dormouse survey.

Table 3: Hazel dormouse survey details

Survey Date	Check Month	Weather Conditions
1 st October 2025	September	Dry with some showers, 100% cloud cover, an ambient temperature of 13°C and no breeze.
11 th November 2025	October	Overcast with 100% cloud cover, an ambient temperature of 13°C and a moderate breeze.
12 th December 2025	November	Dry and overcast, 75% cloud cover, an ambient temperature of 11°C and a light breeze.

The hazel dormouse surveys were co-ordinated and led by Hugh Turner, Principal Ecologist of ECOSA assisted by suitably qualified ECOSA surveyors.

The survey was undertaken using 50 dormouse tubes comprising corrugated plastic tubes of standard dimensions (Wells, et al., 2025) with plywood insert secured in the relevant habitat with heavy duty garden wire.

3.8.3 Survey Limitations

The second and third dormouse surveys were not completed within 7 days of the end of the month, however, since the surveys were only delayed by five or less days this is not considered to be a significant limitation.

3.9 Reptile Survey

3.9.1 Survey Methods

The reptile survey was undertaken in accordance with current best practice guidelines (Froglife, 2015).

The reptile survey consisted of the laying bitumen felt mats approximately 500 millimetres x 500 millimetres in areas of suitable habitat on the site. Typically, this included areas of suitable habitat with good exposure to the sun. The mats were distributed in all areas considered to offer suitable reptile habitat. The locations of these mats are marked on **Map 4**.

The use of such refugia is an effective way of surveying for all species of reptile and current survey guidance states that seven inspections are sufficient to confirm presence/likely absence. Survey visits were undertaken in marginal weather conditions such as cold but sunny weather or hazy and somewhat overcast conditions, as this will maximise the thermal value of the refugia for basking reptiles.

During each visit surveyors also undertook a visual inspection survey of other suitable refugia in the site and other suitable basking locations. During the survey a note was also made of any suitable hibernation features present within the site.

3.9.2 Survey Details

A total of 26 reptile refugia were distributed on 18th August 2025 with seven inspection visits undertaken between 8th September and October 2025. **Table 4** provides details of each reptile survey.

Table 4: Reptile survey details

Survey Date	Air Temperature (°C)	Weather Conditions
8 th September 2025	19	Sunny, with 20% cloud cover and no breeze.
12 th September 2025	14	Dry and sunny, with 10% cloud cover and a light breeze.
17 th September 2025	14	Overcast and dry, 80% cloud cover and a light breeze.
22 nd September 2025	17	Dry, with 60% cloud cover and a light breeze.
1 st October 2025	15	Dry with some showers, 100% cloud cover and no breeze.
5 th October 2025	16	Sunny with 10% cloud cover and no breeze.
15 th October 2025	15	Dry with 70% cloud cover and a light breeze.

The reptile survey was coordinated by Hugh Turner, Principal Ecologist of ECOSA assisted by suitably experienced ECOSA surveyors.

3.9.3 Survey Limitations

There were no significant limitations to the reptile survey.

3.10 Great Crested Newt Survey

3.10.1 Survey Methods

Habitat Suitability Index (HSI) Assessment

Those ponds and waterbodies located within a 500 metre radius of the site (**Map 5**), where access permitted, were subject to a Habitat Suitability Index (HSI) assessment (Oldham, et al., 2000). HSI is a numerical index between 0 and 1, derived from an assessment of ten habitat variables known to influence the presence of great crested newt such as geographical location, water body size and permanence, presence of predatory fish and wildfowl, availability of suitable terrestrial habitat and proximity to other ponds. Each factor is scored based on its level of suitability for great crested newt. An HSI of 1 is optimal habitat (high probability of occurrence), while an HSI of 0 is very poor habitat (minimal probability of occurrence). The HSI is calculated on a single pond basis, but takes into account surrounding terrestrial habitat and local pond density. If a pond has a very low HSI score (<0.5) there would typically be a minimal chance of great crested newt presence.

This qualitative score can then be used, with caution, to indicate whether further detailed investigations are necessary or whether a particular waterbody can be 'scoped out' as unsuitable for great crested newts. However, professional judgement should be used rather than simply relying on the HSI to eliminate ponds from further assessment. Further detailed investigations would involve targeted surveys carried out between mid-March and mid-June to determine presence/absence of great crested newt and if present then an assessment of population status.

Environmental DNA (eDNA) Survey

The great crested newt environmental DNA (eDNA) sampling was undertaken following current best practice guidelines (Biggs, et al., 2014).

Given the presence of a number of waterbodies within 500 metres of the site boundary an environmental DNA (eDNA) analysis was undertaken to establish the presence / likely absence of great crested newt from within the ponds which were accessible (**Map 5**).

The field sampling entailed the collection of 20 samples of 30 millilitres of water from pre-selected sub-sampling sites around the margin of each waterbody. Sub-sampling sites are chosen to include areas where great crested newt are likely to be present such as areas of vegetation where they may be egg laying and areas of open water where they may be displaying. The 20 samples are then mixed into a single sterile bag from which six samples of water of 15ml are taken each of which is preserved in 35ml of ethanol. The samples are then refrigerated until analysis at the lab. The samples

were sent to SureScreen Scientific eDNA testing service for analysis which were analysed in line with current guidance (Biggs, et al., 2014). The samples were taken within the required season (mid-April to June) when great crested newt eDNA is likely to be present within the pond and therefore, the analysis result indicates the presence or likely absence of the species from a given waterbody.

Presence/Absence and/or Population Size Class Assessment Surveys

The great crested newt survey was undertaken in line with current best practice guidelines (English Nature, 2001).

Following the results of the eDNA analysis further great crested newt surveys were undertaken in order to establish the population size class present. In accordance with the guidelines a minimum of three survey methods were employed on six survey visits between April and mid-June 2024. Half of the survey visits were undertaken between mid-April and mid-May. The survey methods employed included torch searches, egg searches, sweep netting and bottle trapping.

The torch searches consisted of an investigation of the ponds after dark using a one million candlepower torch to search for adult great crested newt. All amphibians encountered were counted and sexed, where possible.

The egg search consisted of a methodical inspection of all suitable marginal vegetation for folded leaves that may indicate great crested newt egg laying activity. If great crested newt eggs were encountered during the survey this methodology was abandoned since exposure of eggs increases their risk of predation. This survey technique is only used to confirm presence and therefore, once presence has been confirmed other methods are utilised in order to determine population size class.

The sweep netting survey consisted of an investigation of each waterbody using a long-handled net. All newts encountered were counted and sexed, where possible. This survey technique is only used to confirm presence and therefore, once presence has been confirmed other methods are utilised in order to determine population size class.

The bottle trapping methodology involved submerging plastic bottle traps into the waterbodies at dusk. During the night newts swim into the traps and are unable to exit until released. The traps are then checked the following dawn and all newts are recorded and released, and the traps removed from the waterbodies. The traps were set at a density of one trap per two metres of waterbody margin where access was possible.

3.10.2 Survey Details

Habitat Suitability Index (HSI) Assessment

The great crested newt HSI assessment was carried out by Hannah Gunn, Ecologist of ECOSA (Natural England Great Crested Newt Licence No. 2024-11833-CL08-GCN) on 22nd April 2024. The weather conditions were dry with approximately 50% cloud cover, an ambient temperature of 9°C and a light breeze.

Environmental DNA (eDNA) Survey

The eDNA sampling was carried out Hannah Gunn, Ecologist of ECOSA (Natural England Great Crested Newt Licence No. 2024-11833-CL08-GCN) and Ryan Brazendale, Assistant Ecologist of ECOSA on 22nd April 2024. The weather conditions were dry with approximately 50% cloud cover, an ambient temperature of 9°C and a light breeze.

Presence/Absence and/or Population Size Class Assessment Surveys

A total of six survey visits were undertaken between April and June 2024 with half of the survey visits undertaken between mid-April and mid-May. **Table 5** provides details of each great crested newt survey.

Table 5: Great crested newt presence/absence and/or population size class assessment survey details

Survey Date	Survey Techniques	Waterbodies Surveyed	Air Temperature (°C)	Weather Conditions
23 rd April 2024	Torch, Egg, Sweep Net & Bottle Trap	Ponds 1 & 6	9°C	Dry and calm with 100% cloud cover.
7 th May 2025	Bottle Trap, Torch, Egg & Sweep Net	Ponds 1 & 6	14°C	Dry and calm with 50% cloud cover.
23 rd May 2024	Bottle Trap, Torch & Sweep Net	Ponds 1, 6, 7 & 8	12°C	Cry and calm, with 0% cloud cover.
28 th May 2024	Bottle Trap, Torch & Sweep Net	Ponds 1, 6, 7 & 8	14°C	Raining, with 100% cloud cover and a moderate breeze.
5 th June 2024	Bottle Trap, Torch & Sweep Net	Ponds 1, 6, 7 & 8	14°C	Dry, with 50% cloud cover and a light breeze.
15 th June 2024	Bottle Trap, Sweep Net, Torch & Egg	Ponds 1, 6, 7 & 8	11°C	Dry and calm with 10% cloud cover.

The great crested newt surveys were led by Hannah Gunn, Ecologist of ECOSA (Natural England Great Crested Newt Licence No. 2024-11833-CL08-GCN), Olivia Walton, Ecologist of ECOSA (Natural England Great Crested Newt Licence No. 2020-48689-CLS-CLS), Joseph Hunt, Field Ecologist of ECOSA (Natural England Great Crested Newt Licence No. 2023-11046-CL08-GCN) assisted by suitably qualified and experienced ECOSA surveyors.

3.10.3 Survey Limitations

During the survey carried out on 5th June 2024 the water level of ponds 1 and 6, thus fewer bottle traps were deployed than during previous surveys. During the survey carried out on 15th June 2024, the water level in pond 6 was too low to deploy bottle traps, and thus egg search techniques were used instead.

3.11 Criteria used to Assess Ecological Value

The evaluation criteria used in this report are based on ECOSA's professional judgement and publicly available publications, survey data and other sources as referenced in the main text. The evaluation is based on a sliding scale of importance as follows; international and European, national, regional, county, local and site. There are a wide range of characteristics which contribute to the importance of ecological features, and these may justify an increase or reduction in the value of an ecological feature. Where deviations occur, these will be explained in the evaluation section of this report (Section 4.0). Current published relevant guidance, including information sources such as A Nature Conservation Review (Ratcliffe, 1977) and Guidelines for Ecological Impact Assessment in the United Kingdom (CIEEM, 2018) have also been used to inform the assessment.

4.0 BASELINE ECOLOGICAL CONDITIONS AND EVALUATION

4.1 Introduction

This section details the results of the Ecological Impact Assessment undertaken for the site. It assesses the baseline ecological conditions of the site at the time the desktop study was completed and based on the findings of the field survey and subsequent protected species surveys. This section also provides an assessment of the ecological value of ecological features present at the site.

4.2 Statutory Designated Sites

4.2.1 Baseline Ecological Conditions

There are no statutory designated sites of nature conservation interest situated within one kilometre of the site boundary. The closest designated site is Coppedhall Hanger SSSI located approximately 1.5 kilometres south-west of the site (designated for its geology). The Arun Valley SPA also lies over 10 kilometres south of the site (important for supporting populations of overwintering Bewick's swan *Cygnus columbianus bewickii* and for its extensive floodplain/wetland habitats).

The site falls within the 6.5 kilometre key conservation area buffer of The Mens SAC (important area of broad-leaved woodland, supporting a population of barbastelle *Barbastella barbastellus* bats), outlined in Policy SD10 of the South Downs Local Plan, which lies approximately 5.7 kilometres south-west of the site. Ebernoe Common SAC (important for its support of beech forests and support of barbastelle bat and Bechstein's bat *Myotis bechsteinii*) is also located approximately 10.5 kilometres west of the site, thus falling within the 12 kilometre wider conservation area of the SAC.

