DELCRAVEN LTD

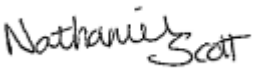
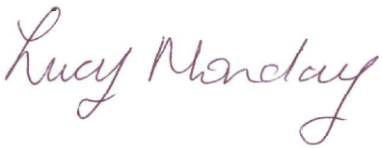
BAYLEY PADDOCK, MILL LANE, LITTLEWORTH,
HORSHAM RH13 8JU

Preliminary Ecological Appraisal

March 2024

eas ltd
Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	**Data**
Report Reference	680/Brett/Delcravent/BayleyPaddock/PEA
Date	March 2024
Client	Delcraven
Report type	Preliminary Ecological Appraisal
Purpose	Submission to Planning
Revisions	N/A
Prepared by	Nathaniel Scott BSc (Hons), MSc Signed 
Approved by	Lucy Monday BSc (Hons), MCIWEM, MIEnvSc, ACIEEM Signed 

DELCRAVEN LTD

BAYLEY PADDOCK, MILL LANE, LITTLEWORTH
HORSHAM RH13 8JU

Preliminary Ecological Appraisal

March 2024

CONTENTS

NON-TECHNICAL SUMMARY

1. INTRODUCTION
1.1 **Background**
1.2 **Aim of the Report**
1.3 **Legislation**
1.4 **Assessment Method**

2. CONSULTATION AND BASELINE DATA SEARCH
2.1 **Sussex Biodiversity Record Centre Data Search**
2.2 **Horsham District Council**

3. SITE ASSESSMENT
3.1 **Habitat Assessment**
3.2 **Designated Sites and Priority Habitats**
3.3 **Protected and Controlled Species**
3.3.1 *Trees and Hedgerows*
3.3.2 *Plants*
3.3.3 *Invertebrates*
3.3.4 *Amphibians*
3.3.5 *Reptiles*
3.3.6 *Birds*
3.3.7 *Bats*
3.3.8 *Badgers*
3.3.9 *Common/Hazel Dormice*
3.3.10 *Other Protected and Notable Species*
3.3.11 *Non-native Invasive Species*

4. MITIGATION
4.1 **Trees and Hedging**
4.2 **Invertebrates**
4.3 **Great Crested Newt**
4.4 **Reptiles and Amphibians (excluding GCN)**
4.5 **Birds**
4.6 **Bats**
4.7 **Badgers**
4.8 **General Protection Measures**
4.9 **Other Protected and Notable Sepcies**

© Environmental Assessment Services Limited

4.10**Non-native Invasive Species**

5. ENHANCEMENT

6. CONCLUSIONS

APPENDIX A

Site Location and Existing Site Plans

APPENDIX B

Proposed Site Plans

APPENDIX C

Habitat Plan

APPENDIX D

Site Photographs

DELCRAVEN LTD

BAYLEY PADDOCK, MILL LANE, LITTLEWORTH
HORSHAM RH13 8JU

Preliminary Ecological Appraisal

March 2024

NON-TECHNICAL SUMMARY

Environmental Assessment Services Ltd has been appointed to prepare a Preliminary Ecological Appraisal in relation to proposed development plans at a site currently known as Bayley Paddock in Littleworth, Horsham.

The site (as existing) comprises an irregular shaped plot of land (which is to be divided into three plots) located behind housing fronting onto Mill Lane (north of the site) and Littleworth Lane (east of the site). Plot 1, located to the northwest of the site has been developed for residential use. It is proposed to extend the existing property on Plot 1. Plot 2 is an undeveloped parcel of land which has, in the past, included a sand school. It is proposed to develop a single residential property on this plot (Plot 2) together with a garage and associated access and parking. The southern plot, Plot 3, includes an existing garage and hard standing, which are to be removed, and the site redeveloped with a single residential property with garage and associated access and parking.

The aim of this report is to collate preliminary, baseline information on the conservation and ecological status of the site in terms of habitats and species within the framework of current environmental legislation and provide recommendations in relation to the proposed redevelopment of the individual plots, where appropriate.

The assessment comprised consultation with the Sussex Biodiversity Record Centre to obtain records of protected, rare and notable species within 1 km of the site, consultation with Horsham District Council regarding Tree Preservation Orders for trees within and adjacent to the site, and a Preliminary Ecological Appraisal (walkover survey) undertaken on 12 March 2024 to identify habitats and features of ecological value, and to make an assessment of the site's likely potential to support protected and other notable species.

Assessment of the site, along with a review of consultation data provided by Sussex Biodiversity Records Centre and Horsham District Council, confirmed the presence of an oak tree on the southern boundary of Plot 3, which is the subject of a Tree Preservation Order. The site is also considered to have potential to support reptiles, amphibians, breeding birds, bats, invertebrates, badgers, and other mammals (hedgehogs)

A Great Crested Newt District Licence is to be secured from Nature Space in relation to the proposed development of the site, and a badger Licence may also be required subject to the status of an existing sett at the time of development. Mitigation measures have also been recommended for the protection of trees and hedging within the site (including the TPO tree on the southern boundary of Plot 3), along with reptiles, amphibians, breeding birds, bats, and badgers. Further assessment for badger, reptiles, and amphibians (excluding great crested newts) is recommended to inform appropriate mitigation measures. Where protection, mitigation and compensation measures are implemented, the potential impacts of the proposed development and future site use should have minimal impact on the biodiversity value of the site. Where habitat enhancements are made there is scope for biodiversity net gain to be delivered onsite.

© Environmental Assessment Services Limited

DELCRAVEN LTD

BAYLEY PADDOCK, MILL LANE, LITTLEWORTH
HORSHAM RH13 8JU

Preliminary Ecological Appraisal

March 2024

1. INTRODUCTION

1.1 Background

1.1.1 The following report, prepared by Environmental Assessment Services Limited, is a preliminary assessment of the baseline status of the ecology of land at Bayley Paddock, Mill Lane, Littleworth.

1.1.2 The site comprises an irregular shape plot of land behind existing residential properties fronting onto Mill Lane (to the north) and Littleworth Lane (to the east). The Ordnance Survey map reference for the approximate centre of the site is TQ 19028 20226. The site lies at approximately +22 m OD. See Appendix A for the site location and existing site plans.

1.1.3 The site is to be developed as three independent residential plots, which will be referred to as follows:

Plot 1 – Located to the northwest of the site.
Plot 2 – Located towards the centre of the site.
Plot 3 – Located to the southeast of the site.

1.1.4 Plot 1 has been developed for residential use and is occupied. A Householder Application is being sought for a two-storey extension to the existing residential dwelling along with the erection of a detached store / carport and pergola.

1.1.5 Plot 2 is currently vacant. It is to be developed to provide a single residential dwelling and car port / garage along with associated access, parking, and garden area, together with access to Plot 3.

