

Lower Broadbridge Farm, Broadbridge Heath

Ecological Technical Note

1. INTRODUCTION

Brief

- 1.1 Ecological Planning & Research Ltd (EPR) was commissioned by Taylor Wimpey UK Ltd to undertake an update Site walkover for Land at Lower Broadbridge Farm, Broadbridge Heath, West Sussex, hereafter referred to as 'the Site'. The Site was granted outline planning permission at appeal in 2024 (appeal reference: APP/Z382/W/23/3321658), and the updated survey work has been commissioned to inform Reserved Matters planning and condition discharge.

Site Context

- 1.2 The Site is located west of the A281 and comprises several large arable fields, in addition to areas of grassland, tree lines, mature trees and hedgerows. The Site is bound to the east and south by the A281 and Five Oaks Road, with further arable land to the north. The western boundary adjoins an off-site woodland. The Site is managed as a working farm, with crops present in both of the arable fields at the time of the walkover.

Purpose of Report

- 1.3 The following report sets out the findings of the Site walkover conducted in 2026 by EPR and compares the baseline habitats and ecological features with those previously reported by Aspect Ecology (2022).
- 1.4 Where material changes in site conditions have arisen, recommendations are set out for any revised or additional mitigation measures considered necessary to ensure no significant negative residual effects on Important Ecological Features (IEFs), in accordance with best practice guidelines for Ecological Impact Assessment (CIEEM, 2018) and therefore compliance with relevant nature conservation legislation and planning policy.

Relevant Legislation, Policy and Guidance

- 1.5 The following articles of nature conservation legislation and planning policy are of relevance to the Proposed Development, and have been considered within this report:
- The Biodiversity Gain Regulations 2024;
 - The Environment Act 2021;
 - The Conservation of Habitats and Species Regulations 2017 (as amended; the 'Habitats Regulations');
 - The Wildlife and Countryside Act 1981 (as amended);
 - The Countryside and Rights of Way (CROW) Act 2000;
 - The Natural Environment and Rural Communities (NERC) Act 2006 (as amended);
 - The Protection of Badgers Act 1992;

- The National Planning Policy Framework (NPPF) (2024); and
- Horsham District Planning Framework (adopted November 2015).

2. SURVEY METHODOLOGY

2.1 During the Site walkover, baseline habitats recordable to UK Hab Level 3 were noted, in addition to any features with the potential to support protected or notable species. The walkover also comprised a specific survey for evidence [REDACTED] The survey was undertaken on the 13th of February 2026 by Siobhan Pryke, Senior Ecologist at EPR and an experienced [REDACTED]

2.2 [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Survey Limitations and Constraints

- 2.3 Thick vegetation was present in some areas of the Site, [REDACTED]
[REDACTED] The majority of such vegetation was located at field boundaries, which are due to be retained and protected within the new development. Where limited areas of dense vegetation are to be removed during site clearance and construction, a precautionary approach - to include update survey and ecological supervision - will be adopted to ensure compliance with legislation.
- 2.4 As most of the Site is arable, only the perimeters of these fields were walked during the survey. This is not regarded as a constraint since the areas of woodland edge, hedgerow, scrub and tree lines were the focus of the survey.

3. SURVEY FINDINGS

3.1 The habitat types and conditions recorded during the update walkover were consistent with those reported previously (Aspect Ecology, 2022a). The Site still comprises two arable fields and one grassland field with associated woodland edge, treeline and scrub.

3.2 [REDACTED]
[REDACTED]
[REDACTED]

3.3 [REDACTED]
[REDACTED]

3.4 [REDACTED]
[REDACTED]
[REDACTED]

4. SUMMARY

4.1 Since the habitats and features present within the Site are consistent with the previous baseline, no further surveys are required beyond those necessary to discharge relevant planning conditions.

4.2 [REDACTED]

5. REFERENCES

Aspect Ecology (2022). *Land at Lower Broadbridge Farm (South), Broadbridge Heath (ECO-5641)*. Aspect Ecology, Banbury

Aspect Ecology (2022a). *Land at Lower Broadbridge Farm (South), Broadbridge Heath (1005641)*. Aspect Ecology, Banbury

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.3 updated September 2024. Chartered Institute of Ecology and Environmental Management, Ampfield.

Harris *et al* (1989). *Surveying badgers*. Mammal Society, London.

Macdonald, D.W., Mace, G. & Rushton, S. (1998) *Proposals for future monitoring of British mammals*. Department of the Environment, Transport and the Regions, and Joint Nature Conservation Committee, London

Scottish Badgers (2018) *Surveying for Badgers: Good Practice Guidelines*. Version 1.

Document Prepared By: Siobhan Pryke, Senior Ecologist

Document Reviewed By: Dr Rebecca Brookbank, Technical Director

Document Dated: 27 March 2026

FIGURES

Figure 1



Appendix 1

Badger Survey Signs