4.2.2 Evaluation

There are no statutory designated sites within one kilometre of the site and does not lie within the five kilometre buffer zone for Arun Valley SPA. The site falls within the 6.5 key conservation area for The Mens SAC and the 12 kilometre wider conservation area of Ebernoe Common SAC.

4.3 Habitats

4.3.1 Baseline Ecological Conditions

Desktop Study Results

Consultation with SxBRC returned records of Habitats of Principal Importance within with site and within a one kilometre radius of the site.

Deciduous woodland is located in the south of the site, which is well connected to further blocks of woodland in the east, and ancient woodland in the west. Extensive

deciduous and ancient woodland is also present directly adjacent to the north of the site, overlapping with the wider ownership of the site by the existing school. A small area of traditional orchards is also located approximately 320 metres west of the site.

Field Survey Results

Habitats within the site are shown on the Baseline Habitat Map (**Map 2**) and details of how each habitat has been classified based on the UKHab five-level hierarchical system, with relevant secondary codes, are provided in **Appendix 5**. Habitats are described in general terms using standard UKHab terminology. The main habitats recorded on site during the field survey were as follows:

Neutral Grassland

The former garden of one of the central buildings is comprised of neutral grassland (**Figure 1**), dominated by Yorkshire fog *Holcus lanatus*, creeping bent *Agrostis stolonifera*, and annual meadow-grass *Poa annua*. Vascular plants present within the grassland include ribwort plantain *Plantago lanceolata*, common birds-foot-trefoil *Lotus corniculatus*, and yarrow *Achillea millefolium*. Scattered scrub is also present within the grassland, dominated by bramble *Rubus fruticosus* aggregate.

An additional parcel of neutral grassland is present in the west of the site (**Figure 2**), within the woodland. Grass species included creeping bent, cock's foot *Dactylis glomerata*, and Yorkshire fog, with vascular plants such as perforate St John's-wort *Hypericum perforatum*, were present.



Figure 1: Neutral grassland in the former garden of one of the derelict buildings.



Figure 2: Neutral grassland within the woodland on the west of the site.

Modified Grassland

Areas of modified grassland are present within the north of the site, associated with the northernmost derelict building (**Figure 3 & Figure 4**). The grassland is dominated by perennial rye-grass *Lolium perenne*, red fescue *Festuca rubra*, and Yorkshire fog, with

vascular plants including common comfrey *Symphytum officinale*, and ribwort plantain. Scattered scrub dominated by bramble was also present.



Figure 3: Modified grassland west of the building.



Figure 4: modified grassland to the east of the building.

Line of Trees

A line of western red-cedar is present in the centre of the site wrapping around one of the central derelict buildings (**Figure 5 & Figure 6**).



Figure 5: Line of western red-cedar in the centre of the site.



Figure 6: Line of western red-cedar in the centre of the site.

Other woodland broadleaved

An area of broadleaved woodland is present in the north-eastern corner of the site (**Figure 7**), comprised of pedunculate oak *Quercus robur*, silver birch *Betula pendula*, hazel *Corylus avellana*, and holly *Ilex aquifolium*.



Figure 7: Broadleaved woodland in the north-east of the site.

Other woodland; mixed; mainly broadleaved

The majority of the site is dominated by woodland with a mix of broadleaved and coniferous species (**Figure 8** and **Figure 9**). Deciduous species included pedunculate oak, field maple *Acer campestre*, and small-leaved lime *Tilia cordata*. Coniferous species present within the site included western red-cedar *Thuja plicata*. Leaf litter and deadwood is scattered throughout the woodland, with a variety of tree age classes present.

Variegated yellow archangel *Lamium galeobdolon subsp. argentatum* was also identified in the north of the site near the public footpath. This species is invasive and listed on Schedule 9 of the Wildlife & Countryside Act 1981 please see **Appendix 2** for more details.



Figure 8: View of the woodland dominating the site.

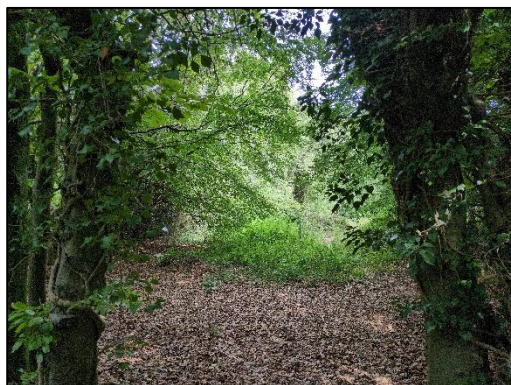


Figure 9: Area of mixed woodland with clearing and leaf litter.

Developed land; sealed surface

An access road passing through the centre of the site is present, alongside a small parking area on the west of the site (**Figure 10**).



Figure 10: Access road and small parking area present in the centre of the site.

Sparsely vegetated urban land

An area of sparsely vegetated land is present in centre of the site (**Figure 11**). Present species included bramble, spear thistle, moth mullein *Verbascum blattaria*, enchanters' nightshade *Circaea lutetiana*, and spear mint *Mentha spicata*.



Figure 11: Sparsely vegetated land in the centre of the site.

Buildings

Seven buildings are present within the site all of which are derelict flats and homes, as well as some derelict garages in the east of the site.

4.3.2 Evaluation

The habitats with the highest ecological value are the broadleaved and mixed woodlands and treelines throughout the site. The remaining habitats within the site are common and widespread in the context of the wider landscape. The habitats on the site are assessed as being of site level importance.

4.4 Bats

4.4.1 Baseline Ecological Conditions

Desktop Study Results

Consultation with MAGIC returned no records of granted EPSM licences within two kilometres of the site. However, 117 records of granted EPSM licences within 12 kilometres of the site were returned. One of these impacted barbastelle was granted in 2019 while none impacted Bechstein's bat. The closest record to the site is located approximately 2.5 kilometres north-west of the site and was granted in 2015. This licence allowed the destruction of a resting and breeding place for common pipistrelle *Pipistrellus pipistrellus*, brown long-eared bat *Plecotus auritus* and Natterer's bat *Myotis nattereri*.

Consultation with SxBRC returned 50 records of bats within two kilometres of the site, including barbastelle, serotine *Eptesicus serotinus*, *Myotis* species⁸, *Nyctalus* species, noctule *Nyctalus noctula*, common pipistrelle, soprano pipistrelle *Pipistrellus pygmaeus*, *Plecotus* species⁹, and brown long-eared bat. Within these records were 16 records of roosts, including maternity roosts and hibernacula roosts, the closest of which was a maternity roost associated with the neighbouring dairy farm in 1992. The most recent records of bats were dated 2024.

ECOSA carried out bat emergence surveys in 2019 (ECOSA, 2019) which confirmed the presence of a maternity bat roost and numerous day roosts for common pipistrelle in Building 1. Additionally, Building 8 was assessed as supporting day roosts for both common pipistrelle and soprano pipistrelle.

Field Survey Results

Building Assessment

A detailed building assessment was carried out by The Ecology Co-op (The Ecology Co-op, 2025) which determined four of the buildings on site provided suitability for roosting bats.

Building 1 was assessed as having moderate bat roosting suitability, with a confirmed roost within one of the roof voids following the discovery of fresh droppings. Buildings

⁸ There are seven species of *Myotis* bats in Britain. *Myotis* bats are very difficult to identify specifically, this can generally only be done by examination of physical features and Phylogenetic Analysis Identification of bat droppings. Many of these bats are common and will utilise buildings for roosting often occupying small and inaccessible voids. For the purpose of this report all species shall be referred to as *Myotis* bats unless a specific identification has been possible.

⁹ There are seven species of *Myotis* bats in Britain. *Myotis* bats are very difficult to identify specifically, this can generally only be done by examination of physical features and Phylogenetic Analysis Identification of bat droppings. Many of these bats are common and will utilise buildings for roosting often occupying small and inaccessible voids. For the purpose of this report all species shall be referred to as *Myotis* bats unless a specific identification has been possible.

2, 5 and 7 were assessed as having low suitability for roosting bats. All remaining buildings on the site were assessed as having negligible suitability for roosting bats.

Tree Assessment

During the ground level tree assessment of the site, a number of trees due to be removed as part of the proposals were assessed as having suitability to support individual bats (PRF-I), due to the presence of ivy cladding and features such as rot holes or callus rolls that were not very deep.

Foraging and Commuting Habitat

The habitats on site provide foraging and commuting opportunities for bats but are limited in extent and has some connectivity to off-site habitats via adjacent hedgerows. Overall the site is assessed as having moderate suitability to support foraging and commuting bats.

Bat Emergence Survey Results

The surveys recorded at least four species of bat: common pipistrelle, soprano pipistrelle, Myotis species, and long-eared bat species.

Building 1 has consistently high bat activity across all three surveys, with a total of 42 emergences or re-entries recorded over the three surveys made up on common pipistrelle, soprano pipistrelle and Myotis species.

Building 8 had lower levels of bat activity across all three surveys, with a total of two emergences recorded, one during the first visit and the second during the third visit. These emergences consisted of long-eared bat.

Low levels of bat activity were observed during the survey at Building 5 with common and soprano pipistrelle observed foraging around the building in the first half of the survey, however no bats were recorded emerging from Building 5.

Table 6, Table 7 and Table 8 provide details of the species, numbers and locations of bats recorded roosting and foraging/commuting during the emergence/re-entry surveys.

Building 1

Table 6: Bat Emergence Survey Results – Building 1

Visit 1 of 1 - Survey Details				
Survey Date:		27 th May 2026		
Structures Surveyed:		Building 1		
Survey Type:		Dusk Emergence Survey		
Time of Sunset:		21:02		
Recorded Bat Roosts				
Map Ref.	Species	Number of bats	Emergence Time	Roosting/Access Feature
A	Myotis species	1	21:12	Emerged from tile cladding above open window on southern elevation.
B	Soprano pipistrelle	1	21:14	Emerged from below hanging tile on east of the northern elevation.
C	Myotis species	1	21:15	Emerged from the tile cladding adjacent to broken window on bottom left of southern elevation.
D	Bat species	1	21:15	Emerged from tile cladding adjacent to window at top of the building on the southern elevation.
E	Common pipistrelle	1	21:17	Emerged from hanging tile on centre section of northern elevation.
F	Common pipistrelle	1	21:17	Emerged from tile cladding near roof on corner of building of western elevation.
G	Myotis species	1	21:17	Emerged from hole in garage soffit.
B	Soprano pipistrelle	2	21:18	Emerged from below hanging tile on east of the northern elevation.
E	Common pipistrelle	1	21:20	Emerged from hanging tile on centre section of northern elevation.
H	Common pipistrelle	1	21:20	Emerged from tile cladding above broken lower window on western elevation.
I	Common pipistrelle	1	21:22	Emerged from below tile at top of western elevation.
J	Bat species	1	21:22	Emerged from below tile adjacent to window on south elevation of B1.
K	Common pipistrelle	1	21:26	Emerged from tile cladding adjacent to broken window on bottom left of southern elevation
L	Bat species	1	21:35	Emerged from tile cladding adjacent to window at top of building on north-western elevation.
B	Soprano pipistrelle	1	21:41	Emerged from below hanging tile on east of the northern elevation.
G	Myotis species	1	22:35	Re-entered into hole in garage soffit.
G	Myotis species	1	22:59	Emerged from hole in garage soffit.
General Bat Activity				
High bat activity throughout the survey with bats circling the building for the entire survey. Species included common pipistrelle, soprano pipistrelle and Myotis species.				