1.1.6 Plot 3 is to be developed to provide a single residential dwelling and detached car port / garage with associated access, parking space and garden area.

See Appendix B for the proposed site plans.

1.2 Aim of the Report

The aim of the report is to collate preliminary, baseline information on the conservation and ecological status of the site in terms of habitats and species, within the framework of current environmental legislation.

© Environmental Assessment Services Limited

The report also evaluates the potential of the site to support protected species, in particular for:

- Animals and plants listed under Schedules 1 and 5, and Schedule 8, respectively, of the Wildlife and Countryside Act 1981 (WCA) as amended, and those European protected species listed under Schedules 2 and 5 of The Conservation of Habitats and Species Regulations 2017.
- Plants and animals with Red Data Book[1] or Notable[2] status.
- Plants, animals and habitats identified as Priority Species / Habitats or Species / Habitats of Principal Importance for Conservation in England (formerly UK Biodiversity Action Plan)[3].

Where the site includes features of ecological value and/or has potential for protected species, an assessment of the likely impacts of the proposal is made, together with recommendations for any further surveying, mitigation and enhancement as considered appropriate.

1.3 Legislation

The legislation relevant to this study is:

i. Wildlife and Countryside Act 1981 (as amended), which transposes into UK law the Convention on the Conservation of European Wildlife and Natural Habitats (known as the "Bern Convention") and the Birds Directive 2009.

ii. The Countryside and Rights of Way Act (CRoW) 2000, which strengthens the legal protection for threatened species.

iii. The Natural Environment and Rural Communities Act (NERC) 2006, which through Section 41 provides a list of habitats and species of principal importance for biodiversity conservation (Priority Habitats and Species) in England.

iv. The Conservation of Habitats and Species Regulations 2017. These consolidate all the various amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994, which transposed the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (EC Habitats Directive) into national law.

v. Protection of Badgers Act 1992, which safeguards both the animals and their setts.

vi. The Hedgerow Regulations 1997 (made under section 97 of The Environment Act 1995), which make provisions for the protection of important hedgerows.

vii. National Planning Policy Framework (NPPF) which makes requirements for the protection and enhancement of biodiversity through the planning system.

[1] The World Conservation Union Red List of threatened species provides taxonomic, conservation status and distribution information on taxa (species or group of related species) evaluated to determine their relative risk of extinction.
[2] Notable (or Nationally Scarce) species occur in 16 – 100 10 km squares in Britain.
[3] Species derived from Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006 + the hen harrier.

© Environmental Assessment Services Limited

1.4 Assessment Method

This assessment has been prepared generally in accordance with the CIEEM EcIA guidelines, as applicable, as recognised by the British Standard on Biodiversity BS42020:2013.

The assessment was undertaken in two stages:

a) Consultation: comprising data searches by Sussex Biodiversity Records Centre (SxBRC) and Horsham District Council.

b) Preliminary ecological appraisal (walkover survey) carried out on 12 March 2024 to:

- Assess the baseline status of the site.
- Identify its use by species of flora and fauna protected or controlled under the Wildlife and Countryside Act, 1981 and associated European legislation.
- Identify notable features of interest that should or could be retained and/or enhanced as part of the proposals.

2. CONSULTATION AND BASELINE DATA SEARCH

2.1 Sussex Biodiversity Record Centre Data Search

2.1.1 Data obtained from Sussex Biodiversity Record Centre (SxBRC) provided information on statutory and non-statutory designated sites and records of protected and notable species within the search area. The search was conducted for a 1 km radius surrounding the Ordnance Survey grid reference TQ 19045 202144. The search area was selected based on the scale and likely impacts of the proposed development.

2.1.2 The statutory and non-statutory designated sites identified by SxBRC within 1 km of the site are set out in section 3.2 below, together with an assessment of the potential impact of the proposed development on these sites. Mitigation, where appropriate, is recommended in section 4.

2.1.3 Records of protected and rare species within 1 km of the site have been provided by SxBRC. These records are discussed under the protected species headings in Section 3.3 below, together with an assessment of the potential impact of the proposed development on these sites. Mitigation, where appropriate, is recommended in section 4.

2.2 Horsham District Council

2.2.1 Horsham District Council's Tree Preservation Order Mapping was used, 5 March 2024, to identify trees subject to Tree Preservation Orders (TPOs) and within conservation areas within and adjacent to the site.

© Environmental Assessment Services Limited

2.2.2 There are four trees within the vicinity of the site which are (TPO) listed. This includes one tree within the site, on the southern boundary of Plot 3, and three trees within the immediate surrounding area (within adjacent land). The trees within the surrounding area are considered sufficient distance from the site to remain unaffected by the proposed development, however, the tree on the southern boundary of plot 3 will require protection. See section 3.3.1 and section 4.1 for further recommendations.

2.2.3 TPO summary information:

- TPO/1062 – Oak (T3) at Eastfield Littleworth Lane (Served 16/06/2000)
  - Located on the southern boundary of Plot 3.
  - Stem diameter is 1200 mm
  - Root Protection Area – 14.4 m radius
  - Protection Required

- TPO/1119 – Oak (T1) at Land Rear of Spindles (served 05/10/2001)
  - Located on land north of Plot 2
  - Protection not required.

3. SITE ASSESSMENT

The Preliminary Ecological Appraisal (walkover survey) was carried out on 12 March 2024. The following is based on the findings of that assessment, together with a review of information provided by the Sussex Biodiversity Records Centre (SxBRC) and Horsham District Council. A site Habitat Plan is provided in Appendix C and photographs taken during the site survey are provided in Appendix D.

3.1 Habitat Assessment

3.1.1 The site (plots 1 – 3) is located within Bayley Paddock, situated to the south of Mill Lane, Littleworth and east of Littleworth Lane. The site is set within a rural area which has been developed for residential use with a number of dwellings surrounding the site. The surrounding area is characterised by arable and grazing land divided by a network of well-established and connected hedgerow and tree lines. Numerous parcels of woodland are also present within the surrounding area.

Plot 1

3.1.2 Plot 1 comprises a single-storey residential dwelling with associated parking, access, and garden area. Access to the site is via a shared drive that extends south to the site from Mill Lane.

3.1.3 The residential dwelling is a recent, single-story residential redevelopment of an existing stable, completed in April 2023. The garden area is newly established, comprising regraded land laid to lawn (improved / amenity grassland) which is regularly cut to maintain a short sward.

3.1.4 Throughout the garden area are several ornamental planters containing Daffodil and other ornamental plants. A woodstore is situated within the garden to the east of the site, with a small wooden shed lying within the sites northeastern corner.

3.1.5 Plot 1's southern boundary is lined by wooden fencing along with a beech hedgerow. The western boundary is comprised of wooden panel fencing. A drainage ditch that holds water at some times of the year along with scrub and scattered trees lies within the site along the northern boundary of the plot which is mark by wooden fencing.

