

The College of Richard Collyer New Technology Centre

Preliminary Ecological Appraisal

Including Preliminary Roost Assessments, Ground Level Tree Assessments and
Potential Roost Feature Inspections

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Quality Information.

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1. Introduction

Background

- 1.1 This Preliminary Ecological Appraisal has been prepared by BDP on behalf of The College of Richard Collyer to accompany a planning application for phased development of Technology Centre consisting of two buildings, associated landscaping, and reconfigured access and parking at Hurst Road, Horsham, RH12 2EJ (hereinafter referred to as the “surveyed area”).

The Site

- 1.2 The College of Richard Collyer estate is located in Horsham, West Sussex.
- 1.3 The site (ref. Figure 1) (NGR: TQ17623144) is located to the southeast of the college bound by Hurst Road to the southwest, residential dwellings along Hurst Avenue to the southeast existing college buildings to the northwest and playing fields to the north. Habitats within the site are urban in character, and comprise areas of hardstanding, modified grassland, introduced shrub, urban trees and hedgerows. The wider landscape is characterised by mixed urban developments, including residential and commercial properties, as well as natural and amenity greenspaces.



Figure 1. Approximate site location plan

Proposal

- 1.4 The Technology Centre consists of two buildings – the ‘Phase 1 building’ and ‘Phase 2 building’, and comprises the following:
- Phase 1:
 - Erection of a new three storey building
 - Replacement car park comprising 144 spaces (7% reduction to existing)
 - 40 new cycle spaces
 - Reconfigured vehicular and pedestrian access
 - Permanent landscaping proposals
 - Interim landscaping proposals in the location of the Phase 2 building
 - Phase 2
 - Erection of a new single storey building
 - Landscaped steps with connection to the roof of the Phase 2 building and first floor of the Phase 1 building

Planning

- 1.5 Biodiversity is a material consideration to the planning process and consideration must be given to the protection, retention and improvement of existing ecological features. The proposed redevelopment of the site could impact protected or notable, sites, habitats or species and particular consideration should be given to those ecological features which have been identified within the local landscape and those supported by habitats present within and surrounding the site.
- 1.6 This report will allow the Local Planning Authority (LPA) to assess the impact of the proposed development on any ecological features identified as part of the planning application.

Survey Aims

- 1.7 The survey was commissioned to establish the existing ecological value of the site. The aims of the survey were to:
- Describe and map the habitats present on the site;
 - Assess any potential impact on protected species or sites;
 - Identify where further surveys may be required; and
 - Provide recommendations for the protection and enhancement of site ecology.

2. Methodology

Desk Study

- 2.1 A review of ecological information held by the local records centre, Sussex Biodiversity Record Centre (SxBRC), and other publicly accessible sources online was carried out to identify any protected and notable sites, habitats and/or species within a 2km radius of the site.
- 2.2 In addition, a review of national and local planning policies, regulations and frameworks was carried out. This included:

National Policy

- National Planning Policy Framework, December 2024
- The Conservation of Habitats and Species Regulations, 2017
- Habitats and Species of Principal Importance, August 2010
- UK Biodiversity Action Plan, 1994

Local Policy

- Horsham Blueprint Business Neighbourhood Plan 2019-2036, August 2022
 - Horsham District Planning Framework, November 2015
 - Horsham District Council Biodiversity and Green Infrastructure Planning Advice Note, October 2022
 - Horsham District Local Plan 2023-2040 Regulation 19, January 2024 and subsequent modifications
- 2.3 The emerging local plan was submitted to the planning inspectorate on 26 July 2024 and is currently going through examination, with an anticipated adoption date of January 2027.

Site Survey

- 2.4 An initial ecological walkover of the site was undertaken on the 12 February 2025 during the period which is considered sub-optimal for botanical survey and habitat assessment (optimum period often regarded as March to September). Weather conditions during the survey were dry with temperatures reaching 4°C.
- 2.5 A subsequent survey was undertaken on the 26 May 2026 during the period which is considered optimal for botanical survey and habitat assessment to resurvey the grassland. Weather conditions during the survey were dry with temperatures reaching 31°C.
- 2.6 The survey involved identifying the habitat types present within the site and defining their boundaries. Each distinct habitat was assigned to a UK Habitat Classification code as set out in UKHAB v2. Using the information collated on the survey, a map was produced on QGIS defining the habitat types and their boundaries. This map has been provided within Appendix I of this report.

- 2.7 The modified grassland within the site was surveyed using quadrat sampling to determine the average vascular plant species richness per square metre, to inform the habitat condition assessment for BNG purposes. A total of six 1 m × 1 m quadrats were positioned randomly throughout the grassland, with their locations recorded using What3words. The main sports field which was the area most intensively managed where herbicide was being sprayed was not subject to quadrat sampling. All vascular plant species present within each quadrat were recorded.
- 2.8 For the purposes of the PEA, a minimum mappable unit (MMU) of 5m² is applied. This means that habitat areas smaller than 5m² may be noted and discussed within the report but are not included within the habitat maps for the site.
- 2.9 Based on the desktop study and the habitats present within the application boundary, particular attention was paid to the following species:

Bats

- 2.10 All British bat species and their roosts are protected under European Law (The Conservation of Habitats and Species Regulations 2017) and UK Law (Wildlife and Countryside Act 1981, as amended). As such, it is an offence to undertake the following acts:
- Deliberately capture, injure or kill bats;
 - Damage or destroy a breeding or resting place;
 - Obstruct access to their resting or sheltering places; and
 - Intentionally or recklessly disturb a bat while it's in a structure or place of shelter or protection.
- 2.11 Bats use buildings and trees to roost, favouring areas which tend to be dark, sheltered and undisturbed. Since buildings and trees occur within and immediately adjacent to the site, particular attention was paid to the suitability of the applicable buildings and trees to support bats.

Habitat Suitability

- 2.12 Initially, a review of publicly accessible online mapping systems was undertaken to assess the habitats present on site and in the surrounding area. The review assessed the suitability of the habitats to support and provide connectivity for commuting and foraging bats in accordance with best practice guidance (ref. Table 1).

Table 1. Guidelines for assessing the potential suitability of proposed development sites for bats based on the presence of habitat features within the landscape.