Visit 2 of 3 - Survey Details				
Survey Date:		18 th June 2026		
Structures Surveyed:		Building 1		
Survey Type:		Emergence Survey		
Time of Sunset:		21:19		
Recorded Bat Roosts				
Map Ref.	Species	Number of bats	Emergence Time	Roosting/Access Feature
I	Myotis species	1	21:17	Emerged from below hanging tile on corner of B1 south-western elevation
D	Soprano pipistrelle	1	21:29	Emerged from below soffit box on north-western elevation.
C	Bat species	1	21:31	Emerged from window on southern elevation of main block of B1.
J	Bat species	1	21:32	Emerged from hanging tile on southern elevation of main block of B1.
K	Soprano pipistrelle	1	21:40	Emerged from behind hanging tiles in alcove on the western elevation of B1 extension
C	Bat species	1	21:45	Emerged from hanging tile adjacent to window on southern elevation of B1s main block.
E	Common pipistrelle	2	21:52	Two bats emerged out of the window on northern elevation of B1.
J	Common pipistrelle	1	21:58	Emerged from hanging tile adjacent to wood panelling on centre of B1s southern elevation on the main block
H	Common pipistrelle	1	22:05	Re-entered under hanging tile on southern elevation of the main block of B1.
H	Common pipistrelle	1	22:17	Re-emerged from same hanging tile as re-entered under before.
L	Common pipistrelle	1	23:07	Re-entered under hanging tile on western elevation of main B1 block.
L	Common pipistrelle	1	23:20	Re-emerged from the tile it just re-entered under.
General Bat Activity				
High levels throughout the survey with common pipistrelle and soprano pipistrelle circling the building almost continuously throughout the survey. Up to three bats seen at one time frequently during the survey.				

Visit 3 of 3 - Survey Details				
Survey Date:		8 th July 2026		
Structures Surveyed:		Building 1		
Survey Type:		Dusk Emergence Survey		
Time of Sunset:		21:16		
Recorded Bat Roosts				
Map Ref.	Species	Number of bats	Emergence Time	Roosting/Access Feature
C	Bat species	1	21:10	Emerged from hanging tile adjacent to window on southern elevation of main B1 block
I	Bat species	1	21:12	Emerged from hanging tile on corner of southern elevation of the main block of B1
I	Bat species	1	21:13	Emerged from hanging tile on corner of southern elevation of the main block of B1
I	Bat species	1	21:21	Emerged from hanging tile on corner of southern elevation of the main block of B1
G	Myotis species	1	21:23	Emerged from cladding above the fourth garage
C	Bat species	1	21:24	Emerged from hanging tile above bottom window in southern elevation of B1
E	Common pipistrelle	1	21:24	Emerged from below hanging tile on centre of northern elevation, adjacent to window
L	Myotis species	1	21:26	Emergence from the corner of western elevation of main block B1
I	Myotis species	1	21:27	Emerged from hanging tile on corner of southern elevation of the main block of B1
G	Myotis species	1	21:28	Emerged from cladding from the 1st garage (end garage)
H	Myotis species	1	21:30	Emerged from below hanging tile adjacent to upper window on southern elevation on the main block of B1
F	Bat species	1	21:55	Emerged from hanging tile on corner of eastern elevation of the main block of B1
General Bat Activity				
Moderate bat activity throughout the survey with common and soprano pipistrelle circling the building for the majority of the night. Up to two bats seen at one time frequently during the survey.				

Building 8

Table 7: Bat Emergence Survey Results – Building 8

Visit 1 of 3 - Survey Details				
Survey Date:		20 th May 2026		
Structures Surveyed:		Building 8		
Survey Type:		Dusk Emergence Survey		
Time of Sunset:		20:51		
Recorded Bat Roosts				
Map Ref.	Species	Number of bats	Emergence Time	Roosting/Access Feature
A	Bat species, likely long-eared bat species.	1	22:01	Emerged from window on southern elevation of the building.
General Bat Activity				
Low bat activity throughout the survey with common and soprano pipistrelle observed foraging over the building during the survey. Long-eared bat calls were also recorded by surveyors.				

Visit 2 of 3 - Survey Details	
Survey Date:	10 th June 2026
Structures Surveyed:	Building 8
Survey Type:	Dusk Emergence Survey
Time of Sunset:	21:17
General Bat Activity	
Low bat activity was observed with distant soprano pipistrelle and noctule foraging in the trees south of the building. A pair of soprano pipistrelle were observed foraging over surveyors an hour into the surveyor. No emergences were recorded.	

Visit 3 of 3 - Survey Details				
Survey Date:		1 st July 2026		
Structures Surveyed:		Building 8		
Survey Type:		Dusk Emergence Survey		
Time of Sunset:		21:19		
Recorded Bat Roosts				
Map Ref.	Species	Number of bats	Emergence Time	Roosting/Access Feature
B	Long-eared bat species	1	22:36	Emerged from window on north-eastern elevation.
General Bat Activity				
Low levels of activity throughout the survey with some common and pipistrelle observed foraging over the building during the survey.				

Building 5

Table 8: Bat Emergence Survey Results – Building 5

Visit 1 of 1 - Survey Details	
Survey Date:	14 th July 2026
Structures Surveyed:	Building 5
Survey Type:	Dusk Emergence Survey
Time of Sunset:	21:11
General Bat Activity	
Low levels of foraging activity from common pipistrelle and soprano pipistrelle at the beginning of the survey, however the final survey was very quiet with minimal activity.	

4.4.2 Evaluation

Roosting Bats

The site provides suitable roosting habitat for bats within the buildings and mature trees on the site, however the result of the bat emergence surveys are currently unknown, so the level of importance of the site for roosting bats cannot be assessed.

There has been no significant change to the site since the surveys in 2019, and with addition of the droppings found in Building 1 by The Ecology Co-op in 2025, it is considered that the bat roosts present in 2019 are likely still in use.

There was a total of 42 emergences or re-entries from Building 1 across the three surveys carried out. **Table 9** details the Buildings roosts types and species.

Table 9: Building 1 Roosts

Map Ref.	Roost Type	Species
A	Day roost	Up to one Myotis
B	Day roost	Up to four Soprano pipistrelle
C	Day Roost	Up to two Myotis species
D	Day Roost	Up to one soprano pipistrelle
E	Day Roost	Up to two common pipistrelle
F	Day Roost	Up to come common pipistrelle
G	Day Roost	Up to two Myotis species

H	Day Roost	Up to two common pipistrelle and one Myotis species
I	Day Roost	Up to three common pipistrelle
J	Day Roost	Up to one common pipistrelle
K	Day Roost	Up to one common pipistrelle and one soprano pipistrelle
L	Day Roost	Up to one common pipistrelle and one Myotis species

Building 8 had a total of two emergences over the three surveys, both of which were long-eared bat species. Building 8 is therefore assessed as supporting one day roost supporting up to one long-eared bat species.

Foraging and Commuting Bats

The site provides suitable foraging and commuting habitat for bats in the form of woodland and treelines and is well connected to further suitable habitat in the surrounding area. These habitats are common and widespread in the context of the wider landscape; thus the site is assessed as being of site level importance to bats.

4.5 Otter

4.5.1 Baseline Ecological Conditions

Desktop Study Results

Consultation with SxBRC produced no records of otter *Lutra lutra* within the desktop study area, however, this does not confirm the absence of the species in the local area. The River Arun is present approximately 2.3 kilometres west of the site and supports otter.

Field Survey Results

There are no watercourses present on site, however drainage ditches are present along the northern and western site boundaries (although just outside of the site boundary). Tributaries of the River Arun are located approximately 60 metres to the south and 330 metres to the north of the site, however online OS mapping and aerial imagery does not show any hydrological connectivity between these tributaries and the ditches bounding the site. Furthermore, the Ingfield Manor School development to the north and the Slinfoldland Farm site to the west are likely to deter otter from entering

4.6 [REDACTED]

[illegible]

4.6.2 [REDACTED]

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4.7 Hazel Dormouse

4.7.1 Baseline Ecological Conditions

Consultation with SxBRC returned 11 records of hazel dormouse within three kilometres of the site between 2002-2023. The closest of which is located approximately 1.85 kilometres southeast of the site, south of New Road.

The site provides suitable habitats for hazel dormouse within the dense woodland and treelines, as well as fruit bearing trees and scrubs. The site is well connected to further suitable habitat in the wider landscape including the block of woodland to the north and west of the site

Hazel Dormouse Survey Results

The hazel dormouse survey confirmed the absence of the species from the site. The results of the hazel dormouse survey are presented in **Table 10**. Locations of the hazel dormouse records are provided on **Map 3**.

Table 10: Hazel dormouse survey results

Survey Date	Results
1 st October 2025	Two wood mouse nests were found during this survey. No evidence of hazel dormouse was observed.
11 th November 2025	Two food caches and a wood mouse nest were found during the survey. No evidence of hazel dormouse was observed.
12 th December 2025	No evidence of hazel dormouse was found during this survey.

4.7.2 Evaluation

The hazel dormouse surveys confirmed the likely absence of the species on site; therefore the site has been assessed as no greater than site level importance for the species if present.

4.8 Water Vole

4.8.1 Baseline Ecological Conditions

Desktop Study Results

Consultation with SxBRC produced no records of water vole within the desktop study area, however, this does not confirm the absence of the species in the local area.

Field Survey Results

The site does not provide suitable habitat for water vole *Amphibius arvicola*, see Paragraph 4.5.1 for details. As such, the species is not considered further within this report.

4.9 Birds

4.9.1 Baseline Ecological Conditions

Desktop Study Results

Consultation with SxBRC returned 154 records of at least 30 different species of birds between 1981-2023. These records included red list¹⁰ species such as nightingale

¹⁰ The UK's birds are split in to three categories of conservation importance - red, amber and green. Red is the highest conservation priority, with species needing urgent action. Amber is the next most critical group, followed by green. Red List criteria include species which are: globally threatened; have been subject to historical population decline in UK during 1800–1995; are in severe (at least 50%) decline in UK breeding population over last 25 years, or longer-term period, or; subject to severe (at least 50%) contraction of UK breeding range over last 25 years, or longer-term period.

Luscinia megarhynchos and red kite *Milvus milvus*, as well as amber list¹¹ species including dunnoek *Prunella modularis* and whitethroat *Curruca communis*.

Field Survey Results

The site provides suitable foraging and nesting opportunities for birds within the woodland and tree lines, with fruit bearing trees and scrubs present throughout. The buildings on site may also provide nesting opportunities for some bird.

Due to the limited size of the grassland on site, it is considered unlikely that the site supports a significant assemblage of wintering birds, and this species group is not considered further in this report.

4.9.2 Evaluation

The site provides nesting opportunities for a range of common bird species. Given the extent of the woodland and hedgerows present within the wider landscape, the habitat on site is considered to be of site level importance to breeding birds.

4.10 Reptiles

4.10.1 Baseline Ecological Conditions

Desktop Study Results

Consultation with SxBRC produced no records of reptiles within the desktop study area, however, this does not confirm the absence of this species group in the local area.

Field Survey Results

The site provides suitable foraging and sheltering/hibernating habitats for reptiles in the form of tussocky grassland and woodland edges. These habitats provide opportunities for common species of reptile such as slow-worm *Anguis fragilis* and common lizard *Zootoca vivipara*.

Reptile Survey Results

A summary of the reptile surveys at the site is provided in **Table 11** and on **Map 4**. Slow-worm was the only species of reptile found at the site, with a peak count of two adults found on the 12th September. No reptiles were recorded in October.

¹¹ The UK's birds are split in to three categories of conservation importance - red, amber and green. Red is the highest conservation priority, with species needing urgent action. Amber is the next most critical group, followed by green. Amber list criteria include species which are: in unfavourable conservation status in Europe; subject to historical population decline during 1800–1995, but recovering; subject to moderate (25-49%) decline in UK breeding population or contraction of UK breeding range over last 25 years, or the longer-term period; subject to moderate (25-49%) decline in UK non-breeding population over last 25 years, or the longer-term period; rare breeders (1–300 breeding pairs in UK); rare non-breeders (less than 900 individuals), or; internationally important species with at least 20% of European breeding or non-breeding population in UK.