3.1.6 The parking area comprises an area of gravel hardstanding within the east end of the plot with a gravel footpath leading through the plot to the front door of the dwelling.

3.1.7 There is a large mature Oak tree with an attached owl box, and a mature willow located immediately adjacent to the northeast corner of the plot, close to the proposed location of the new garage and store.

Plot 2

3.1.8 Plot 2 comprises a vacant area that is dominated by improved grassland. It is understood that this area of the site previously included a sand school and paddock. The ground remains visibly poached with poor drainage.

3.1.9 Notable habitat within this section of the site includes a small, isolated stand of bramble scrub adjacent to the existing access track which leads to the southern plot (Plot 3) and the adjacent residential property, Pemberley. And an outgrown hedge, which has been recently cut back, which lies along the eastern boundary of the plot which is shared with the residential garden of Coates Garden.

Plot 3

3.1.10 Plot 3 comprises improved grassland with an area of scrub (comprising tree saplings) to the west of the plot and hard standing with a wooden garage / shed to the east of the plot. Other notable habitat within Plot 3 includes a small mound of soil and rubble within the southwest corner of the site, hedging along the eastern section of the northern plot boundary shared with Coates Garden, and some mature trees including the TPO oak on the southern boundary, a mature oak within the southwest corner of the site, and a silver birch with associated deadwood and willow located north of centre of the plot.

3.1.11 The garage is of wooden construction with a felt covered roof. There are no obvious access points for wildlife into the structure and no contained roof void within the structure.

3.2 Designated Sites and Priority Habitats

3.2.1 There are no statutory or non-statutory sites within 1 km of the study site.

3.2.2 The site lies within a SSSI risk impact zone. All new development within this zone will require a Habitats Regulation Assessment (HRA).

3.2.3 European sites include Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). These, together with Ramsar sites, are protected for their ecological significance. Proposed development should not adversely affect the integrity of European and Ramsar sites. The Mens SAC and Ebernoe Common SAC (Sussex bat SACs) lie within West Sussex and the Impact Risk Zone identified by Natural England includes Horsham District. The Arun Vally SPA, SAC and Ramsar also lies within West Sussex and is within 20km of the development.

3.2.4 The Mens SAC is lies approximately 16 km to the east of the site. Barbastelle bats are the qualifying feature of this habitat. The likely impact of the proposed development (in the absence of mitigation) on this species is considered in Section 4.6 below.

3.2.5 Ebernoe Common SAC is located 21 km east of the site. Barbastelle and Bechstein's bats are the qualifying feature of this habitat. The likely impact of the proposed development (in the absence of mitigation) on these species is considered in Section 4.6 below.

3.2.6 Arun Valley SAC, SPA and Ramsar is approximately 15 km southwest of the site. Rare and diverse plant, invertebrate and bird assemblages are the qualifying features of this habitat. Key species include Bewick's swan, Little Whirlpool Ramshorn snail and *Pseudamnicola confusa*.

3.2.7 There will be no direct land take from any designated (or non-designated) sites as a result of the proposed development. Designated site habitat management will not be affected by the proposed development. The potential impact of the proposed development on feature species of the European and Ramsar sites (including lighting impacts) and invasive species is considered in section 3.3 below.

3.2.8 The development is outside the 5 km Impact Risk Zone for the Arun Valley sites. From MAGIC map it appears that there is no hydrological connectivity between the site and the Arun Vally SPA, SAC and Ramsar. The proposed development is not considered likely to result in a significant increase in air pollution.

3.2.9 The site has been assessed for its potential to include or be part of (BAP) Priority Habitat as listed on Section 41 of the Natural Environment and Rural Communities Act 2006 (NERC Act).

3.2.10 Section 41 Habitats recorded within 1 km of the site include:

- Open water
- Ancient woodland
- Deciduous woodland

3.2.11 There are small, isolated patches of deciduous woodland within 1 km of the site, but none within a distance considered likely to be at significant risk from the proposed development. An area of ancient woodland lies approximately 1 km to the west of the site. Open water in the form of two unidentified tributaries of the River

© Environmental Assessment Services Limited

Adur run to the northwest, south and east of the site, and there are numerous ponds within 1 km of the site, but none within or immediately adjacent to the site.

3.2.12 All three Plots are dominated by improved grassland (former paddocks), which appears species poor (although assessed at a suboptimal time of year for botanical surveying), and which is subject to moderate levels of management (seasonal cuts).

3.2.13 There are boundary hedgerows within the site. These are to be retained under the current plans for the site and linked up with new hedging.

3.3 Protected and Controlled Species

3.3.1 *Trees and Hedgerows*

There is one tree within the site which is subject to a Tree Preservation Order (TPO). Protection measures will be required to ensure that this tree, and other trees which are to be retained, are not damaged during the redevelopment of the site or likely to be significantly impacted by future site use.

Plot 1 includes a beech hedgerow forming its western boundary along with scrub and scattered trees along its northern border. These features will not be impacted by the proposed development within this Plot. There is a mature Oak with attached Owl box situated to the north of Plot 1, adjacent to the access road, and a mature Willow situated on the boundary of Plot 1, in close proximity to the location of the proposed garage and store. We understand that there is an existing drain laid within an 800 m deep channel installed along the northern boundary of plot approximately 4 years ago. Roots of the mature trees to the north are therefore considered unlikely to significantly extend into the location of the proposed garage and store. The building is to have a floating foundation with a <300 mm thick floor slab, minimising excavation. The crown of the oak is a sufficient distance from the proposed works to avoid harm. The willow has no branches extending south towards the development area; therefore, no crown protection measures are likely to be required.

There are no trees within plot 2. However, an area of outgrown hedging is situated along the plot's eastern boundary. This is to be retained under current development plans.

Plot 3 comprises an area of hedging along with some mature trees including a mature Oak covered by a TPO within the southwest corner. A mature Silver Birch and Willow tree are situated north of the centre of the plot. Current plans allow for the retention of these features, and the current design layout allows plenty of space around the TPO tree to avoid encroachment.

See Section 4.1 below for further recommendations.

3.3.2 *Plants*

Records show the presence of 24 notable plant species within 1 km of the site. Notable species include the Sussex rare Box (*Buxus sempervirens*), Wood Small-

reed (*Calamagrostis epigejos*), Broad-leaved Spurge (*Euphorbia platyphyllos*), and Greater Burnet-saxifrage (*Pimpinella major*).

SxBRC records for fungi indicate the presence of the Sussex rare Yellow Stainer (*Agaricus xanthodermus*) and *Suillus collinitus* within 1 km of the site. Additionally, records indicate the presence of the Sussex rare Delicate Stonewort (*Chara virgata*) and the nationally scarce *Nitella mucronate var. mucronate* within 1 km of the site.