Suitability	Commuting and foraging habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but 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 (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Preliminary Roost Assessment

- 2.13 A preliminary roost assessment (PRA) was conducted during the site visit in accordance with BCT Good Practice Guidelines (4th Edition) 2023. This assessment involved an external inspection of the applicable buildings within or adjacent to the site. The southeast elevations of the library (B1) and sports hall (B2) were determined to be potentially impacted by light and noise from the construction and operation of the new development. All other aspects of these buildings, in addition to other buildings within the wider site, are not expected to be subject to any significant levels of disturbance and were therefore not included within the scope of assessment.
- 2.14 The external inspection of the library (B1) and sports hall (B2) elevations involved identifying potential roosting locations or ingress points, including for example, gaps created by lifted flashing, gaps between bricks created by crumbling mortar and looking for bat droppings on walls and ledges.
- 2.15 The building elevations were then assessed in accordance with the guidelines for assessing the potential suitability of proposed development sites for bats (ref. Table 2).

Table 2. Guidelines for assessing the potential suitability of proposed development sites for bats based on the presence of suitable roosting features within a structure

Suitability	Roosting habitats in structures
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b 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 and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.

a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2016 and Jansen et al., 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

Ground Level Tree Assessment

- 2.16 In addition to the PRA, a Ground Level Tree Assessment (GLTA) of the trees within the site was undertaken. The GLTA involved a thorough visual examination of trees from ground level to search the trunk and canopy for potential roosting features (PRFs). Potential roosting features that may be used by bats are shown in Table 3. The examination of the trees was supported by use of close-focussing binoculars to inspect features in the canopy, and a high-powered torch was used to inspect cavities or shaded areas.

Table 3. PRF types that can be exploited by bats and how they form (adapted from *Bat Roosts in Trees*, BTHK, 2018).

PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
▪ Woodpecker holes ▪ Squirrel holes ▪ Knot holes ▪ Pruning cuts ▪ Tear outs ▪ Wounds ▪ Cankers ▪ Compression forks ▪ Butt rots	▪ Lightning strikes ▪ Hazard beams ▪ Subsidence cracks ▪ Shearing cracks ▪ Transverse snaps ▪ Welds ▪ Lifting bark ▪ Desiccation fissures ▪ Frost cracks	▪ Fluting ▪ Ivy

- 2.17 Trees were then categorised according to guidelines set out by BCT for assessing the suitability of trees for bats on proposed development sites (ref. Table 4).

Table 4. Guidelines for assessing the suitability of trees on proposed development sites for bats (BCT, 2023).

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.

Potential Roost Feature (PRF) Inspection

- 2.18 Following the GLTA T42 and T72 (previously referenced as T70 in error within an earlier report) were identified as 'FAR', and both trees were subject to a PRF inspection survey on 26 May 2026. Weather conditions during the survey on the 26 May 2026 were sunny and dry with temperatures reaching 31°C.
- 2.19 The PRF inspection survey was carried out to determine presence/absence of a bat roost and/or suitable roosting features within T42 and T72. The trees could be safely climbed, and was fully accessed by use of ladder, rope and harness.
- 2.20 All PRFs were assessed using an endoscopic camera and/or high-powered torch. PRFs were then assessed in line with BCT Good Practice Guidelines (4th Edition) 2023 as one of the following:

- PRF-I: A feature that is suitable for an individual, or a small number of bats
- PRF-M: A feature that is suitable for larger numbers of bats, including a maternity roost.

2.21 Please see Table 5 below which sets out the PRF inspection survey effort for presence/absence surveys to give confidence in a negative result for structures.

Table 5. An approach to aerial inspection surveys for bats in trees.

PRF-I	PRF-M
No further surveys required.	3 visits between May and September, with at least two in the period May to August. Where access is not possible for aerial inspection either by ladder, climbing or MEWP, or features are too extensive to survey thoroughly, these could be emergence surveys supported by NVAs. Once an inspection survey has identified a maternity roost then it would be better to switch to a less invasive method to gain more information (if needed), such as an emergence count with Night Vision Aids (advisable to do so as soon as possible after the roost is identified).

Birds

2.23 All birds, their nests and eggs are protected at the nest under UK Law (Wildlife and Countryside Act 1981, as amended). As such it is an offence to intentionally undertake the following acts:

- Kill, injure or take any wild bird;
- Take, damage or destroy the nest of any wild bird whilst it is in use or being built;
- Take or destroy the egg of any wild bird; and
- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

2.24 During the ecological walkovers, the site was surveyed for suitable nesting bird habitat and the evidence of any active or inactive nests.

Personnel

2.25 The habitat classification and protected species surveys were carried out by Anthony Nickson MCIEEM and Olivia Leversedge. Anthony is FISC Level 4 botanist and an active professional and voluntary bat worker who holds a Level 2 Class Licence (CL18) for bats. Olivia is a Qualifying member of the Chartered Institute of Environmental Management (CIEEM) and FISC Level 3 botanist who has attended accredited professional training in UK Habitat Classification and Survey.

2.26 The PRF Inspection was undertaken by Sam Harmer and Anthony Nickson, both hold a Natural England Class 2 (CL18) bat licence and a CS38 Tree Climbing & Aerial Rescue ticket.

Limitations

- 2.27 It should be noted that while biological records obtained from the Local Environmental Record Centre (LERC) are based on current records, they do not represent an exhaustive or complete list of species for the defined search area. Records are mostly provided by individuals on an ad hoc basis. Therefore, a deficiency of records for less ubiquitous species is likely to be reflected in the returned data.
- 2.28 The grassland within the site consists of a short, regularly maintained sward. While intensive management reduces the visibility of certain species, particularly grasses in their vegetative state, the surveyors are experienced in identifying species commonly associated with modified grassland from vegetative characteristics. Consequently, this was not considered a significant limitation to habitat characterisation, and it was determined that the grassland could be assessed accurately.

3. Results

Desktop Study

- 3.1 The LERC, SxBRC, provided ecological information for the site and a 2km radius thereof, including:
- Statutory and non-statutory sites; and
 - Protected and other notable species.
- 3.2 The full list of protected and notable species and sites identified from the data search (ref. Appendix II) was analysed, and the relevant information has been summarised below.