Table 11: Summary of reptile survey results

Survey Date	Number of Individuals Recorded	
	Slow-worm	
	Adult	Juvenile
8 th September 2025	1	0
12 th September 2025	2	0
17 th September 2025	0	0
22 nd September 2025	1	0
1 st October 2025	0	0
6 th October 2025	0	0
15 th October 2025	0	0
Peak Count	2	0

4.10.2 Evaluation

Population Class Size Assessment

Table 12 shows the current guidance (Froglife, 1999) for assessing the population size of reptiles based on a refugia density of 10 per hectare. A density of 50 refugia per 1.5 hectare was used at the site and therefore the population size assessment has been adjusted accordingly.

Table 12: Criteria for population size assessment based upon a refugia density of 50 per 1.5 hectare

Species	Low Population	Good Population	Exceptional Population
Slow-worm	<17	17-70	>70

Given the peak count of two adult slow-worm, the site can be said to support a low population of slow-worm.

Evaluation

The suitable habitats for reptiles on the site are common and widespread in the surrounding area. Additionally, the reptile surveys returned a low population class for slow-worm only. Thus, the site is considered to be of site level importance to reptiles.

4.11 Great Crested Newt

4.11.1 Baseline Ecological Conditions

Desktop Study Results

Consultation with MAGIC did not return any records of granted EPSM licences regarding great crested newt within two kilometres of the site. The closest record within the wider landscape was located approximately 2.3 kilometres north-east of the site, granted in 2013 and allowed the destruction of a resting place for great crested newt. Consultation with SxBRC produced no records of great crested newt within the desktop study area.

A review of OS mapping and aerial imagery revealed the presence of eight standing water bodied within 500 metres of the site. Details of these are shown in **Table 13**.

Field Survey Results

The site does not contain any standing water bodies, however drainage ditches on the northern and western boundaries are present and have been reported to have flowing water at points during the year. The ditch at the north of the site lies within close proximity to pond 8. It is therefore possible that great crested newt may use the ditch habitat for foraging/commuting, particularly given the network of ponds within 500 metres of the site, the closest of which is approximately 40 metres from the northern boundary. The terrestrial habitats on site offers opportunities for foraging and hibernating great crested newt during its terrestrial phase in the form of woodland edges, fallen deadwood and scrub.

Great Crested Newt HSI Assessment Results

Details of the ponds HSI Assessment results are in **Table 13**.

Table 13: Ponds within 500m of Site Boundary - Details

Pond No.	NGR	Location in Relation to Site Boundary	HSI Score	HSI Suitability	Waterbody Description	Access Possible	Further Survey
1	TQ 0889 2880	Approximately 260 metres north-west of the site.	0.67	Average	Medium pond located in the edge of a woodland, highly shaded with minimal macrophyte coverage.	Yes	eDNA & Population Size Class Assessment
2	TQ 0867 2870	Approximately 430 metres west of the site.	0.62	Average	Large open pond with large fish and ducks. Minimal shading and macrophyte cover.	Yes	eDNA
3	TQ 0971 2882	Approximately 380 metres north-east of the site.	0.33	Poor	Small open within field surrounded by trees. Lots of duckweed coverage, well shaded.	Yes	eDNA
4	TQ 0970 2874	Approximately 410 metres east of the site.	0.53	Below Average	Medium pond within woodland, macrophytes present and well shaded.	Yes	eDNA
5	TQ 0971 2859	Approximately 450 metres east of the site.	0.66	Average	Medium pond within the woodland east of the school, within the wider ownership of the site.	Yes	eDNA
6	TQ 0922 2884	Approximately 100 metres north of the site boundary within the wider ownership of the site.	0.72	Good	A small man-made pond within the grounds of the specialist school north of the site. Within the wider ownership of the site.	Yes	eDNA & Population Size Class Assessment
7	TQ 0913 2880	Approximately 100 metres north of the site within the	-	-	A small man-made pond with brick edges within the grounds of the specialist school north of the site. Within the wider ownership of the site.	Yes	Population Size Class Assessment

Pond No.	NGR	Location in Relation to Site Boundary	HSI Score	HSI Suitability	Waterbody Description	Access Possible	Further Survey
		wider ownership of the site.					
8	TQ 0918 2874	Approximately 40 metres north of the site within the wider ownership of the site.	-	-	Medium pond located in the edge of a woodland, highly shaded with minimal macrophyte coverage.	Yes	Population Size Class Assessment

Great Crested Newt eDNA Survey Results

The eDNA surveys returned positive results for the presence of great crested newt in ponds 1, 6, 7 and 8. Negative results for the presence of great crested newt were returned for ponds 2, 3, 4 and 5, therefore great crested newt is considered to be absent from these ponds.

Great Crested Newt Survey Results

Great crested were found in Pond 6, with a peak count of 8, and ponds 7 and 8, each with a peak count of 1. All ponds surveyed had smooth newt, palmate newt and common newt. Pond 7 had the highest numbers of smooth newt, with a peak count of 19. Pond 1 had the highest peak count of palmate newt at 20 individuals. Pond 6 also had a peak count of 29 common newt individuals. Common frog were found in ponds 1, 6 and 8.

Table 14 presents the results of the great crested newt survey with location of ponds where great crested newt were recorded provided on **Map 5**. Great crested were found in Pond 6, with a peak count of 8, and ponds 7 and 8, each with a peak count of 1. All ponds surveyed had smooth newt, palmate newt and common newt. Pond 7 had the highest numbers of smooth newt, with a peak count of 19. Pond 1 had the highest peak count of palmate newt at 20 individuals. Pond 6 also had a peak count of 29 common newt individuals. Common frog were found in ponds 1, 6 and 8.

Table 14: Summary of Great Crested Newt Survey Results

Pond No.	Peak Count				Other Amphibians
	Great Crested Newt	Smooth Newt	Palmate Newt	Common Newt ¹²	
1	0	3	20	10	1
6	8	8	12	29	2
7	1	19	9	5	0
8	1	4	9	15	1

4.11.2 Evaluation

Population Class Size Assessment

It is difficult to establish the true size of a population of great crested newt, due to variations in sampling efficiency and the complex population dynamics involved. Hence, population estimation methods can only give an indication of whether the

¹² A "Common Newt" is an unidentified smooth or palmate newt identified by torch light but where it was not possible to distinguish between the two species

population is small, medium or large in terms of the number of newts present in the breeding pond.

In accordance with Natural England guidance (English Nature, 2001) survey results should be expressed as peak adult counts per pond per night gained through field survey methods, and a total site count, if appropriate.

Populations can then be classed as:

- 'small' for maximum counts up to 10;
- 'medium' for maximum counts between 11 and 100; or
- 'large' for maximum counts over 100.

Evaluation

The eDNA and presence/absence surveys confirmed the presence of great crested newt within three of the ponds within 500 metres of the site, with a peak count of 8 great crested newts in Pond 6. All three ponds were assessed as having low populations of great crested newt. The site offers some suitable foraging and commuting opportunities for terrestrial great crested newt, however these habitats are common and widespread in the surrounding area. The site is assessed as having site level importance to terrestrial great crested newt.

4.12 Invertebrates

4.12.1 Baseline Ecological Conditions

Desktop Study Results

Consultation with SxBRC returned nine records of invertebrates, all of which were *Lepidoptera*.

Field Survey Results

The site provides suitable habitats for invertebrates in the form of the woodland, with leaf litter and deadwood present throughout, mature trees and flowering plants within the grasslands. The majority of these habitats are likely to support common and widespread invertebrate species and assemblages; however, deadwood and mature trees may support more notable species such as stag beetle *Lucanus cervus*.

4.13 Other Relevant Species

4.13.1 Baseline Ecological Conditions

Desktop Study Results

SxBRC returned a single record of European hedgehog *Erinaceus europaeus* within two kilometres of the site. This record was dated 2005 and therefore may not be a reliable representation of this species status in the landscape.

Field Survey Results

The dense woodland and tussocky grassland provide suitable habitat for foraging European hedgehog. The site is also well connected to further suitable habitats for European hedgehog in the form of woodland blocks and open grasslands.

4.13.2 Evaluation

Given the extent of suitable habitat for European hedgehog and common toad in the wider landscape, the site is considered to be no greater than site level importance for these species.

5.0 ASSESSMENT OF ECOLOGICAL EFFECTS AND MITIGATION/COMPENSATION/ENHANCEMENT MEASURES

5.1 Introduction

This section assesses the ecological effects of the proposed development scheme on the identified ecological features as identified in Section 4.0. Methods for addressing potential impacts on ecological features have been approached in accordance with the mitigation hierarchy¹³ with avoidance of impacts prioritised where possible. Where significant adverse effects cannot be avoided other forms of mitigation are prioritised over compensation. Enhancement measures have been detailed, where relevant, in order to not only minimise the impacts on biodiversity but also to provide enhancement in accordance with Paragraph 174 of the NPPF (Paragraph 2.2). It is anticipated that mitigation, compensation and enhancement measures will be secured through the planning process.

5.2 Scheme Design

The proposed development entails the demolition of the seven derelict buildings on site and the installation of new school buildings with associated parking and play areas.

The potential ecological impacts and effects of these proposals, in the absence of mitigation, are described for each ecological feature below. For each ecological feature, measures to mitigate and/or compensate for significant effects are described.

5.3 Designated Sites

5.3.1 Potential Impacts and Effects

There are no statutory designated sites within one kilometre of the site boundary. The closest is Coppedhall Hanger SSSI located approximately 1.5 kilometres south-west of the site. The sites do not fall within the Zone of Influence of the Arun Valley.

The site falls within the 6.5 kilometre key conservation area Zone of Influence of The Mens SAC, as well as the 12 kilometre wider conservation area of the Ebernoe SAC.

5.3.2 Mitigation Measures

A Shadow Habitats Regulations Assessment (HRA) will be prepared in order to determine if there will be a significant effect on designated sites; Ebernoe Common and The Mens SACs.

¹³ In accordance with CIEEM Ecological Impact Assessment guidance (CIEEM, 2018) a sequential process is adopted to address impacts on features of ecological interest, with 'Avoidance' prioritised at the top of the hierarchy and Compensation/Enhancement' at the bottom. This is often referred to as the 'mitigation hierarchy'.

5.3.3 Significance of Residual Effects

No significant residual effects on designated sites are anticipated as a result of the proposals.

5.3.4 Enhancement

No enhancement measures are recommended with regard to designated sites.

5.4 Habitats

5.4.1 Potential Impacts and Effects

The proposals will result in the removal of woodland, hedgerows and grassland habitats on site. There is also the potential for the invasive species variegated yellow archangel to spread across the site.

5.4.2 Mitigation Measures

Retained habitats will be protected from damage during construction by installing protective fencing around buffer areas. The installation of protective fencing should follow guidance set out in BS 5837:2012 – Trees in relation to design, demolition and construction (British Standards Institution, 2012).

A specialist contractor will be employed to appropriately remove and dispose of variegated yellow archangel from the site.

5.4.3 Significance of Residual Effects

To accommodate the scheme, the loss of habitats cannot be mitigated for. This is considered of moderate significance at the site level.

5.4.4 Compensation

New planting of native trees and grassland species will be carried out within the site. Non-native species and cultivars will be avoided.

Tree species should include species such as pedunculate oak, beech *Fagus sylvatica*, hazel, and sycamore *Acer pseudoplatanus*. A grassland mix such as Emorsgate EL1 flowering lawn mixture or similar should be used to replace lost grassland.

5.4.5 Enhancement

To accord with national and local policy the proposals will be subject to a Biodiversity Net Gain assessment and will need to achieve 10% net gain of the baseline biodiversity. This will likely be achieved through a combination of onsite and offsite planting and credits.