Plots 1 – 3 are dominated by improved and improved, regularly managed grassland, previously used as paddocks prior to the residential development of Plot 1. The ground remains poached and appears to remain waterlogged for much of the year within Plot 2. No notable plants or plant communities were noted during the site walkover assessment; however, it is acknowledged that the site was observed during a suboptimal time for botanical surveying.

The redevelopment of Plot 1 will result in the loss of a small area of recently laid garden lawn (improved grassland) and gravel hard standing. This is not considered likely to have any significant impact on notable plants or planting diversity within the plot/site.

The development of Plot 2 including the provision of a single residential dwelling, garage / car port along with associated access will also result in the loss of improved grassland and a small area of bramble scrub. It is not considered likely to have any significant impact on plants or planting diversity within the site.

It is proposed to develop Plot 3 for residential use including the removal of an existing garage. Areas of improved grassland and scrub will be lost as a result of the development. No notable planting will be lost as a result of the redevelopment of this Plot, however, the scheme for this plot should include compensation planting for the loss of existing habitats.

No further botanical surveying is recommended in relation to the current proposals for the development of Plots 1 – 3.

3.3.3 *Invertebrates*

There are twenty-one records of Sussex rare butterflies within 1 km of the site. Records from 2000 – 2016 indicate the presence of Brown Hairstreak (*Thecla betulae*) and Purple Emperor (*Apatura iris*) butterfly. Both of these species are fully protected under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended). Additionally, SxBRC hold records for the UK BAP priority Small Heath (*Coenonympha pamphilus*), Dingy Skipper (*Erynnis tages tages*), White Admiral (*Limentis Camilla*), and Grizzled Skipper (*Pyrgus malvae*) butterfly species.

SxBRC hold records for forty-four Priority moth species including the Sussex rare Festoon (*Apoda limacodes*) and Red-green Carpet (*Chloroclysta siterata*) moth species. Other notable invertebrate species recorded within 1 km of the site include the Stag Beetle (*Lucanus cervus*), Short Haired Bumble Bee (*Bombus subterraneus*), and Hill Cuckoo Bee (*Bombus rupestris*).

© Environmental Assessment Services Limited

The walkover survey was conducted outside the flight period for most butterflies. However, it is considered likely that the site supports a variety of invertebrate species including butterflies and moths. There is also some deadwood, situated within Plot 3, which may have potential for saproxylic invertebrates (those dependent on dead / decaying wood).

The grassland habitat along with deciduous trees present throughout Plots 1 – 3 suggest that the site offers some invertebrate habitat, likely to be used by a variety of local invertebrate species (some of which are mentioned above). Additionally, ornamental planting within Plot 1 is thought to offer resources for pollinating invertebrate species.

The redevelopment of Plot 1 will result in the loss of a small area of improved grassland which is regularly cut / managed to a short sward. This is not considered likely to have any significant impacts on invertebrate species within this area.

Plot 2 comprises an area of improved grassland with an area of bramble scrub adjacent to the access track and an overgrown hedge forming the plots eastern boundary. The redevelopment of the plot will result in the loss of some (but not all) grassland habitat, along with a small stand of bramble scrub. The redevelopment of plot 2 may result in the loss of suitable habitat for invertebrates, which should be compensated for within the proposed scheme. See Section 4.2 below.

The redevelopment of plot 3 may result in the loss of areas of improved grassland which is thought to offer suitable habitat for invertebrate species. Additional features including several trees and hedging are to be retained under current development plans. The loss of grassland and scrub should be compensation for within the proposed scheme. See Section 4.2 below.

3.3.4 *Amphibians*

Great crested newts (GCN) and natterjack toads are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (as amended), making them a European Protected Species. It is an offence (amongst other things) to: deliberately capture, disturb, injure, or kill an individual of the species; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Meaning that both the individual and its habitat are protected.

There are a total of 242 records of Priority amphibian species within 1 km of the site indicating significant surveying within the area. Species recorded include common toad, palmate newt, smooth newt, common frog and great crested newt (GCN). There are a total of 91 records of GCN, with a maximum abundance of 41.

The site, comprising grassland with some boundary hedging and scrub is considered suitable terrestrial habitat for amphibian species including those listed above. The site does not include any ponds, however, there is a drainage ditch along the northern boundary of plot 1 which holds water for at least part of the year.

© Environmental Assessment Services Limited

There are numerous ponds within 500 m of the site and two ponds have been identified within 250 m of the site, located to the north and south of the site. It is considered possible that amphibians, including GCN, may use the site when moving between these ponds.

The proposed development will result in a loss of suitable habitat and pose a potential risk of harm during development. The site owner is in the process of obtaining a district licence from Nature Space for the potential impacts on GCN, and mitigation measures are recommended for other amphibian species in section 4.3 below.

3.3.5 *Reptiles*

The more widespread reptiles: Grass Snake (*Natrix Helvetica*), Slow-Worm (*Anguis fragilis*), Viviparous Lizard (*Zootoca vivipara*), and Adder (*Vipera berus*), are protected under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended). It is an offence, amongst other things, to intentionally kill or injure any individual. The more restricted species: Sand Lizard (*Lacerta agilis*) and Smooth Snake (*Coronella austriaca*), are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017, making them European Protected Species.

Records indicate the presence of the Common Lizard, Slow-worm, Grass Snake and Adder within 1 km of the site. The most recent records for reptiles include those recorded in 2015 for Grass Snake situated approximately 150 m northeast of the site.

Plot 1 is considered to have low potential for use by reptiles. The proposed development on this Plot is not considered likely to impact reptiles and no further surveying is indicated in relation to the proposed development on this plot.

However, the grassland habitat, together with boundary hedgerows, small patches of bramble scrub and mounds of soil and rubble offers some suitable habitat (low to moderate potential) for reptiles within both Plots 2 and 3. No reptiles were observed at the site during this survey; however, it is considered that land within Plots 2 and 3 could support the more common reptiles: Slow-worm, Grass Snake and Viviparous Lizard.

The proposed development of Plots 2 and 3 will result in the loss of some, but not all, grassland habitat and some scrub. Whilst there will be a reduction in habitat area, the design plans for the site include wrap around gardens which may be used to maintain suitable reptile habitats on site post development.

See Section 4.4 below for recommended mitigation.

3.3.6 *Birds*

All wild birds, their nests and eggs are protected by UK law. It is an offence to take, kill or injure any wild bird, or to take, damage or destroy any nest (whilst being built or in use) or egg of any wild bird under Part 1 of the Wildlife and Countryside Act 1981. In addition to this protection, those birds and their young

© Environmental Assessment Services Limited

listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) must not be disturbed at or near the nest. Part I birds are protected at all times and Part II during the closed season only.