Designated sites

Statutory Sites

- 3.3 The desktop study identified two sites with statutory designation within the wider 2km search area, as follows:
- High Weald Area of Outstanding Natural Beauty (AONB); located approximately 1.15km east of the site at its nearest point.
 - Warnham Local Nature Reserve (LNR); located approx. 1.15km northwest of the site at its nearest point.
- 3.4 Whilst no Sites of Special Scientific Interest (SSSI) were identified within a 2km radius of the site, the site was found to lie within the Impact Risk Zone (IRZ) for St. Leonard's Forest SSSI, which is located approximately 3.15km southeast of the surveyed area. According to Natural England's Impact Risk Zone for SSSI guidance, further consultation with Natural England is required where the planning proposal falls into one of several development categories. These categories generally refer to major projects, and in the context of the St. Leonard's Forest SSSI, include infrastructure, mineral, oil and gas extraction and the construction of significant livestock units. The proposal is highly unlikely to have a harmful effect on SSSIs and other underpinning sites. Therefore, no consultation with Natural England in relation to impact risk on SSSIs is not required.
- 3.5 The development site was found to occur within the Sussex North Water Supply Zone. Within this zone, proposals that would lead to an increase in water demand may have a likely significant effect on the qualifying features of the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site through reduced water levels (Natural England, 2021). Such development proposals are advised by Natural England to undertaken a Habitat Regulations Assessment (HRA) to consider the impacts, proceeding to appropriate assessment stage where likely significant effects cannot be ruled out. If no additional water consumption is anticipated, the development does not trigger the need for a Habitats Regulations Assessment (HRA) to assess potential impacts on water levels.

Non-statutory Sites

3.6 The desktop study identified four Local Wildlife Sites (LWS) within the desktop study. LWSs are non-statutory designations which identify areas of local importance for the conservation of wildlife. These sites are recognised for the value of the habitats they contain and/or the species that they support. These sites, and their approximate distance and orientation from the surveyed area, are listed below:

- Denne Road Cemetery, located approximately 1.14km south of the site at its nearest point;
- Leechpool & Owlbeech Woods (contained within High Weald AONB), located approximately 1.6km east of the site at its closest point;
- Warnham Mill Pond (contained within Warnham LNR), located approximately 1.15km northwest of the site at its closest point; and
- Chesworth Farm, located approximately 1.3km south of the site at its closest point.

Priority Habitats

3.7 Priority habitats are those listed under Section 41 of the Natural Environment and Rural Communities Act (2006). The desktop study did not identify any priority habitats within or adjacent to the site. However, lowland meadow, deciduous woodland, and ancient woodland were recorded within the wider 2km search area, with only deciduous woodland occurring within 500m of the site. The nearest priority deciduous woodland is located in Horsham Park, approximately 125m southeast of the site, with no direct connectivity.

Protected Species

3.8 The full list of protected and notable species (ref. Appendix II) was analysed, and those relevant to the site are detailed below.

3.9 Records marked with an asterisk (*) in Table 6 and Table 7 indicate cases where the precise distance from the site could not be determined due to the limited resolution of the grid reference in which it was recorded (100m x 100m grid squares principally). In such cases, distances were estimated using supplementary information provided with the record or the distance from the grid centroid.

Bats

3.10 The local record centre provided 352 bat records within a 2km radius of the surveyed area. The records are summarised below in Table 6.

Table 6. Summary of SxBRC bat records.

Species	Roost Records	General Records	Nearest Record	Date of nearest record
Bat species (<i>Chiroptera</i> sp.)	8	4	The nearest roost record is located approximately 225m east of the site. The record suggests the presence of an unspecified roost based on the finding of droppings during a building inspection*	04/2008
			The nearest general record is located approximately 225m east of the site along the adjacent railway track. The record suggests	07/2007

			the presence of bats identified during a dusk survey*	
Serotine (<i>Eptesicus serotinus</i>)	0	14	The nearest general records are located approximately 1.15km north of the site at Warnham LNR*	2023
Mouse-eared bat species (<i>Myotis</i> spp.)	3	1	The nearest roost record is located approximately 1.87km east of the site. The record suggests the presence of a day roost (count of one bat) determined by emergence and re-entry surveys*	05-06/2011
			The nearest general record is located at the same point as the nearest roost record*	05/2011
Bechstein's bat (<i>Myotis bechsteini</i>)	0	1	Located approximately 1.58km west of the site	09/2016
Natterer's bat (<i>Myotis nattereri</i>)	0	10	The nearest general records are located approximately 1.15km north of the site at Warnham LNR*	2023
Whiskered bat (<i>Myotis mystacinus</i>)	0	1	The nearest general records are located approximately 1.15km north of the site at Warnham LNR*	09/2019
Daubenton's bat (<i>Myotis daubentonii</i>)	1	24	The roost record is located 770m southwest of the site*	08/1998
			The nearest general records are located approximately 1.15km north of the site at Warnham LNR*	2023
Long-eared bat species (<i>Plecotus</i> sp.)	3	3	The nearest roost record is located approximately 1.07km west of the site*	08/2007
			The nearest general record is located approximately 200m west of the site*	08/2012
Brown long-eared bat (<i>Plecotus auritus</i>)	10	20	The nearest roost record is located approximately 670m south of the site*	08/1994
			The nearest general record is located approximately 590m west of the site*	08/2010
Noctule (<i>Nyctalus noctula</i>)	1	49	The roost record is located approximately 920m south of the site. The record suggests the finding of two roosting bats	11/1993

			identified during a building inspection*	
			The nearest general record is located approximately 960m northwest of the site*	08/2020
Leisler's bat (<i>Nyctalus leisleri</i>)	0	4	The nearest general records are located approximately 1.15km north of the site at Warnham LNR*	2023
Pipistrelle bat species (<i>Pipistrellus</i> spp.)	4	13	The nearest roost records are located approximately 785m northwest of the site*	07/2005
			The nearest general records are located approximately 670m northwest of the site*	08/2009
Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)	8	91	The nearest roost record is located approximately 115m west of the site*	07/1994
			The nearest general records are located approximately 200m west of the site*	08/2012
Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>)	5	68	The nearest general records are located approximately 200m west of the site*	09/2012
			The nearest general records are located at the same point as the nearest roost records*	09/2012
Nathusius's pipistrelle (<i>Pipistrellus nathusii</i>)	0	6	The nearest general records are located approximately 1.15km north of the site at Warnham LNR*	2023

Reptiles

- 3.11 The local record centre provided 1,139 common reptiles within a 2km radius of the site, which comprise:
- 14 records of adder (*Vipera berus*);
 - 217 records of common lizard (*Zootoca vivipara*);
 - 502 records of grass snake (*Natrix helvetica*); and
 - 406 records slow-worm (*Anguis fragilis*).
- 3.12 The precise distance of the nearest records could not be determined due to the limited resolution of the grid reference in which they were recorded. However, the nearest records of adder, common lizard and grass snake are detailed to be within Warnham LNR, whose boundary is located approximately 1.15km northwest of the site.