New scrub planting should be carried out throughout the site and include native fruiting species such as hawthorn *Crataegus monogyna*, blackthorn *Prunus spinosa*, hazel *Corylus avellana*, dog-rose *Rosa canina*, and elder *Sambucus nigra*.

5.5 Bats

5.5.1 Potential Impacts and Effects

Demolition of the on-site buildings will result in the loss of historic and at least 13 active day roosts for bats. Roosting bats may be harmed during demolition works. The removal of trees on the site may also result in the disturbance, killing or injury of bats.

The proposals will result in a minor loss of foraging and commuting habitat for bats with the removal of trees and hedgerows. External lighting installed post-development has the potential to cause disturbance to foraging and commuting bats utilising boundary and on-site vegetation.

In England, bats and their habitat are fully protected under the Wildlife and Countryside Act 1981 through inclusion in Schedule 5. In addition, all bat species are protected under the Conservation of Habitats and Species Regulations 2017. Refer to **Appendix 2** for details.

5.5.2 Mitigation Measures

A EPSM licence will need to be applied for and granted prior to the demolition of Buildings 1 and 8 due to the presence of roosting bats within the buildings.

The species protection provision of the Habitats Directive, as implemented by the Conservation (Natural Habitats etc.) Regulations 2017 contains three 'derogation tests' which must be applied by the Local Planning Authority at the Planning Application stage and by Natural England when deciding whether to grant a licence to a person carrying out an activity which would harm a European Protected Species. The three tests that must be met in order to successfully obtain a Natural England protected species licence are as follows:

- *The consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment';*
- *There must be 'no satisfactory alternative'; and*
- *The action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range'.*

Preserving Public Health and Safety or other Imperative Reasons of Overriding Public Interest

The existing buildings are not fit for purpose and do not fulfil the needs of the college.

No Satisfactory Alternative

A “do nothing approach” is not a viable proposition due to the factors outlined above.

Maintaining the Favourable Conservation Status of the Species at the Site

The licence application will require the preparation of a statement which details the methods for maintaining the conservation status of the species at the site. This can be achieved by the following measures:

- Given the low status of the roosts, there would be no limitations to the timings of the works during the bat active season (March to October, inclusive). However, works should take place outside of the key hibernation period, when bats are less vulnerable to disturbance, so as to minimise the impact on bat roosting locations;
- The roof void would be lined with bitumen roofing felt or non-bitumen coated roofing membrane (NBCRM) that has passed a ‘snagging propensity test’ instead of Breathable Roofing Membrane (BRM);
- Six vivara pro woodstone bat boxes will be installed on suitable trees within the retained other lowland mixed deciduous woodland prior to the demolition works commencing at the site;
- Prior to any works commencing at the site, the buildings will be inspected externally and internally by a licensed bat worker to locate any roosting bats. Where considered appropriate, any bats found will be placed within bat boxes that will be installed within the wider site prior to the works commencing;
- A toolbox talk will be given to contractors on site, and signage will be installed informing contractors of issues relating to bats and the development works; and
- To ensure that no bats are injured or maimed during the demolition process, careful removal / inspection of tiles, soffits and lead flashing will be carried out by a licensed bat worker using hand tools. Any bats found during works will be placed within bat boxes that will be installed within the wider site prior to the works commencing.

New external lighting to be installed on the new development will comprise hooded luminaires directed away from vegetation and the adjacent boundary hedgerow and

woodland habitats. Ideally the bulbs will be LED and at the warmer end of the spectrum (i.e. avoiding blue or white light). LED lights emit much lower levels of UV and therefore have a lower impact on wildlife. The new lighting will be task-related, associated with specific entrance/exit points of the development. The lux level will be as low as possible to allow the task to be carried out safely and effectively. Guidance on task-related lighting levels and mitigation options as described within the Bats and Artificial Lighting in the UK report will be followed (Institution of Lighting Professionals, Bat Conservation Trust, 2023).

5.5.3 Significance of Residual Effects

The loss of suitable bat roosting, foraging and commuting habitats cannot be mitigated for within the scheme.

5.5.4 Compensation

Compensation measures will include the installation of five Schwegler 2F (or similar) bat boxes on suitably mature trees within the site.

5.5.5 Enhancement

No enhancement measures are recommended regarding bats.

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[REDACTED]

5.6.2 [REDACTED]

[REDACTED]

[REDACTED]

5.6.3 [REDACTED]

[REDACTED]

5.6.4 [REDACTED]

[REDACTED]

5.7 Hazel Dormouse

5.7.1 Potential Impacts and Effects

Results of the dormouse surveys confirmed that hazel dormouse are likely absent from the site, however, if they are present, vegetation clearance could result in the injury and killing of hazel dormouse. The proposals will also result in the minor loss of suitable habitat for hazel dormouse.

In England, hazel dormouse and their habitat are fully protected under the Wildlife and Countryside Act 1981 through inclusion in Schedule 5. In addition, this species is protected under the Conservation of Habitats and Species Regulations 2017. Refer to **Appendix 2** for details.

5.7.2 Mitigation Measures

While it is unlikely that hazel dormouse are present on site, a precautionary method of work will be implemented during vegetation clearance. Removal will either be carried out during the hazel dormouse active season (May to September) or will be undertaken in a two stage clearance with the above ground vegetation being removed in the winter (December – March) and the stumps and ground level vegetation being removed in the active season (May-September). The vegetation clearance will be supervised by a suitably-licensed ecologist.

Should any hazel dormice be encountered works will need to cease and a Natural England EPSM licence will need to be obtained prior to any clearance works resuming.

5.7.3 Significance of Residual Effects

The loss of suitable hazel dormouse habitat cannot be mitigated for through the scheme design.

5.7.4 Enhancement

Hazel dormouse will benefit from the native species planting detailed in paragraphs 0 and 5.4.5.

5.8 Birds

5.8.1 Potential Impacts and Effects

The proposals will result in the loss of suitable breeding bird habitats. Breeding birds may be harmed during vegetation clearance and building demolition works.

All birds, their nests, eggs and young are legally protected, with certain exceptions, under the Wildlife and Countryside Act 1981 (as amended). Refer to **Appendix 2** for details.

5.8.2 Mitigation Measures

Vegetation clearance and demolition works will be carried out outside of the breeding bird season of March to August inclusive. If this is not possible, an ecologist will check for active nests ahead of works commencing. All active nests should be left with a suitable buffer until the nest has been left.

5.8.3 Significance of Residual Effects

To accommodate the scheme, the loss of suitable nesting bird habitats cannot be mitigated for.

5.8.4 Compensation

To replace lost nesting opportunities for breeding birds, five Vivara Pro Seville 32mm WoodStone® Nest Box (or similar) will be installed on suitably mature trees within the site.

5.8.5 Enhancement

Breeding birds will benefit from the new native species planting detailed in paragraphs 0 and 5.4.5.

5.9 Reptiles

5.9.1 Potential Impacts and Effects

Reptile surveys confirmed the presence of a low population of slow-worm within the site. The proposals will result in the minor loss of suitable habitat for slow-worm. Habitat removal has the potential to result in the injury or killing of slow-worm.

Widespread reptile species (slow-worm *Anguis fragilis*, common lizard *Zootoca vivipara*, grass snake *Natrix helvetica* and adder *Vipera berus*) are protected under the Wildlife and Countryside Act 1981 against harm. Refer to **Appendix 2** for details.

5.9.2 Mitigation Measures

A translocation exercise will be carried out to move slow-worm from the site prior to works commencing

Exclusion fencing will be installed around the boundary of the site. This will prevent movement of great crested newt into the development area following the translocation of animals. This fence will be maintained in good condition throughout the development. A high density of reptile refugia will be distributed across the site. The area enclosed by the exclusion fencing will then be subject to translocation. Any reptile captured will then be relocated beyond the exclusion fence to a suitable receptor site. A suitable reptile site has been identified in the form of the grassland field immediately to the west of the site. This field comprises approximately 1.6 hectares of grassland with boundary treelines and scrub providing good habitat for reptiles. The carrying

capacity of the receptor site will be increased through the construction of two hibernacula at the field edges.

Trapping and translocation must be undertaken during suitable weather conditions between March and October. Trapping should be undertaken for a minimum of 30 days where a low population of great crested newt is found to be present. The translocation exercise will be deemed complete once five clear days no capture has been achieved.

Following the completion of the translocation, a destructive search will be undertaken of the translocation area. This will entail the methodical removal of any suitable habitat using an excavator under ecological supervision. Any additional reptiles encountered as part of the destructive search will be captured by the ecologist and relocated to the receptor area. Once the destructive search has been completed, and all reptile habitat has been removed from the site, the development work will be able to proceed.

5.9.3 Significance of Residual Effects

To accommodate the scheme, the loss of suitable reptile habitats cannot be mitigated for.

5.9.4 Enhancement

Reptiles will benefit from the provision of hibernacula detailed in paragraph 5.10.4.

5.10 Great Crested Newt

5.10.1 Potential Impacts and Effects

The proposals could result in harm to individual great crested newt in their terrestrial phase. No breeding ponds will be lost as a result of the proposals.

In England, great crested newt and their habitat are fully protected under the Wildlife and Countryside Act 1981 through inclusion in Schedule 5. In addition, this species is protected under the Conservation of Habitats and Species Regulations 2017. Refer to **Appendix 2** for details.

5.10.2 Mitigation Measures

As a result of the loss of great crested newt terrestrial habitat at the site, a European Protected Species Mitigation (EPSM) licence will be required prior to the development works commencing. This can only be applied for once planning permission is in place with any relevant wildlife conditions discharged.

The EPSM licence application will require the preparation of a clear and reasoned Method Statement which details the methods for maintaining the conservation status of the species at the site.

Exclusion fencing will be installed around the boundary of the site. This will prevent movement of great crested newt into the development area following the translocation of animals. This fence will be maintained in good condition throughout the development. Internal drift fencing to aid the capture of animals will also be installed which will be removed prior to the commencement of the development.

The area enclosed by the exclusion fencing will then be subject to trapping and translocation of newts. This will be carried out by installing pitfall traps at 10 metre intervals along the full length of the exclusion fencing and the drift fence. Great crested newt fall into these traps and this is an effective method of capturing and removing them. Additionally, refuge traps (carpet tiles or similar) will be placed across the site in between the installed pitfall traps.

Once installed, the pitfall traps will require inspection every morning shortly after sunrise in order to remove animals from the traps. Any great crested newt captured will then be relocated beyond the exclusion fence to a suitable receptor site. A suitable reptile site has been identified in the form of the grassland field immediately to the west of the site.

Trapping and translocation must be undertaken during suitable weather conditions between March and October. According to the current guidance (English Nature, 2001), trapping should be undertaken for a minimum of 30 days where a low population of great crested newt is found to be present. The translocation exercise will be deemed complete once five clear days no capture has been achieved.

Following the completion of the translocation, a destructive search will be undertaken of the translocation area. This will entail the methodical removal of any suitable habitat using an excavator under ecological supervision. Any additional great crested newt encountered as part of the destructive search will be captured by the ecologist and relocated to the receptor area. Once the destructive search has been completed, and all suitable great crested newt habitat has been removed from the site, the development work will be able to proceed.

5.10.3 Significance of Residual Effects

To accommodate the scheme, the loss of suitable terrestrial great crested newt habitats cannot be mitigated for.

5.10.4 Enhancement

As a measure of enhancement, hibernacula will be constructed within retained habitats on site. These will be constructed in line with the specification included in the great crested newt mitigation guidelines (English Nature, 2001).

5.11 Invertebrates

5.11.1 Potential Impacts and Effects

The proposals will result in a loss of suitable invertebrate habitats and possible harm to notable invertebrates.

Accidental damage to further woodland habitats on the site would also result in loss of suitable invertebrate habitat and possible harm to notable invertebrates.