A summary of the notable bird species recorded within 1 km of the site and their protection status was provided by SxBRC and has been reviewed as part of this assessment.

The areas of improved grassland along with the scrub and semi-mature / mature trees and hedging present across the site (Plots 1 -3), have the potential to support a variety of common nesting and passerine species.

Vegetation, including the mature trees, hedging and taller scrub within the site may be used by nesting birds during the nesting season (February to August, inclusive). No evidence of nesting was identified on the existing buildings within Plot 1 or Plot 3 at the time of the site assessment, and no significant nesting opportunities within / on these buildings was noted. There are no existing buildings/structures within Plot 2.

It is considered that there will be no significant loss of habitat as a result of the proposed development within Plots 1, 2 or 3. Current plans include for the addition of further hedging which may, where suitable planting is included, offer habitat enhancement for common garden birds. However, nesting birds may be disturbed by the proposed developments where appropriate mitigation is not implemented. See Section 4.5 for recommendations.

3.3.7 *Bats*

All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (meaning all species of bat are both UK and European Protected Species).

It is illegal to:

- Kill, injure or capture (take) bats.
- Deliberately disturb bats (whether in a roost or not).
- Damage, destroy or obstruct access to a bat roost.

Disturbance is unlawful where bats ability to survive, breed, reproduce, rear/nurture their young, hibernate or migrate is impaired or where local distribution or abundance is significantly impacted. This may occur where actions impact their roosts, flight lines or foraging areas.

SxBRC hold records for Natterer's (*Myotis nattereri*), Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), and Brown Long-eared (*Plecotus auritus*) bat species within 1 km of the site.

Habitat surrounding the site, including parcels of deciduous woodland and linear features; tree lines, hedgerow and waterways is thought to offer some good habitat for bats.

© Environmental Assessment Services Limited

Identified habitat features within the surrounding area are connected to the site by hedgerow and tree features, meaning that it is considered likely that bat use the site as part of their wider habitat. While the buildings within the site offer negligible roosting opportunities for bats it is thought likely that the site offers some foraging potential for bats.

The proposed development within Plot 1 involving a two-storey extension to the existing single-storey residential dwelling will involve the loss of a small area of improved grassland. It is not thought likely that the redevelopment of Plot 1 will impact bats or how they use the site. A considerate lighting plan will need to be developed to avoid significantly impacting the local bat populations. It is also suggested that precautionary measures are implanted during the redevelopment of Plot 1.

The development of Plot 2 will result in the loss of areas of improved grassland that may be used by bats as part of their wider habitat. The proposed redevelopment is not thought likely to impact how bats use the site; however, a considerate lighting plan will need to be developed to avoid significantly impacting the local bat populations.

The redevelopment of Plot 3 will involve the removal of the existing wooden garage and development of a single residential dwelling, detached car port / garage along with associated access and landscaping. The disused garage situated within the southeastern corner offers negligible roosting opportunities for bat species, its removal is not thought likely to disturb or harm bats or their roosts. As Plot 3 is set within an area with suitable habitat for bats, it is advised that certain precautionary measures are taken.

A species-specific bat survey report has been commissioned by the developer. Please refer to this report for further information.

3.3.8 *Badgers*

Badgers are protected in the UK under the Protection of Badgers Act, 1992 (as amended). It is an offence, amongst other things, to take, injure or kill a badger, or interfere with a badger sett (this includes intentionally or recklessly disturbing a badger when it is occupying a badger sett). To avoid committing an offence a permit must be obtained to damage, destroy, obstruct, or disturb a badger when it is occupying a badger sett.

It is considered likely that badgers are present within the local area. The hedge along the eastern boundary of Plot 2 has been recently cut back revealing a run of characteristic sideways ‘D’ shape burrow entrance holes at the base of the hedgerow. Some of the holes appear to have been disused for some time, but others remain clear and fee of obstructions. Observations made for signs of recent use did not identify any evidence such as footprints, recent scrapings or faecal waste, and no evidence of feeding signs or the typical well-worn badger paths were observed across the site.

© Environmental Assessment Services Limited

In this case, it is considered most likely that this is an outlier sett, used occasionally and not in current use.

Badgers may return to this sett at any time, and development within Plot 2 and 3 may have the potential to cause disturbance for which a licence will be required. It is recommended that the sett is checked again prior to the start of development to confirm any more recent activity between the time of this survey and the start of development works. Given the setts location it may be retained, but a licence to cover any potential disturbance caused by the development will be required from Natural England where planning permission is granted in relation to Plots 2 and 3.

The proposed development at Plot 1 is not considered likely to impact badgers, and no further recommendations, other than standard protection measures, are given in relation to the development within Plot 1. See section 4.7 below.

3.3.9 *Common/Hazel Dormice*

The common (or hazel) dormouse is protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017, making common dormice a European Protected Species.

There are no records of hazel dormice within 1 km of the site, however there are significant areas of land (comprising ancient and deciduous woodland within 1 km of the site) considered likely to offer suitable habitat for this species. A lack of records may be a result of under recording within the area rather than absence of the species.

The boundary features present throughout Plots 1 – 3 comprising hedging, scrub and scattered trees may offer some (limited) suitable habitat for Hazel Dormice. These features are to be retained and protected under the current proposals. The proposed development of the Plots, which resembles the surrounding land use, is considered unlikely to have a significant impact on hazel dormice or their habitat. No further recommendations are given in this case.

3.3.10 *Other Protected and Notable Species*

Hedgehog (*Erinaceus europaeus*) have been recorded within 1 km of the site. The site is likely to be used by hedgehogs as part of their wider habitat. The proposed development of Plots 1 – 3 includes the retention of existing hedging and inclusion of additional hedging considered likely to provide additional foraging and navigation potential for this species. Whilst the proposed development of Plots 1 - 3 is not considered likely to have a significant impact on this species, protection measures will be required to ensure that this species is not harmed during site clearance. See Section 4.8 for recommendations.

There are no other records of notable species considered likely to be impacted by the proposed development within 1 km of the site.

© Environmental Assessment Services Limited

3.3.11 *Non-native Invasive Species*

Schedule 9 of the Wildlife and Countryside Act, 1981 (as amended) lists those non-native species that are established in the wild, but which pose a conservation threat to native biodiversity and habitats. Schedule 9 aims to regulate further release of these species by making it a criminal offence to release them into the wild.

Sussex Biodiversity Records Centre hold records for seven plant and four animal Schedule 9 species within 1 km of the site:

- Plant species include:

  Wall Cotoneaster (*Cotoneaster horizontalis*),

  Himalayan Cotoneaster (*Cotoneaster simonsii*),

  Montbretia (*Crocosmia pottsii x aurea = C. x crocosmiiflora*),

  Japanese Knotweed (*Fallopia japonica*),

  Floating Pennywort (*Hydrocotyle ranunculoides*).