Birds

- 3.14 The LRC provided 8,886 bird records comprising 94 bird species within the 2km search area. Some of these species, including starlings (*Sturnus vulgaris*) and song thrush (*Turdus philomelos*), represent urban-tolerant species which are known to nest in trees, as found within the site.

Invertebrates

- 3.15 The LRC provided 6,012 notable invertebrate records within a 2km radius of the site. The nearest record within each taxonomic order is summarised in Table 7.

Table 7. Summary of the nearest invertebrate records to the site distinguished by taxonomic order.

Taxonomic group	Nearest record(s)	Date of nearest record
Hymenoptera	<i>Dolichovespula media</i> Brown tree ant (<i>Lasius brunneus</i>) The records are detailed to be located in Warnham LNR, which is approximately 1.15kmm northwest of the site at its nearest point*	05/2005 – 05/2007
Coleoptera	Stag beetle (<i>Lucanus cervus</i>) The record is detailed to be located in the Horsham Hospital grounds, which is approximately 20m southwest of the site at its nearest point*	05/2019

Lepidoptera	Small square-spot (<i>Diarsia rubi</i>) Mullein wave (<i>Scopula marginepunctata</i>) Buff ermine (<i>Spilosoma lutea</i>) Cypress carpet (<i>Thera cypressata</i>) The records indicate that the species were recorded within the college grounds using a moth trap*	06/2014
Odonata	Downy emerald (<i>Cordulia aenea</i>) The record is detailed to be at Park House, North Street, which is approximately 500m south of the site at its nearest point*	06/2008
Orthoptera	Long-winged cone-head (<i>Conocephalus fuscus</i>) Roesel's bush-cricket (<i>Roeseliana roeselii</i>) The records are detailed to be located in Warnham LNR, which is approximately 1.15kmm northwest of the site at its nearest point*	08/2006 – 09/2023
Araneae	<i>Ballus chalybeius</i> The precise distance of the record is not determinable, but the grid centroid in which it was recorded is located approximately 870m south of the site*	05/2021
Hemiptera	<i>Stictopleurus punctatonervosus</i> The precise distance of the record is not determinable, but the grid centroid in which it was recorded is located approximately 930m southwest of the site*.	07/2009
Diptera	Hornet hoverfly (<i>Volucella zonaria</i>) Located approximately 480m northwest of the site.	09/2024

Hedgehog

- 3.16 The LRC provided 122 records of hedgehog (*Erinaceus europaeus*) within the 2km search area. The nearest record is from 1988, however the precise distance from the site could not be determined due to the limited resolution of the grid reference in which it was recorded.

Site Survey

Habitat Description

- 3.17 The area surveyed is approximately 1.8 ha. Habitats within the site comprise hardstanding (developed land; sealed surface), existing as-built structures and open areas of tarmac, with urban trees, modified grassland, introduced shrub and hedgerows.
- 3.18 No Annexed or Priority habitats were identified either within or adjacent to the site during the survey.
- 3.19 The habitats and their boundaries are illustrated on the UK Habitat map provided in Appendix I of this report.

u1b5/6 Developed land - sealed surface

Secondary codes: 800, 804, 813, 814

Corresponding Biodiversity Metric Category: Urban – Developed land; sealed surface

BNG Condition: N/A

- 3.20 Developed land within the site consists of tarmac surfaces in the form of a carparking area, pedestrian pavements, access roads and a contained football pitch. These areas have no floristic diversity or ecological value.
- 3.21 Built structures within the site comprise the library (B1) and sports hall (B2) buildings.

g4 Modified grassland

Secondary codes: 108, 516, 820

Corresponding Biodiversity Metric Category: Grassland – Modified grassland

BNG Condition: Poor

- 3.22 Areas of grassland within the site represent highly modified swards with low species diversity and richness. The majority of the grassland is utilised as a sports pitch, whilst other areas form elements of the college's amenity landscaping (ref. Appendix III, plates 1-8). Grassland throughout the college site is routinely managed and maintained at a short sward height to fulfil its amenity function. Areas surrounding pedestrian walkways are damaged from heavy footfall. During the survey in May 2026 the estates team was undertaking herbicide treatment of the sports fields with the aim of maintaining a sward dominated by a small number of competitive grass species.
- 3.23 Species cover was dominated by vigorous, productive grasses, including perennial rye-grass (*Lolium perenne*), red fescue (*Festuca rubra* agg.) and meadow grasses (*Poa* spp.) with encroaching areas of Rhytidiadelphus squarrosus moss. Other less common grasses included barren brome (*Anisantha sterilis*), soft brome (*Bromus hordeaceus*) and Yorkshire-fog (*Holcus lanatus*).
- 3.24 Forb species were uncommon across the modified grassland sward, the following were identified during the survey: common mouse-ear (*Cerastium fontanum*), creeping buttercup (*Ranunculus repens*), daisy (*Bellis perennis*), dandelion (*Taraxacum officinale* agg.), greater plantain (*Plantago major*), white clover (*Trifolium repens*), a wood-sorrel (*Oxalis* sp.) and yarrow (*Achillea millefolium*).

- 3.25 Quadrat sampling undertaken in May 2026 attained an average richness of 3.5 species per metre square. The results of the quadrat samples are shown in Table 8.

Table 8. Summary of February 2025 modified grassland quadrat sampling

Species	Q1	Q2	Q3	Q4	Q5	Q6
	W3W: season. roses. grant	W3W: zebra. throw. notion	W3W: locate. target. rocks	W3W: tags. single. dice	W3W: gallons. tubes. spicy	W3W: evenly. snack. orange
Red fescue	X	X	X	X	X	X
Perennial rye-grass	X	X	X	X	X	X
A meadow grass	X	X	X	X	X	X
A wood-sorrel	X					
White clover	X					
Yorkshire-fog				X		
Species richness	5	3	3	4	3	3
Average species richness	3.5					

u1 Urban - Introduced shrub

Secondary codes: 847

Corresponding Biodiversity Metric Category: Urban – Introduced shrub

BNG Condition: N/A

- 3.26 Ornamental, non-native shrubs are present as landscaped features of the college grounds, predominantly occurring along the southeastern boundary of the site (ref. plate 9-10). Species recorded included *Pittosporum* sp., mock orange (*Philadelphus* sp.), Japanese laurel (*Aucuba* sp.), snowberry (*Symphoricarpos* sp.), *Euonymus* sp. & *Phormium* sp.