5.11.2 Mitigation Measures

Invertebrates will benefit from the new native species planting mentioned in paragraph 0.

5.11.3 Significance of Residual Effects

The loss of suitable invertebrate habitats cannot be mitigated for.

5.11.4 Enhancement

Opportunities for enhancement for invertebrates including wildflower meadow planting, bee banks, invertebrate towers and creating loggeries (SEMBLE, 2014) as part of the proposals.

5.12 Other Relevant Species

5.12.1 Potential Impacts and Effects

The proposals will result in the loss of European hedgehog and common toad habitats and these species may be harmed during vegetation clearance works.

5.12.2 Mitigation Measures

The sensitive clearance measures associated with great crested will ensure that both European hedgehog and common toad, amongst a wide range of other species, are protected as site clearance works progress. If individuals are encountered during clearance work they will be moved to the receptor site.

5.12.3 Significance of Residual Effects

The loss of suitable habitats for European hedgehog and common toad cannot be mitigated for within the scheme design.

5.12.4 Enhancement

Potential enhancement measures include the provision of hedgehog domes within retained habitats on site. Both species will also benefit from the new native species planting mentioned in 0.

5.13 Cumulative Effects

Assuming that the mitigation, compensation and enhancement measures outlined in the paragraphs above are implemented, no significant residual effects are anticipated. As such it is considered unlikely that the proposals will contribute to cumulative adverse effects in association with other proposals in the local area.

6.0 CONCLUSIONS

6.1 Conclusion

The site supports a low population of slow-worm. There are three ponds within 500 metres that support small populations of breeding great crested newt. Hazel dormouse surveys confirmed the likely absence of hazel dormouse from the site. The building assessment carried out by The Ecology Co-op confirmed the roost in Building 1 is still active, and further surveys confirmed at least 12 day roosts are present within Building one, and one day roost within Building 8. Mitigation for these species include acquisition of a EPSM licence for great crested newt and bats, carrying out of a translocation exercise for great crested newts and reptiles, sensitive lighting schemes for bats, and precautionary methods of works when removing vegetation. Compensation recommendations include the provision of five bat boxes and five bird boxes to be provided within the site to account for lost roosting/nesting opportunities for bats and birds. Enhancement recommendations include the planting of new native scrub, tree and grassland species, and the provision of hibernacula for great crested newt and reptiles. There are no impacts anticipated regarding designated sites.

Providing all of the above mitigation, compensation and enhancement measures are carried out, it is considered that the proposals will accord with all relevant national and local planning policy in relation to ecology including Policy 31 of the HDPF and the NPPF (see Section 2.0).

6.2 Updating Site Survey

If the planning application boundary changes or the proposals for the site alter, a re-assessment of the scheme in relation to ecology may be required. Given the mobility of animals and the potential for colonisation of the site over time, updating survey work may be required, particularly if development does not commence within 18 months of the date of the most recent relevant survey.

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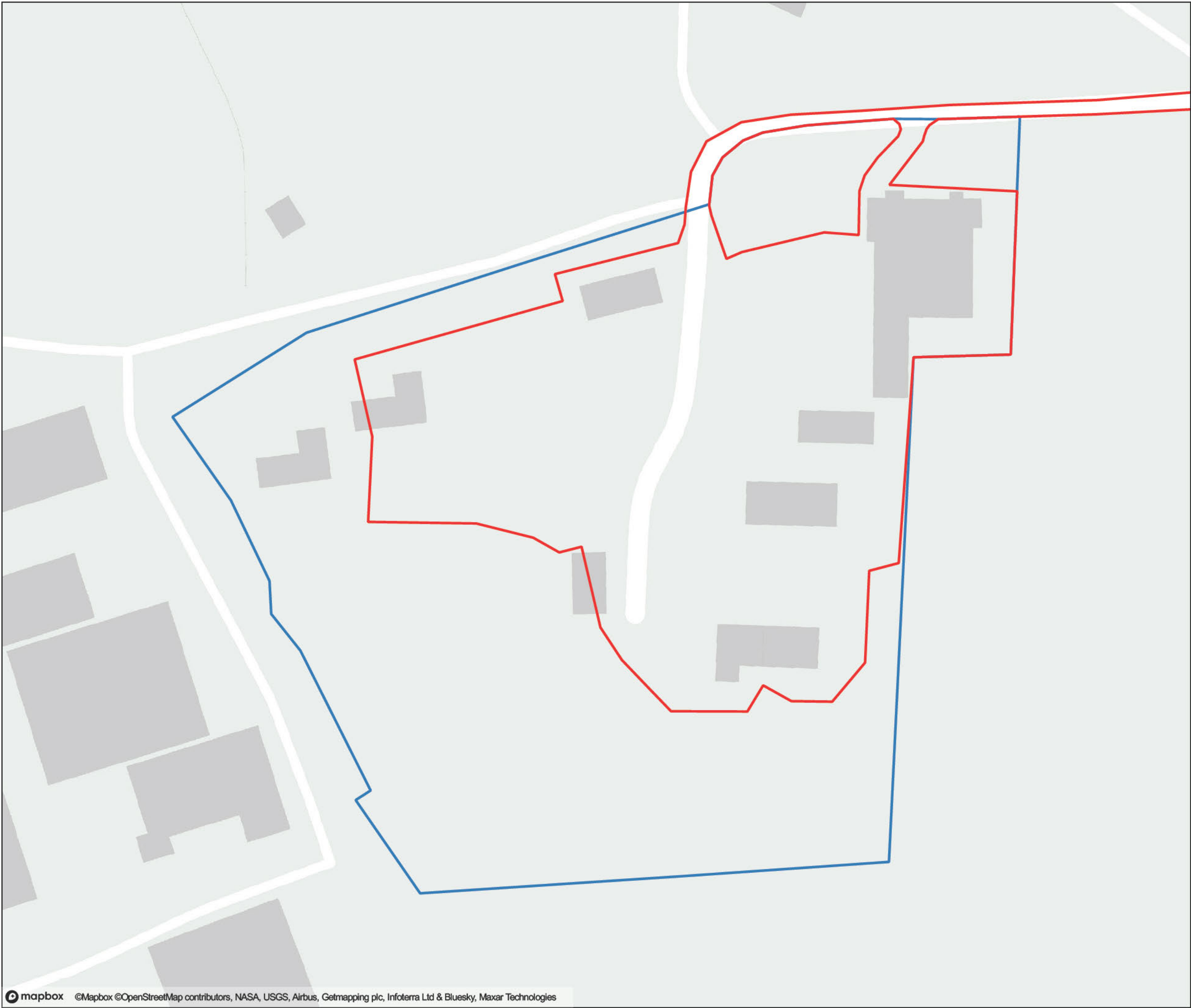
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Map 1 Site Location Plan



WOODVIEW SCHOOL, INGFIELD
MANOR DRIVE, FIVE OAKS,
BILLINGHURST, RH14 9AX

ECOLOGICAL IMPACT ASSESSMENT

Map 1 - Site Location Plan

Client:	Salutem Shared Services
Date:	December 2025
Status:	Draft

KEY

Site Boundary

Survey Area

©Mapbox ©OpenStreetMap contributors

Scale at A3 1:632.659316

0 5 10 15 20 m

N

Prepared by: LCC	Date: 041125
Last amended by: FR	Date: 161225

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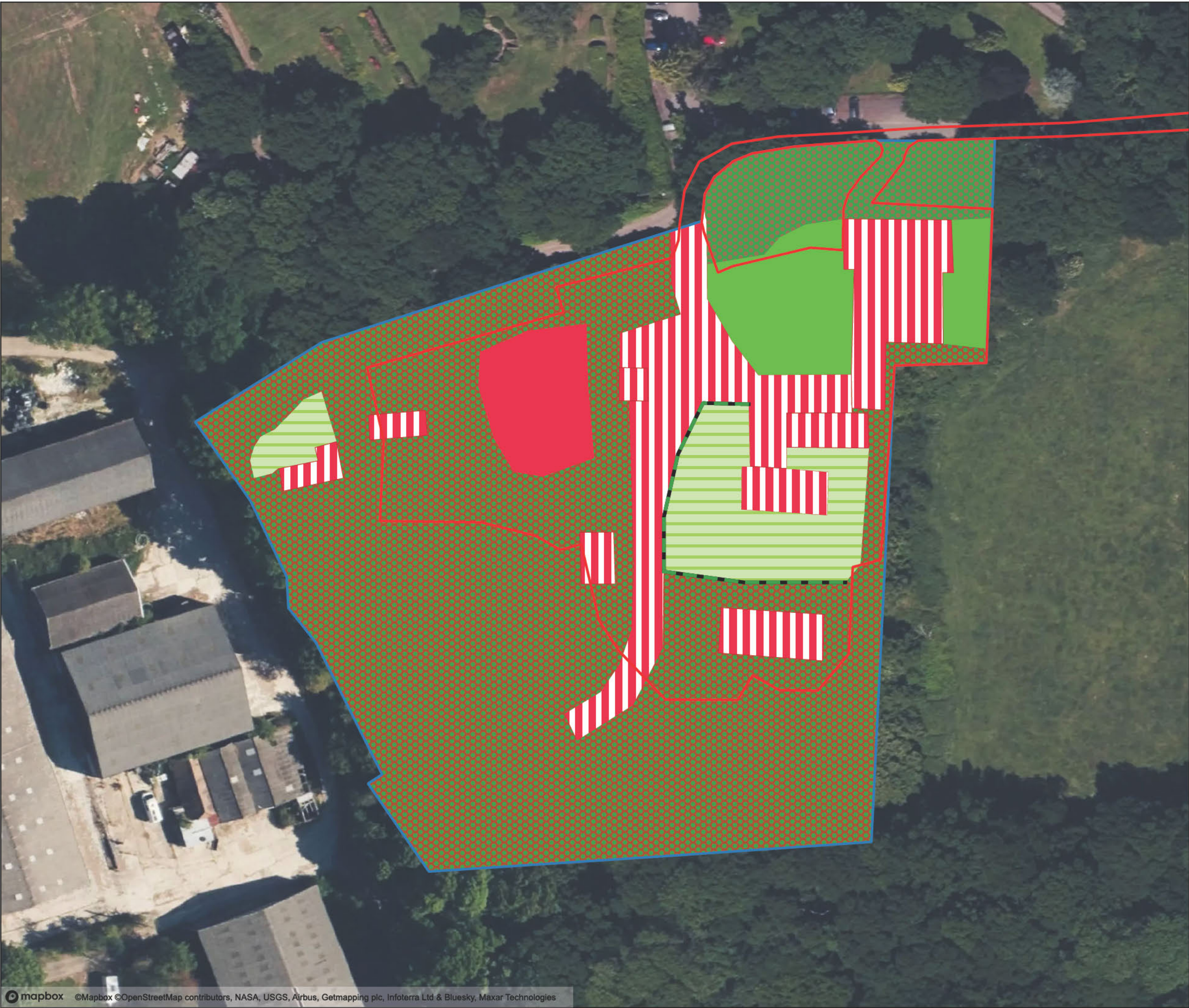
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Map 2 Baseline Habitat Map



**WOODVIEW SCHOOL, INGFIELD
MANOR DRIVE, FIVE OAKS,
BILLINGHURST, RH14 9AX**

ECOLOGICAL IMPACT ASSESSMENT

Map 2 - Baseline Habitats

Client:	Salutem Shared Services
Date:	December 2025
Status:	Draft

- KEY**
- Site Boundary
 - Survey Area
 - UKHab - Habitats**
 - Developed land; sealed surface
 - Modified grassland
 - Other neutral grassland
 - Other woodland; broadleaved
 - Other woodland; mixed
 - Vacant or derelict land
 - UKHab - Hedgerows**
 - Line of trees