- Animal species include:

  Harlequin Ladybird (*Harmonia axyridis*),

  Lilly Beetle (*Lilioceris lilii*)

  Horse-Chestnut Leaf-miner (*Cameraria ohridella*).

Additionally, SxBRC hold records for several Sussex invasive plant species including Red Valerian (*Centranthus ruber*), Least Duckweed (*Lemna minuta*), Winter Heliotrope (*Petasites fragrans*), and Cherry Laural (*Prunus laurocerasus*).

No non-native, invasive species were noted during the site walkover.

4. MITIGATION

The preliminary ecological appraisal identified some features of ecological value and habitat types of high ecological value and that may potentially be used by protected species.

4.1 Trees and Hedging

Plot 1 – The proposed garage and store will lie within close proximity to a mature oak and willow adjacent to the northeast corner of the site. The development of the new structure, with floating foundation and 300 mm thick floor, on the southern side of the drainage ditch (the trees lie to the north), is considered unlikely to have a significant impact on these trees.

Plot 2 – Protection measured will be required to avoid damage to the hedging along the eastern boundary of Plot 2 during the redevelopment of the site.

© Environmental Assessment Services Limited

Plot 3 – Protection measures will be required to ensure the protection of the TPO oak on the southern boundary of Plot 3, the hedging along the eastern section of the northern boundary of Plot 3 and other trees within the plot which are to be retained. The root protection area for all trees and hedging is to be calculated and measured out on site for the installation of exclusion fencing which should remain in position for the full duration of the development works.

Tree protection measures will need to be agreed with the Council's Tree Protection Officer / Planning Department prior to the start of works on site.

4.2 Invertebrates

The proposed landscaping scheme should retain all existing hedging and look to include enhancement planting to compensate for the loss of grassland and removal of scrub across the three plots.

Deadwood should be retained on site, and not disposed of.

4.3 Great Crested Newts

A District License is to be obtained from Nature Space in relation to the potential impacts of the proposed development on GCN.

4.4 Reptiles and Amphibians (excluding GCN)

Reptiles have been recorded within the local area and there are some features within the site which may support reptiles and amphibian. If present, reptiles should be retained onsite wherever possible with sufficient habitat to support the population.

The site is considered likely to have potential to support a low-moderate population of the more common reptiles; slow-worm, grass snake and viviparous lizard.
Plot 1, in it's existing condition, is not considered to offer suitable habitat for use by reptiles, but amphibians may use the standing water within the drain along the northern boundary of the site, when present and therefore may cross the site to reach this water body. There will be no net loss of suitable habitat for reptiles or amphibians as a result of the proposed development of Plot 1, however, standard protection measures should be implemented to minimise the potential risk of harm during development works as reptiles and amphibians are considered likely to be present within the surrounding area.

The density of the proposed development of Plots 2 and 3 is fairly low, and will result in the loss of some, but not all, habitat suitable for use by reptiles and amphibians.

In this case, the potential of the site to support reptiles and (other) amphibians should not be considered a suitable reason for the refusal of development. There is sufficient green space within the current proposal to offer reptile and amphibian habitat within the site post development, or where it is deemed that the populations

© Environmental Assessment Services Limited

cannot be retained during development, offsite translocation to an alternative receptor site may be secured.

It is recommended that an ecological mitigation strategy and enhancement plan including measures for reptiles and amphibians is prepared in relation to the development of Plots 2 and 3, based on the results of further surveying, in relation to the proposed development. This may be secured by a pre-commencement condition placed on the development, as the site is not considered to contain sufficient habitat to be of high importance for reptiles. It is deemed possible that reptiles could be found to be absent from this site, at which point the condition could be discharged if no protection or enhancement is deemed necessary.

4.5 Birds

Vegetation clearance associated with the site's development should be undertaken outside the bird nesting season (February to August Inclusive) to avoid potential disruptions for nesting birds.

If works are to proceed during the nesting season, a nesting bird check is to be made by a suitably qualified person prior to any vegetation clearance, ground works / building removal. If nesting birds are identified, works likely to affect the birds, their eggs / young, and their nest must be delayed until all chicks have fledged.

4.6 Bats

Boundary hedgerow features are to be retained to maintain ecological connectivity with the surrounding area while also maintaining foraging potential within the site.

Protection from light spill onto bat habitat will be required during development and from any permanent lighting once the site has been fully developed. A considerate lighting plan should be developed for the site. The lighting plan should be designed to avoid light spill onto habitat likely to be used by bats including the sites hedgerows and trees.

4.7 Badgers

Badgers are thought likely to remain present within the local area and may use the site at any time. A badger survey should be completed prior to the start of work, to confirm activity within the site and the status of the sett (which could change between now and the start of works), and a licence should be sought from Natural England in relation to potential disturbance which may be caused as a result of development works at Plots 2 and 3.

4.8 General Protection Measures

Care should be taken during vegetation clearance to avoid harm to animals, including hedgehogs, which may use the site.

© Environmental Assessment Services Limited

All excavations should be covered overnight, and excavations regularly checked. Should any animal become trapped, they should be assisted as appropriate. Protected species should not be handled and advise should be urgently sought.

4.9 Other Protected and Notable Species

If any new evidence of protected species is discovered whilst site clearance and construction work is in progress, Natural England should be informed immediately and appropriate advice on how to deal with the situation should be sought from a qualified ecologist.

4.10 Non-native Invasive Species

All non-native invasive species should be appropriately dealt with to restrict their spread into the wild.

Any planting schemes for the site should exclude the use of non-native and invasive species, including species such as cherry laurel, often used for hedging.

5. ENHANCEMENT

Some ecological enhancement should be included within the development site to secure biodiversity improvement beyond that of the existing site.

5.1 Sustainability

Features which reduce pollution, reduce energy consumption, decrease waste, and water use, should be incorporated into the site design wherever possible. The following, together with other sustainability features (such as household appliances, which reduce energy consumption and water use), should be considered for inclusion within the design:

- The proposed residences should have water butts connected to the roof down pipe to collect water for watering plants within the garden.
- Composting facilities should be provided within the garden/s.
- Electric charging points for cars should be provided where practicable and where relevant in parking area/s.

5.2 Planting

Planting within the site should be enhanced to compensate for the loss of biodiversity as a result of the proposed development. The scheme for the site currently includes the retention and addition of new hedging. New hedging should a mix of species with known benefits for wildlife.

© Environmental Assessment Services Limited

5.3 Bats

Roosting features for bats should be included within the proposed development plans for each plot, and planting within the site should be enhanced to compensate for development impacts.

5.4 Other Features

The following features should also be considered for inclusion within the site:

- Bird nesting boxes
- Bat boxes
- Hedgehog house
- Invertebrate hibernaculum 'Insect Hotel'
- Gaps beneath fencing to maintain access for wildlife including hedgehogs, badgers, and foxes etc.