h2a Native hedgerow

Secondary codes: N/A

Corresponding Biodiversity Metric Category: Native hedgerow

BNG Condition: Good

- 3.27 There is a managed hedgerow which forms part of the southwest boundary of the site along Hurst Road (ref. plate 11). This hedgerow predominantly contains hawthorn (*Crataegus monogyna*), holly (*Ilex aquifolium*) and some beech (*Fagus sylvatica*), with dense ivy (*Hedera helix*) coverage in parts.
- 3.28 The hedgerow does not represent an ecologically Important Hedgerow under the Hedgerow Regulations 1997.

h2b Non-native and ornamental hedgerow**Secondary codes:** 847**Corresponding Biodiversity Metric Category:** Non-native and ornamental hedgerow**BNG Condition:** Poor

- 3.29 There is Leyland cypress (*Cuprocyparis leylandii*) hedge to the northeast boundary off the site which forms a boundary between the school field and a residential dwelling. The hedge is approximately 1m high and 1m wide and there are small sections (1m-2m long) sections of hawthorn and garden privet (*Ligustrum ovalifolium*) also in the hedgerow.
- 3.30 The hedgerow does not represent an ecologically Important Hedgerow under the Hedgerow Regulations 1997.

u1 Individual trees (urban)**Secondary codes:** 32, 33**Corresponding Biodiversity Metric Category:** Individual trees – Urban tree**BNG Condition:** Moderate and Poor

- 3.31 There are a total of 69 individual trees within the application site. The locations of the trees are denoted on the UK Habitat Map provided in Appendix I of this report. Tree reference numbers correlate with those in the Tree Survey Report (BDP, 2025).

Protected Species**Bats**Habitat Suitability

- 3.32 Habitats within the surveyed area, in particular the trees and shrubs along the boundary of the site subject to artificial lighting and noise from the college and Hurst Road, may facilitate small numbers of commuting bats, particularly urban tolerant species such as pipistrelles, but do not form a significant commuting corridor within the landscape.
- 3.33 Beyond the site boundary the open areas of modified grassland and urban areas of the college provide limited foraging habitat for local bat populations. The field boundaries supporting mature trees and established gardens to the northwest and northeast of the site provide better commuting and foraging opportunities for the local bat populations and connect to the railway which provides a green corridor into the wider landscape north of the site into more extensive foraging areas.

Preliminary Roost Assessment

- 3.34 Buildings within the application boundary comprise the library (B1) and sports hall (B2). These buildings were subject to a PRA to determine any features with suitability for roosting bats.

- 3.35 Both structures comprise modern brick buildings that each have a flat metal roof and metal framed windows. Brickwork and mortar throughout both buildings is in excellent condition, soffits are closed and are windows and panelling is well-sealed to the external walls. No roosting features were found during the inspection of either building. These buildings were consequently assessed as having negligible potential for roosting bats. The general character of the buildings is shown in photo plates 12-16.
- 3.36 There are also portacabins in the site next to the tarmac football court (ref. plate 17-18). These structures have no roosting suitability.

Ground Level Tree Assessment

- 3.37 A total of 69 trees were subject to a GLTA. The results of the GLTA are provided in Table 9.

Table 9. Results of the GLTA.

Tree ref.	Description	Suitability	Photo plates
T8-T11 and T16-T41	No PRFs identified.	NONE	-
T42	Large, mature tree with knot hole with potential cavity facing northwest at approximately 4m from ground level. Potential for additional PRFs within canopy.	FAR	19
T43-T45	No PRFs identified	NONE	-
T46	Crack between merging limbs facing west (towards the car park lighting). Crack was found to be damp and supporting slugs. Deemed to provide unsuitable conditions for roosting bats.	NONE	20-21
T47-T71	No PRFs identified.	NONE	-
T72	Various small knots holes developed from pruning wounds within the canopy.	FAR	22
T73-T80	No PRFs identified.	NONE	-

PRF Inspection

3.38 Three features were identified within T42 as PRF-I, see results in Table 10.

Table 10. Summary of PRF Inspection Survey of T42

Table for Summary of PRF Inspection Survey of T2

PRF Number 1



PRF Details		Substrate	
PRF ID	T42-1	Rough	
Type	Knot hole	Dusty	
Height (m)	10	Sludgy	
Direction	Southwest	Bobbly	
Stem/Limb	No	Waxy	
Humidity	Dry	Debris	
Apex shape	Peak/Wedge	Blackened	
Competitors	No	Bumpy	
Droppings present	No	Dirty	✓
Bats present	No	Smooth	✓
PRF-I or PRF-M	PRF-I	Polished	
Hibernation potential?	No	Clean	

PRF Measurements

DPH (cm)	Entrance height (cm)	Entrance width (cm)	Internal height (cm)	Internal width (cm)	Internal depth (cm)
20	10	2	1	8	2
Comments	Shallow but some shelter available.				
Recommendation	If applicable, pre-commencement inspection on the day the tree is felled.				

PRF Number 2



PRF Details		Substrate	
PRF ID	T42-2	Rough	
Type	Tear-out	Dusty	
Height (m)	8	Sludgy	
Direction	North	Bobbly	
Stem/Limb	Limb	Waxy	
Humidity	Dry	Debris	
Apex shape	Spire	Blackened	
Competitors	No	Bumpy	
Droppings present	No	Dirty	
Bats present	No	Smooth	✓
PRF-I or PRF-M	PRF-I	Polished	
Hibernation potential?	No	Clean	✓

PRF Measurements					
DPH (cm)	Entrance height (cm)	Entrance width (cm)	Internal height (cm)	Internal width (cm)	Internal depth (cm)
25	40	4	10	8	0
Comments	-				
Recommendation	If applicable, pre-commencement inspection on the day the tree is felled.				
PRF Number 3					
	PRF Details		Substrate		
	PRF ID	T42-3	Rough		
	Type	Tear-out	Dusty		
	Height (m)	5	Sludgy		
	Direction	Southwest	Bobbly		
	Stem/Limb	Limb	Waxy		
	Humidity	Damp	Debris	✓	
	Apex shape	Peak/Wedge	Blackened		
	Competitors	Woodlice, slugs	Bumpy		
	Droppings present	No	Dirty	✓	
	Bats present	No	Smooth		
	PRF-I or PRF-M	PRF-I	Polished		
	Hibernation potential?	No	Clean		
PRF Measurements					
DPH (cm)	Entrance height (cm)	Entrance width (cm)	Internal height (cm)	Internal width (cm)	Internal depth (cm)
45	4	4	4	12	3
Comments	-				
Recommendation	If applicable, pre-commencement inspection on the day the tree is felled.				