Prepared by: LCC	Date: 041125
Last amended by: FR	Date: 161225

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Map 3 Hazel Dormouse Survey



**WOODVIEW SCHOOL, INGFIELD
MANOR DRIVE, FIVE OAKS,
BILLINGHURST, RH14 9AX**

ECOLOGICAL IMPACT ASSESSMENT

Map 3 - Dormouse Survey Results

Client:	Salutem Shared Services
Date:	December 2025
Status:	Draft

KEY

- Site Boundary
- Survey Area
- Dormouse - Tube Locations

Scale at A3 1:750

0 5 10 15 20 m

N

Prepared by: LCC	Date: 041125
Last amended by: BL	Date: 191225

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Map 4 Reptile Survey



**WOODVIEW SCHOOL, INGFIELD
MANOR DRIVE, FIVE OAKS,
BILLINGHURST, RH14 9AX**

ECOLOGICAL IMPACT ASSESSMENT

Map 3 - Reptile Survey Results

Client:	Salutem Shared Services
Date:	December 2025
Status:	Draft

KEY

-  Site Boundary
-  Survey Area
-  Refugia Locations

Reptile Survey Results

-  Slow worm - Adult



Prepared by: LCC	Date: 041125
Last amended by: BL	Date: 191225

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Map 5 Great Crested Newt Survey



**WOODVIEW SCHOOL, INGFIELD
MANOR DRIVE, FIVE OAKS,
BILLINGHURST, RH14 9AX**

ECOLOGICAL IMPACT ASSESSMENT

Map 5 - GCN Survey Results

Client:	Salutem Shared Services
Date:	January 2026
Status:	Draft

KEY

Site Boundary

Site Buffer - 500m

GCN - Ponds

2019 eDNA Survey Result: Negative
2024 eDNA Survey Result: Negative
2024 Population Assessment Result: No GCN Present

2019 eDNA Survey Result: Positive
2024 eDNA Survey Result: Positive
2024 Population Assessment Result: GCN Present

2019 eDNA Survey Result: Positive
2024 eDNA Survey Result: Positive
2024 Population Assessment Result: No GCN Present

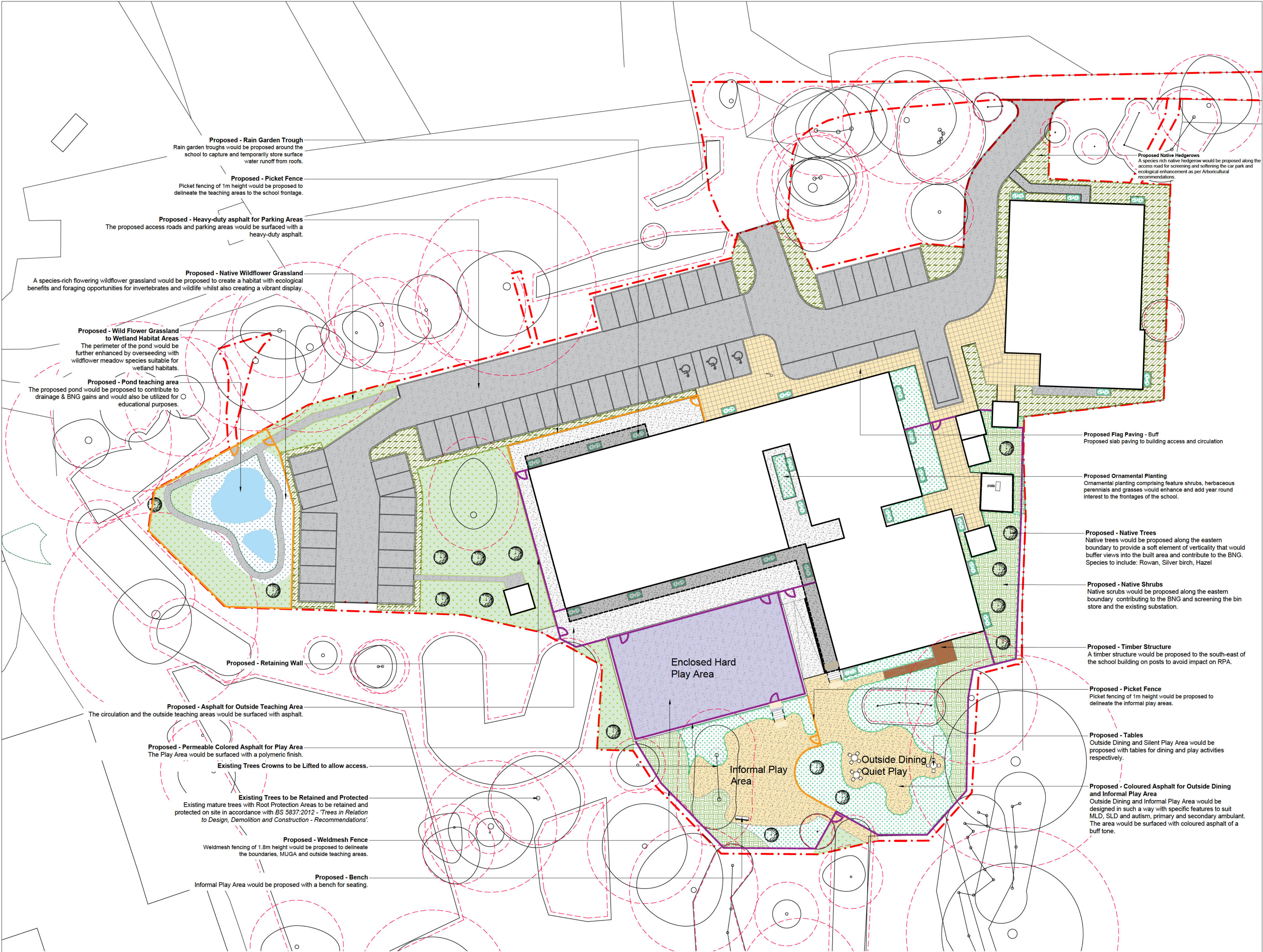


Prepared by: LCC	Date: 041125
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Appendix 1 Proposed Site Layout



Legend

- Site Boundary
- Existing Trees to be Retained and Protected
Existing mature trees with Root Protection Areas to be retained and protected on site in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
- Proposed Native Trees
- Proposed Native Hedgerows
- Proposed Ornamental Planting
- Proposed Native Planting
- Proposed - Wild Flower Grassland to Wetland Habitat Areas
- Proposed Native Wildflower Grassland
- Proposed Pond
- Proposed Rain Garden Trough
- Proposed Vehicular Asphalt Surface
- Proposed Pedestrian Asphalt Surface
- Proposed Play Area Asphalt Surface
- Proposed Informal Play Area Coloured Asphalt Surface
- Proposed Slab Paving
- Proposed Tactile Paving
- Proposed Timber Structure
- Proposed Concrete Kerbs
- Proposed - Weldmesh Fence - 1.8m height
- Proposed - Picket Fence - 1.1m height
- Proposed - Handrails
- Proposed Retaining Wall
- Proposed Tables
- Proposed Bench

Notes:

- To be read in conjunction with accompanying documents produced by the Landscape Architect.
- Not to be used for Contract nor Construction purposes.

PLANNING ISSUE

Rev	Description	Date	Drawn	Appr
03	Planning Issue	12.03.26	LF	RM
02	Planning Issue	11.03.26	LF	RM
01	Draft Issue	06.03.26	LF	RM
00	Draft Issue	08.01.26	RM	KM

LIZARD
Landscape Design and Ecology
Top Floor - Caraville House, 17-19 Goring Road, Worthing, BN12 4AP
01903 216033 office@lizardlandscape.co.uk lizardlandscapeecology.com

Client
Salutem
Project Title and Location
Woodview School
Woodview School, Ingfield Manor Drive, Billingshurst

Drawing Title
Hard and Soft Landscape
General Arrangement Plan

Scale 1:250@A1 Drawn RM Approved KM Date 08.01.26

Drawing No LLD3660-LAN-DWG-011 Revision 03

Landscape Masterplan
Woodview School, Ingfield Manor Drive, Billingshurst

Appendix 2 Relevant Legislation

Bats

All UK bat species are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017. They are afforded full protection under Section 9(4) of the Act and Regulation 43 of the Regulations. These make it an offence to:

- Deliberately capture, injure or kill any such animal;
- Deliberately disturb any such animal, including in particular any disturbance which is likely:
 - To impair its ability to survive, breed, or rear or nurture their young;
 - To impair its ability to hibernate or migrate;
 - To affect significantly the local distribution or abundance of that species;
- Damage or destroy a breeding site or resting place of any such animal;
- Intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- Intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection.

In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:

- Greater horseshoe bat *Rhinolophus ferrumequinum*;
- Lesser horseshoe bat *Rhinolophus hipposideros*;
- Bechstein's bat *Myotis bechsteinii*;
- Barbastelle *Barbastella barbastellus*; and
- Greater mouse-eared bat *Myotis myotis*.

In certain circumstances where these species are found the Directive requires the designation of Special Areas of Conservation (SACs) by EC member states to ensure that their populations are maintained at a favourable conservation status. Outside SACs, the level of legal protection that these species receive is the same as for other bat species.

Hazel Dormouse and Great Crested Newt

These species are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017. They are afforded full protection under Section 9(4) of the Act and Regulation 43 of the Regulations. These make it an offence to:

- Deliberately capture, injure or kill any such animal;
- Deliberately disturb any such animal, including in particular any disturbance which is likely, to impair its ability to survive, breed, or rear or nurture their young, to impair its ability to hibernate or migrate;
- To affect significantly the local distribution or abundance of that species;
- Damage or destroy a breeding site or resting place of any such animal;
- Intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- Intentionally or recklessly obstruct access to any place that any one of these species uses for shelter or protection.

[REDACTED]

[REDACTED]

[REDACTED]

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

[REDACTED]

[REDACTED]

Breeding Birds

With certain exceptions, all wild birds, their nests and eggs are protected by Section 1 of the Wildlife and Countryside Act 1981 (as amended). Therefore, it is an offence, to:

- Intentionally kill, injure or take any wild bird;
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built; or
- Intentionally take or destroy the egg of any wild bird.

These offences do not apply to hunting of birds listed in Schedule 2 subject to various controls. Bird species listed on Schedule 1 of the Act receive further protection, thus for these species it is also an offence to:

- Intentionally or recklessly disturb any bird while it is nest building, or is at a nest containing eggs or young; or
- Intentionally or recklessly disturb the dependent young of any such bird.

Reptiles

The four widespread species of reptile that are native to Britain, namely common or viviparous lizard *Zootoca vivipara*, slow-worm *Anguis fragilis*, adder *Vipera berus* and grass snake *Natrix helvetica*, are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and are afforded limited protection under Section 9 of this Act. This makes it an offence to:

- Intentionally kill or injure any of these species.

The remaining native species of British reptile (sand lizard *Lacerta agilis* and smooth snake *Coronella austriaca*) receive a higher level of protection via inclusion under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. They are afforded full protection under Section 9(4) of the Act and Regulation 43 of the Regulations (in England and Wales only) and the Wildlife and Countryside Act 1981 (as amended). The distribution of these species are restricted to only a few sites in England.

Species and Habitats of Principal Importance in England

The Natural Environment and Rural Communities (NERC) Act came into force on 1st October 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The England Biodiversity List is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the NERC Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions. There are currently 943 species of principal importance and 41 habitats of principal importance included on the England Biodiversity List.

Schedule 9 Invasive Species

Variegated yellow archangel is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). This makes it illegal to plant or otherwise cause the species to grow in the wild. It is also classed as a 'controlled waste' under the Environmental Protection Act 1990 (EPA). As such it must be disposed of safely at a licensed landfill site according to the EPA (Duty of Care) Regulations 1991.

Appendix 3 Sites Designated for Nature Conservation

Statutory Sites

Internationally Designated Sites - Ramsar Sites, Special Areas of Conservation and Special Protection Areas

Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) form a network of protected sites across the European Union and United Kingdom. In the United Kingdom the primary legislative protection is afforded to these sites under the Conservation of Habitats and Species Regulations 2017 (as amended).