6. CONCLUSIONS

6.1 The site (as existing) comprises an irregular shape plot of land (which is divided into three plots) located behind existing residential properties fronting onto Mill Lane and Littleworth Lane.

6.2 It is proposed to develop the site as three independent residential plots. Plot 1, located to the northwest of the site has been developed for residential use. Development of the plot will include a two-storey extension to the existing property along with the provision of a garage / store. No ecological restrictions relating to the proposed development of plot 1 have been identified.

6.3 Plot 2 is an undeveloped parcel of land which has, in the past, included a sand school. It is proposed to develop a single residential property on this plot (Plot 2) together with a garage and associated access and parking. Protection measures will be required to avoid damage to the hedging and badger sett situated along the plot's eastern boundary. A GCN licence is to be secured from Nature Space in relation to the development of the site. Further surveying is recommended in relation to badgers and reptiles prior to the start of development works. It is deemed appropriate to secure further surveying and mitigation as a condition of planning in this case, as the status of the badger sett may change prior to development (currently disused), and the potential of the site to support a population of reptiles that would prevent development is considered negligible.

6.4 The southern plot, Plot 3, includes an existing garage and hard standing, which are to be removed, and the site redeveloped with a single residential property with garage and associated access and parking. Protection measures will be required to ensure the protection of the TPO oak on the plot's southern boundary, the hedging along the eastern section of the northern boundary and other trees within the plot which are to be retained. A GCN licence is to be secured from Nature Space in relation to the development of the site. Further surveying is recommended in relation to reptiles prior to the start of development works. It is deemed appropriate to secure further surveying and mitigation as a condition of planning in this case, as

© Environmental Assessment Services Limited

the potential of the site to support a population of reptiles that would prevent development is considered negligible.

6.5 In terms of ecological value, the site (plots 1 – 3) is considered to be of low-moderate ecological value. It is thought likely that the site provides habitat considered likely to be used by a variety of species including some rare, notable, and protected species.

6.6 Where protection, mitigation and compensation measures are implemented, the potential impacts of the proposed development and future site use should have minimal impact on the biodiversity value of the site.

6.7 The proposed development is not considered likely to have a significant impact on European (SPA and SAC) or Ramsar sites, or species associated with these sites.

6.8 Recommendations for the ecological enhancement of the site have given been in Section 5 above. It is considered that there is some scope for the ecological enhancement of the site.

6.9 It must be noted that planning permission for development does not provide a defence against prosecution relating to protected species. Should any protected species be identified before or during development, all works should cease, and a suitably qualified / experienced ecologist should be contacted for advice.

☆ ☆ ☆ ☆ ☆ ☆ ☆

© Environmental Assessment Services Limited

APPENDIX A
Site Location and Existing Site Plans



Location Plan
Scale 1:1250

10cm = 250 Metres at scale 1:2500
10cm = 125 Metres at scale 1:1250

10cm = 50 Metres at scale 1:500
10cm = 25 Metres at scale 1:250

10cm = 10 Metres at scale 1:100
10cm = 5 Metres at scale 1:50

The Drawings supporting this application have been produced to be handled and viewed electronically and are best viewed on screen to see fine detail that may not appear on printed versions depending on the type of printer used and the size of print etc, for which Brett Incorporated Ltd accepts no liability.

BRETT INCORPORATED
Planning and Development Services
LIMITED

18 Seal Road, Selsey, Chichester, West Sussex, PO20 0HW
TEL: 01403 258800 MOBILE: 07710 624420 E-MAIL: office@brettinc.co.uk
MANAGING DIRECTOR ~~~~~~~~~~ ~~~~~~~~~~ SIMON BRETT M.R.T.P.I
REGD OFFICE: 18 SEAL ROAD, SELSEY, CHICHESTER, WEST SUSSEX, PO20 0HW
REGD IN THE UK No: 4869163 VAT REG No: 823 5236 44
www.brettinc.co.uk

Client: Delcraven Ltd

Project: Land at Bayley Paddock, Mill Lane, Littleworth

Drawing: Location Plan

Drg No: 0939/83/EAS Base Plan March 2024

Scales: 1:1250 **Original Plan Size A3** Drawn: Gonzo

This drawing is the copyright of Brett Incorporated Limited. The contractor should check all dimensions on site. No dimensions are to be scaled from this drawing. It is the contractor's responsibility to ensure that all works are in compliance with the current statutory requirements. Unless otherwise stated, this drawing has been prepared for the purposes applied for.

Any Ordnance Survey plan on this document has been reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office. Crown copyright of Brett Incorporated Limited, 18 Seal Road, Selsey, Chichester, We st Sussex PO20 0HW
Licence No: LIG0793

Habitat Plan

Bayley Paddock, Mill Lane, Littleworth, Horsham RH13 8JU

Key:

- Improved grassland
- Hardstanding
- Scrub / scattered trees
- Hedging
- Building
- Watercourse
- Red line boundary