3.39 T72 supports a number of cavity features between approximately 3–5 m above ground level, including knot holes, rot holes associated with pruning-cuts, and pruning wounds with exposed heartwood. Whilst several of these features exhibit localised decay and cavity formation, detailed inspection found them to be shallow, exposed, and/or lacking suitable internal voids and crevices.

3.40 T72's cavity features were assessed as providing negligible suitability for roosting bats.



Figure 2. T72 Cavity Features inspected during PRF Inspection

Reptiles

- 3.41 Habitats within the site provide unfavourable value for reptile species, occurring within a developed and highly disturbed area of the college grounds. Grassland within and surrounding the site comprises regularly maintained sports pitches which have negligible suitability for reptiles generally, as reptiles are more commonly associated with unmanaged and structurally diverse swards. While the site is in proximity to residential gardens and a railway track, which may serve as habitat corridors for reptile species, the proposed redevelopment is expected to have a negligible impact on reptiles or the quality and connectivity of their habitats. No further consideration of reptiles is therefore given within this report.
- [REDACTED]
- [REDACTED]
- [REDACTED]

Birds

- 3.43 The scattered trees, introduced shrub, and buildings provide suitable habitat for nesting birds during the breeding season (March to September).

Invertebrates

- 3.44 Opportunities for invertebrates within the site are limited to mature trees, boundary hedgerows, and small patches of introduced shrub. The site lacks significant ecological niches that align with the habitat requirements of notable invertebrate species identified in the data search. The impact on invertebrates is considered negligible, and no further mention is given to this species group within this report.

Hedgehog

- 3.45 The site provides limited suitability for hedgehogs due to the high levels of disturbance and managed nature of the habitats present. Grassland areas are regularly maintained, reducing foraging opportunities, and there is a lack of suitable hibernation features such as dense scrub, log piles, or undisturbed leaf litter. Boundary hedgerows and connectivity to adjacent residential gardens offer some limited potential for hedgehog movement. However, given the site's characteristics, the impact on hedgehogs is considered negligible, and no further consideration of this species is given within this report.

4. Evaluation

Desktop Study

Statutory and Non-Statutory Sites

- 4.1 The desktop study identified two sites with statutory designation within the 2km search area; High Weald AONB and Warnham LNR, in addition to four sites with non-statutory designation, the closest of which is located approximately 1.15km northwest of the site.
- 4.2 The impacts of the proposed development are not anticipated to exist beyond a site-level. The proposal will therefore not impact on the qualifying features, species or connectivity of both the statutory and non-statutory sites identified in the wider landscape.

Site Survey

Habitats & Plants

- 4.3 The habitats within the site are common throughout the UK. No priority or otherwise notable habitats were found either within or adjacent to the application boundary.
- 4.4 The survey of the site did not identify any plant species which could be described as important in terms of their conservation interest. The current assemblage of plants within the site are common throughout the UK.

Protected Species

Bats

Habitat Suitability

- 4.5 The site itself offers low suitability habitat which may only be exploited by small numbers of common, urban tolerant species such as pipistrelles.

Preliminary Roost Assessment

- 4.6 Buildings within the site were assessed as having negligible suitability for roosting bats.

Ground Level Tree Assessment / PRF Inspections

- 4.7 T42 supports 3 no. PRF-I features, although no bats were identified roosting within the tree during the inspections.
- 4.8 All of the other trees surveyed, including T72 were assessed as having none or negligible suitability for roosting bats.
- 4.9 T42 is valuable for roosting bats at a site level only.

Birds

- 4.10 The individual trees, introduced shrub and buildings within the site provide suitable habitat for urban nesting birds during the breeding season (March to September).

5. Recommendations

Bats

- 5.1 The PRF Inspection Survey identified 3 no. PRF-I features within T42. Detailed inspection of these features found no evidence of current or past bat occupation.
- 5.2 T42 is to be retained as part of the proposed development. Furthermore, the current lighting proposals demonstrate that the tree and its associated features will not be subject to any additional artificial illumination.
- 5.3 On the basis of the survey findings, and provided that T42 is retained and the approved lighting strategy is implemented, no further surveys for bats are considered necessary.

Birds

- 5.4 All bird species are protected at their nest under the Wildlife and Countryside Act 1981. Due to the presence of suitable nesting habitat for breeding birds within the application boundary, it is recommended that any site works take place outside the peak bird breeding season (March to September).
- 5.5 If site works are undertaken during this period, then an appropriately qualified ecologist will be required to inspect the trees and woodland for active nests prior to the commencement of any planned works. If active nests are discovered, then site works must cease until the nest is deemed inactive.

Site Enabling Precautionary Measures

- 5.6 A Construction Environmental Management Plan (CEMP) will be produced prior to the commencement of works onsite to demonstrate how the construction stage of the project will minimise impacts to the retained ecological receptors within and adjacent to the site.
- 5.7 In addition, a precautionary working method statement will be produced describing what measures will be taken to avoid harm to fauna which may permeate through the construction site. This will include, at minimum, the erection of protective fencing, covering of excavations and trenches, and ensuring tools and materials are cleared from the site outside of working hours.

External Lighting

- 5.8 The impact of artificial lighting on biodiversity within the site, particularly bats and flying invertebrates, will be minimised through the implementation of a sensitive lighting strategy.
- 5.9 The proposed indicative lighting design includes a number of measures that will reduce potential ecological impacts whilst maintaining the operational requirements of the site.
- 5.10 As numerous flying insects are attracted to ultraviolet (UV) light, all external lighting should utilise LED luminaires with minimal UV output. This will reduce the attraction of insects away from adjacent habitats and foraging areas and minimise disruption to natural ecological processes.
- 5.11 The proposed indicative lighting scheme incorporates glare and view mitigation measures, including the installation of back shields on luminaires located closest to adjacent residential boundaries. These measures will also assist in reducing unnecessary light spill into surrounding habitats.

- 5.12 Lighting on the relocated car park will be controlled via an astronomical time clock, with luminaires operating only during periods of darkness and when required for site use. During the summer months (May–August) when bats are most likely to be foraging and commuting along the boundaries of the site and the residential properties, lighting use is expected to be limited.
- 5.13 Between September and May, the relocated car parking lighting will operate from dusk until a predetermined curfew set by the college. The lighting curfew will be implemented to ensure illumination is not provided throughout the night. The latest operational hours will be 21:45, after which the lighting will be turned off.
- 5.14 Provided the lighting scheme is installed and operated in accordance with the indicative submitted proposals, including the use of LED luminaires, shielding, timed controls and curfews, significant adverse effects on bats and other nocturnal wildlife are not anticipated.