Ramsar sites are designated as wetlands of international importance which are afforded similar legislative protection to SPAs and SACs.

SACs are sites which support internationally important habitats or internationally important assemblages or populations of species. SPAs are designated for supporting internationally important populations of birds. SACs, SPAs and Ramsar sites are generally also designated as Sites of Special Scientific Interest.

Under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) there is a legal requirement that competent authorities, such as local planning authorities, need to consider whether plans or projects are likely to have a significant adverse effect on SPAs, SACs or Ramsar sites, either alone, or in combination with other plans or projects. In the event that a likely significant effect cannot be ruled out, on the basis of objective information, then the competent authority must undertake an “Appropriate Assessment” to fully assess the plan or project against the site’s conservation objectives. Unless certain defined derogation tests can be met, the competent authority may not authorise nor undertake any plan or project which adversely affects the integrity of a SPA, SAC or Ramsar site.

Nationally Designated Sites – Sites of Special Scientific Interest and National Nature Reserves

Sites of Special Scientific Interest (SSSI) receive legal protection under the Wildlife and Countryside Act 1981 (as amended). Such sites are designated to protect specific areas of biological or geological interest of national importance. Such sites also generally receive strict protection through the planning system.

National Nature Reserves (NNR) are also usually designated as SSSIs and are specifically managed for their wildlife value. They receive legal protection through the National Parks and Access to the Countryside Act 1949 and the Wildlife and Countryside Act 1981 (as amended). As with SSSIs, these sites generally receive strict protection through the planning system.

Locally Designated Sites – Local Nature Reserves

Local Nature Reserves (LNR) are designated by local authorities under the National Park and Access to the Countryside Act 1949. These are generally designated not only for their local wildlife value but also for education, scientific and recreational purposes. These sites generally receive protection from development through the planning system.

Appendix 4 Protected and Notable Species Appraisal Methods

Bats

The survey conformed to current Bat Conservation Trust guidelines (Collins, 2023). An assessment was made of the suitability of buildings and trees on the site and immediately on the site boundary to support roosting bats based on the presence of features such as loose or missing roof tiles or lifted lead flashing for buildings and holes, cracks, splits, loose bark and ivy cladding for trees.

An assessment was made of the suitability of the site and the surrounding landscape to support foraging and/or commuting bat species. The assessment of the potential for the site to support roosting, foraging and commuting bat is based on a four-point scale as detailed in **Appendix 6**.

Otter

The otter appraisal was based on an assessment of the suitability of the habitat present within the site to support otter by reference to habitat type (such as rivers, streams, ditches, wetlands, reed beds, lakes, ponds and reservoirs), proximity of the site to freshwater and potential important feeding resources (such as fisheries), presence of habitat features which could provide opportunities for resting places and/or holts (such as tunnels, hollows at the base of trees and presence of dense, undisturbed habitat). During the survey attention was paid to the presence of evidence such as spraints, feeding remains, footprints and slides.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED].

Hazel Dormouse

The appraisal for the potential of the site to support dormouse was based on an assessment of habitat features that may indicate that the species is present. This includes the presence of key food sources such as hazel and bramble, or plants used as nesting material such as honeysuckle and clematis. Additionally, the species requires a continuum of food supply so that habitat structure, diversity and connectivity to adjacent areas of woodland/scrub are important features in determining the potential presence of hazel dormouse.

Water Vole

The water vole appraisal was based on an assessment of the suitability of the habitat present within the site to support water vole by reference to habitat type (such as rivers, streams, ditches, wetlands, reed beds, lakes, ponds and reservoirs), bank structure and the bank side vegetation. Water voles generally require sloping banks in which to burrow and well-developed

bank side vegetation to provide shelter and food. During the survey attention was paid to the presence of burrows, latrines, feeding remains, trails and footprints.

Birds

The appraisal of breeding birds on the site was based on the suitability of habitat present to support nesting bird communities, the presence of bird species that may potentially nest within the available habitat and evidence of nesting such as old or currently active nests.

The assessment of wintering birds was based on an assessment of the suitability of the habitat on site to support important wintering bird species and populations. Particular attention was paid to the potential for the site to support wintering farmland bird species, waders and wildfowl.

Reptiles

The reptile appraisal was based on an assessment of the suitability of the habitat present within the site to support a population of reptiles. Reptiles particularly favour scrub and rough grassland interfaces and the presence of these is a good indication that reptiles may be present on-site. In addition, reptiles may utilise features such as bare ground for basking, tussocky grassland for shelter and compost heaps and rubble piles for breeding and/or hibernating.

Great Crested Newt

The appraisal of the site to support great crested newt included establishing the presence of suitable aquatic habitats such as ponds, lakes or other waterbodies within or adjacent to the site and the presence of suitable terrestrial habitat. Waterbodies that are densely shaded, highly eutrophic or that contain fish are likely to be less suitable for this species. The suitability of on-site ponds and terrestrial habitat is considered in relation to the presence of ponds within the wider area, as identified within the desktop study (Paragraph 3.4.3), and their suitability to be used as a network.

Invertebrates

An assessment was made of the site for its potential value to support diverse communities of invertebrates. The assessment was based on the presence of habitat features which may support important invertebrate communities. These features include, for example, an abundance of dead wood, the presence of diverse plant communities, varied woodland structure, sunny woodland edges with a diverse flora, waterbodies and water courses and areas of free draining soil exposures. During the field survey there was no attempt made to identify species present as this is a more specialist area of ecological assessment reserved for targeted surveys.

Other Relevant Species

An assessment was made of site suitability for other notable species such as more rarely encountered protected species, Species of Principal Importance for the Conservation of diversity in England notified under Section 41 of the NERC Act 2006 and as listed in the England

Biodiversity List, and Local Biodiversity Action Plan (LBAP) species¹⁴, specific to the study region.

Invasive Species

During the field survey any incidental records of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded. However, it should be considered that the survey was not specifically aimed at assessing the presence of these species and further specialist advice may need to be sought.

¹⁴ LBAPs identify local priorities for biodiversity conservation by translating national targets for species into effective action at the local level and identifying targets for species important to the local area.

Appendix 5 Baseline Habitats

Table 15: Summary of Baseline Habitats

Habitat Ref.	1
Level 1	Terrestrial
Level 2	Grassland (g)
Level 3	Neutral grassland (g3)
Level 4	Other neutral grassland (g3c)
Level 5	N/A
Secondary Codes	Scattered scrub (10), unmanaged (521)
	
Species List	
Yarrow, creeping cinquefoil <i>Potentilla reptans</i>, Yorkshire-fog, bramble <i>Rubus fruticosus</i> agg., creeping bent, annual meadow-grass, ribwort plantain, common birds-foot-trefoil, creeping buttercup <i>Ranunculus repens</i>, and white clover <i>Trifolium repens</i>, cock's foot, pendulous sedge <i>Carex pendula</i>, perforate St John's-wort.	

Habitat Ref.	2
Level 1	Terrestrial
Level 2	Grassland (g)
Level 3	Modified grassland (g4)
Level 4	N/A
Level 5	N/A
Secondary Codes	Scattered scrub (10), active management (516)
	
Species List	
Tree of heaven <i>Ailanthus altissima</i>, bramble, spear thistle <i>Cirsium vulgare</i>, perennial rye-grass, red fescue, common comfrey, yarrow, Yorkshire fog, ribwort plantain.	

Habitat Ref.	3		
Level 1	Terrestrial		
Level 2	Woodland and forest (w)		
Level 3	N/A		
Level 4	N/A		
Level 5	N/A		
Secondary Codes	Line of trees		
			
Species List			
Western red-cedar.			

Habitat Ref.	4
Level 1	Terrestrial
Level 2	Woodland and forest (w)
Level 3	Broadleaved and mixed deciduous woodland (w1)
Level 4	Other broadleaved woodland (w1g)
Level 5	N/A
Secondary Codes	N/A
	
Species List	
Pedunculate oak, silver birch, <i>Viburnum veitchii</i> , Spanish-dagger <i>Yucca gloriosa</i> , hazel, holly, field maple <i>Acer campestre</i> .	

Habitat Ref.	5
Level 1	Terrestrial
Level 2	Woodland and forest (w)
Level 3	Broadleaved and mixed deciduous woodland (w1)
Level 4	Other woodland; mixed (w1h)
Level 5	Other woodland; mixed; mainly broadleaved (w1h5)
Secondary Codes	N/A
	
Species List	
Pedunculate oak, field maple, cherry laurel, dogs mercury <i>Mercurialis perennis</i>, common ivy <i>Hedera helix</i>, ash <i>Fraxinus excelsior</i>, western red-cedar, downy willow <i>Salix lapponum</i>, pendulous sedge, common nettle <i>Urtica dioica</i>, crab apple <i>Malus sylvestris</i>, small-leaved lime, beech <i>Fagus sylvatica</i>, Variegated yellow archangel <i>Lamium galeobdolon</i> subsp. <i>Argentatum</i>.	

Habitat Ref.	6
Level 1	Terrestrial
Level 2	Urban (u)
Level 3	Built-up areas and gardens (u1)
Level 4	Developed land; sealed surface (u1b)
Level 5	N/A
Secondary Codes	N/A

Habitat Ref.	7
Level 1	Terrestrial
Level 2	Urban (u)
Level 3	Built-up areas and gardens (u1)
Level 4	Sparsely vegetated urban land (u1f)
Level 5	N/A
Secondary Codes	N/A
Species List	
Bramble <i>Rubus fruticosus</i> aggregate, spear thistle <i>Cirsium vulgare</i>, perforate St Johns'wort <i>Hypericum perforatum</i>, moth mullein <i>Verbascum blattaria</i>, enchanter's-nightshade <i>Circaea lutetiana</i>, spear mint <i>Mentha spicata</i>, pendulous sedge <i>Carex pendula</i>.	

Habitat Ref.	8
Level 1	Terrestrial
Level 2	Urban (u)
Level 3	Built-up areas and gardens (u1)
Level 4	Developed land; sealed surface (u1b)
Level 5	Buildings (u1b5)
Secondary Codes	N/A

Appendix 6 Appraisal Criteria for Bats

The criteria used to assess the suitability of roosting and foraging/commuting habitat for bats is based on industry guidelines and outlined in **Table 16**¹⁵.

Table 16: Criteria used to Assess Suitability of Roosting and Foraging/Commuting Habitat for Bats

Suitability	Description of roosting habitats	Commuting and foraging habitats
High	A structure or tree 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.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats 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 and connected to known roosts.
Moderate	A structure or tree 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.	Continuous habitat connected to the wider landscape that could be used by bats for commuting 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.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically/structure that does not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain potential roost features but with none seen from the ground or features seen with only very limited roosting potential.	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerows or un-vegetated stream, but isolated (i.e. not very well connected to the surrounding landscape by other habitat). Suitable, but isolated, habitat that could be used by small numbers of foraging bats such as a lone tree or a patch or scrub.
Negligible	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.

¹⁵ Table adapted from (Collins, 2023).

Appendix 7 Assessment Criteria for Roosting Bats

Roost types have been defined in accordance with Natural England and Bat Conservation Trust guidelines. Definitions are set out in **Table 17**.

Table 17: Bat roost types as defined by Natural England and the Bat Conservation Trust

Roost Type	Definition
Day Roost	A place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer.
Night Roost	A place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.
Feeding Roost	A place where individual bats or a few individuals rest or feed during the night but are rarely present by day.
Transitional/Occasional Roost	Used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.
Swarming Site	Where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites.
Mating Sites	Where mating takes place from late summer and can continue through winter.
Maternity Roost	Where female bats give birth and raise their young to independence.
Hibernation Roost	Where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.
Satellite Roost	An alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.