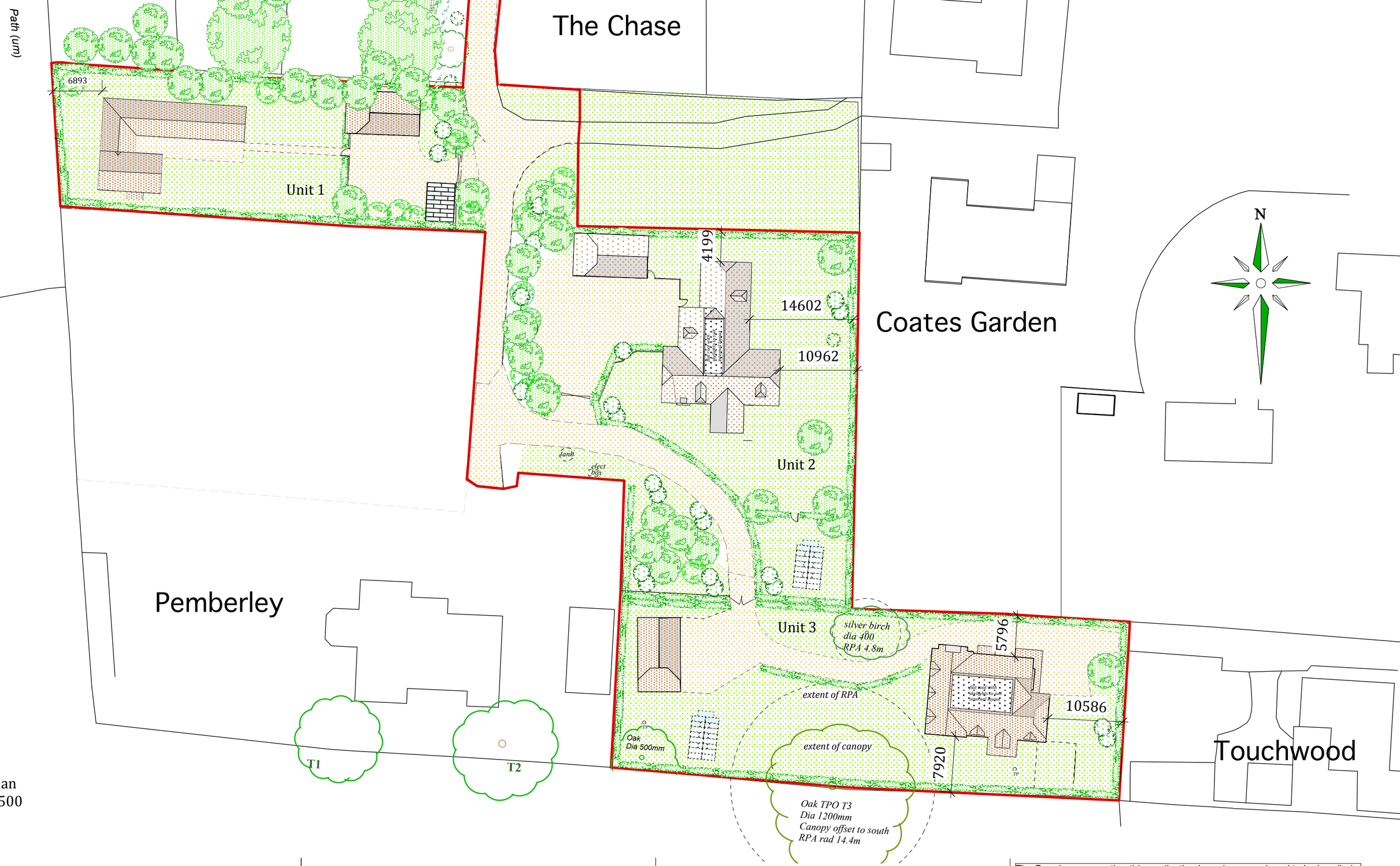


eas ltd

Site visited 12/03/24

Not to scale

APPENDIX B
Proposed Site Plans



Block Plan
Scale 1:500

10cm = 250 Metres at scale 1:2500
10cm = 125 Metres at scale 1:1250

10cm = 50 Metres at scale 1:500
10cm = 25 Metres at scale 1:250

10cm = 10 Metres at scale 1:100
10cm = 5 Metres at scale 1:50

The Drawings supporting this application have been produced to be handled and viewed electronically and are best viewed on screen to see fine detail that may not appear on printed versions depending on the type of printer used and the size of print etc, for which Brett Incorporated Ltd accepts no liability.

BRETT INCORPORATED
Planning and Development Services
LIMITED

18 Seal Road, Selsey, Chichester, West Sussex, PO20 0HW
TEL: 01403 258800 MOBILE: 07710 624420 E-MAIL: office@brettinc.co.uk
MANAGING DIRECTOR ~~~~~~~~~~ ~~~~~~~~~~ SIMON BRETT M.R.T.P.I
REGD OFFICE: 18 SEAL ROAD, SELSEY, CHICHESTER, WEST SUSSEX, PO20 0HW
REGD IN THE UK No: 4869163 VAT REG No: 823 5236 44
www.brettinc.co.uk

Client: Delcraven Ltd	Drg No: 0939.80/02	Date: May 2023	
Project: Alterations to stables to form a dwelling and erection of two new dwellings on land south of Mill Lane, Littleworth	Scales: 1:500	**Original Plan Size A3**	Drawn:Gonzo
Drawing: Block Plan			

This drawing is the copyright of Brett Incorporated Limited. The contractor should check all dimensions on site. No dimensions are to be scaled from this drawing. It is the contractor's responsibility to ensure that all works are in compliance with the current statutory requirements. Unless otherwise stated, this drawing has been prepared for the purposes applied for.

Any Ordnance Survey plan on this document has been reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office. Crown copyright of Brett Incorporated Limited, 18 Seal Road, Selsey, Chichester, We st Sussex PO20 0HW
Licence No: LIG0793

APPENDIX C
Photographs

Plot 1 –



Photograph 1. Single-storey residential dwelling with associated garden area (improved / amenity grassland)

Beech hedging forms the plots southern boundary. With wooden panel fencing forming the plots western boundary. Ornamental planters can be seen.



Photograph 2. A Householder Application is being sought for a two-storey extension to the existing single-storey dwelling.



Photograph 3. Area of hardstanding within the plots eastern section. A wooden shed is situated within the plots northeastern corner. A woodstore is situated within the garden area.

It is proposed to add a garage / store within this area of the plot.

© Environmental Assessment Services Limited



Photograph 4. An area of scattered trees and scrub along with a drainage ditch forms the plots northern boundary.



Photograph 5. A mature willow is situated adjacent to the northeast corner of the plot.

© Environmental Assessment Services Limited



Photograph 6. A large mature Oak with an attached owl box located adjacent to northeast corner of the site, adjacent to the access road.

Plot 2 –



Photograph 7. Plot 2 comprises a vacant area that is dominated by improved grassland. The ground is visibly poached with poor drainage.

An outgrown hedge, which has recently been cut back, lies on the plot's eastern boundary.



Photograph 8. An isolated stand of bramble scrub adjacent to existing access track leading to Plot 3

© Environmental Assessment Services Limited



Photograph 9. A badger sett has been identified within the outgrown hedge along the plot eastern boundary.

Plot 3 –



Photograph 10. Plot 3 comprises an area dominated by improved grassland.



Photograph 11. Area of scrub (comprising tree samplings) is situated within the western section of the plot.

© Environmental Assessment Services Limited



Photograph 12. Small mounds of soil and rubble are situated within the area of scrub.



Photograph 13. A garage of wooden construction, with felt rood is situated to the east of the plot.



Photograph 14. A larger mature Oak present along the plots southern boundary is protected by a TPO.

© Environmental Assessment Services Limited

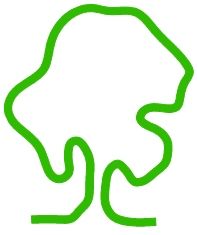


Photograph 15. Other features within the plot include hedging along the eastern area of the plot's northern boundary, along with a silver Birch and Willow located north of the centre of the plot.



Photograph 16. Deadwood associated with the Birch within the plot.

© Environmental Assessment Services Limited



eas ltd
Environmental Assessment Services Ltd
Unit 4B, The Courtyard, Holmsted Farm, Staplefield Road, Cuckfield,
West Sussex, RH17 5JT
Phone : +44 (0) 1444 882552 email : info@easltd.co.uk
web site : www.easltd.co.uk