Biodiversity Net Gain

- 5.15 In line with the Environment Act 2021, the development should aim to protect and enhance the overall biodiversity value of the site by contributing to the achievement of a 10% net gain at minimum. This gain must be delivered with use of the Biodiversity Statutory Metric Calculation Tool and accompanied with a Biodiversity Gain Plan which will show how the development will achieve Biodiversity Net Gain. Any proposed ecological enhancements should be captured in a Habitat Management and Monitoring Plan which will ensure that the condition of created habitats is maintained for at least 30 years.
- 5.16 The accompanying Biodiversity Net Gain Assessment (BDP, June 2026) demonstrates how the proposal will achieve a 10% net gain.

6. References

Advice Note on the Lifespan of Ecological Reports & Surveys, CIEEM, April 2019

Bat Roosts in Trees - A Guide to Identification and Assessment for Tree-care and Ecology Professionals, Henry Andrew, 2018

Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th Edition, Bat Conservation Trust, 2023

Collins Wildflower Guide, 2nd Edition, Streeter, 2016.

Guidance Note 08/18 Bats and Artificial Lighting in the UK, Institution of Lighting Professionals (ILP), 2023

Habitats and Species of Principal Importance, JNCC, August 2010

Hedgerow Regulations 1997

Horsham Blueprint Business Neighbourhood Plan 2019-2036, Horsham Blueprint, August 2022

Horsham District Council Biodiversity and Green Infrastructure Planning Advice Note, Horsham District Council, October 2022

Horsham District Local Plan 2023–2040 (Regulation 19) and subsequent modification, Horsham District Council, January 2024

Horsham District Planning Framework, Horsham District Council, November 2015

National Planning Policy Framework, Ministry of Housing, Communities & Local Government, December 2024

The College of Richard Collyer Data Request SxBRC/24/797, Sussex Biodiversity Record Centre, February 2025

The College of Richard Collyer New Technology Centre Biodiversity Net Gain Assessment, BDP, June 2026

The College of Richard Collyer New Technology Centre Design and Access Statement, BDP, June 2026

The College of Richard Collyer New Technology Centre Preliminary Arboricultural Impact Assessment, BDP, June 2026

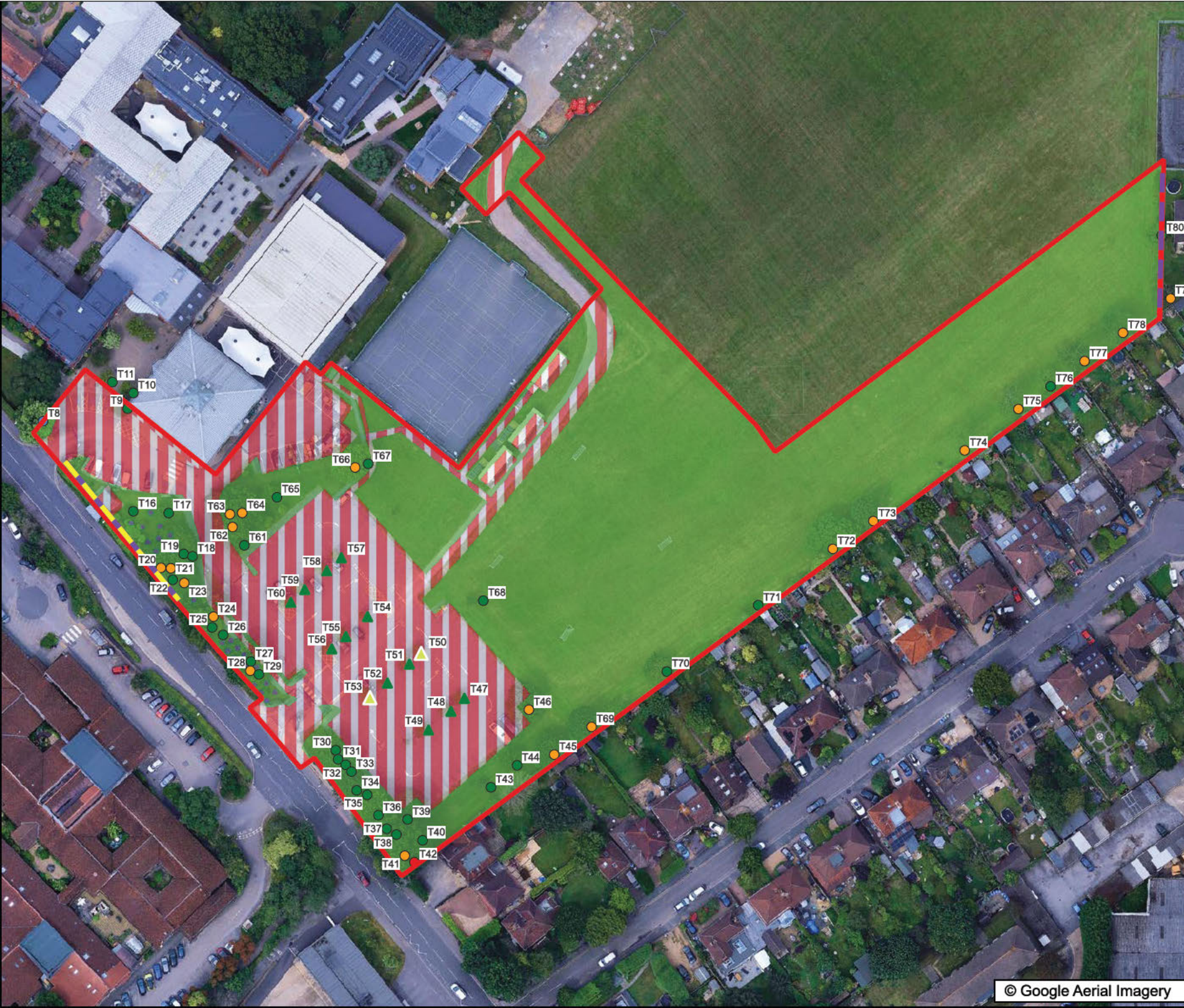
The Conservation of Habitats and Species Regulations, 2017

The Vegetative Key to the British Flora – A new approach to plant identification (2nd edition), John Poland, 2020

UK Biodiversity Action Plan, Her Majesty's Stationery Office, 1994

Wildlife & Countryside Act, 1981

Appendix I - UK Hab Map



- Legend**
- Modified grassland
1.245 ha
 - Introduced shrub
0.005 ha
 - Developed land;
sealed surface
0.5366 ha
 - Building
0.0184 ha
 - Urban tree (Moderate Condition)
 - 1 no. very large
0.0765 ha
 - 1 no. large
0.0366 ha
 - 20 no. medium
0.3257 ha
 - 33 no. small
0.1344 ha
 - Urban tree (Poor Condition)
 - 12 no. small
0.0489 ha
 - 2 no. less than 75mm DBH
0.0000 ha
 - Hedgerow
 - Native hedgerow
0.044 km
 - Non-native hedgerow
0.036 km

Project:
The College of Richard Collyer

Drawing Title:
UK Hab Map

Date: 18/06/2026	Revision: 01
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Appendix II - Ecological data search



Ecological data search for land at The College of Richard Collyer, Horsham

On behalf of Anthony Nickson (BDP)

Report reference SxBRC/24/797

Prepared on 07/02/2025



Appendix III - Photograph Plates

Plate 1. Modified grassland sports pitch



Plate 2. Modified grassland sports pitch



Plate 3. Modified grassland sports pitch



Plate 4. Modified grassland sports pitch



Plate 5. Modified grassland amenity areas



Plate 6. Modified grassland amenity areas

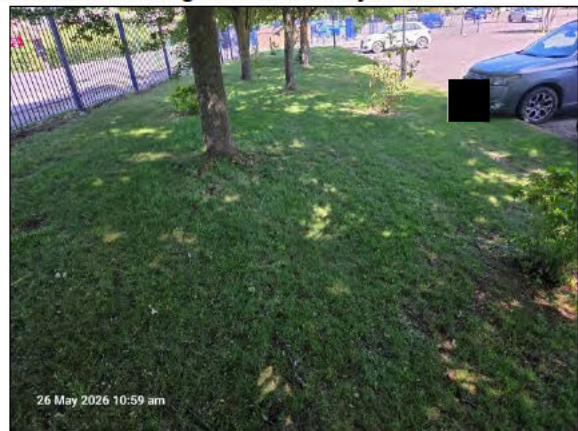


Plate 7. Modified grassland amenity areas

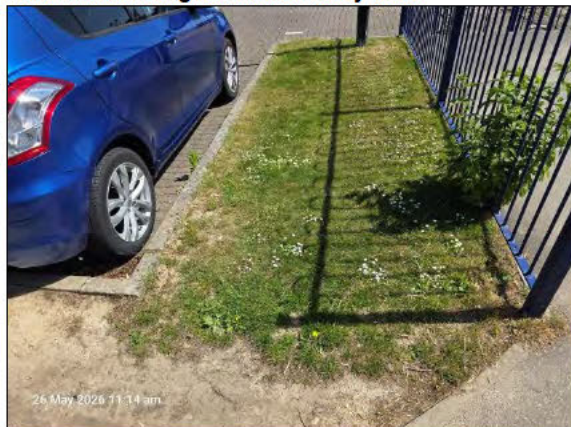


Plate 8. Modified grassland amenity areas



Plate 9. Introduced shrub planting



Plate 10. Introduced shrub planting



Plate 11. Native boundary hedgerow



Plate 12. Library building (B1)



Plate 13. Library building (B1) facade



Plate 14. Enclosed soffits of library building (B1)



Plate 15. Sports hall building (B2)



Plate 16. Sports hall building (B2) façade



Plate 17. Portacabins



Plate 18. Portacabins



Plate 19. T42 Oak



Plate 20. T46 Field maple



Plate 21. T47 Pear (crack between merging limbs)

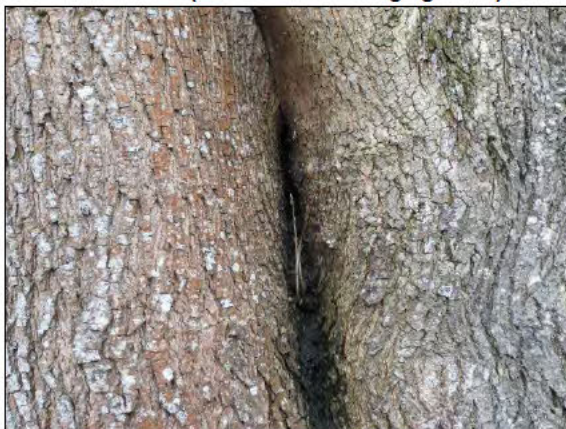


Plate 22. T72 Walnut



Appendix IV - BNG Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site The College of Richard Collyer Hurst Road, Horsham, West Sussex, RH12 2EJ	Survey date and Surveyor name	Anthony Nickson FISC 4 26 May 2026
Limitations (if applicable)	Grassland subject to regular mowing regime. The surveyor is experienced in identifying species commonly associated with modified grassland from vegetative characteristics. Consequently, an appropriate assessmrrnt of the grassland could be undertaken.	Survey reference (if relating to a wider survey)	N/A
Grid reference	TQ 17608 3142 (site centroid)	Habitat parcel reference	G4
Habitat Description			
Highly modified swards with low species diversity and richness forming sports pitches and amenity landscaping. Routinely managed and maintained at a short sward height. Areas surrounding pedestrian walkways are damaged from heavy footfall.			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Quadrat sampling attained average richness of 3.5 species per metre square.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Grass is routinely managed as sports pitches and amenity landscaping.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	No scrub present.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	Trampled/damaged grass accounts for less than 5% of the total habitat area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	Predominantly tight sward excluding areas of bare ground from tramping.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken present.
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	No invasive species present.
Essential criterion achieved (Yes or No)			No
Number of criteria passed			3
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	x	
Suggested enhancement interventions to improve condition score			
N/A			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .			
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.			
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.			
Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
12 no. small trees planted in pits within a car parking area.			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	On-site The College of Richard Collyer Hurst Road, Horsham, West Sussex, RH12	Survey date and Surveyor name	Olivia Leversedge 12 February 2025
Limitations (if applicable)	None	Survey reference (if relating to a wider survey)	N/A
Grid reference	TQ 17608 3142 (site centroid)	Habitat parcel reference	UTG1
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	Ornamental pear tree species.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	No	Trees do not form a continuous canopy.
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	Classified as young specimens within arboricultural report.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	Growth likely to be restricted due to location in a planting pit within a car park.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Trees are young specimens and therefore do not contain the described features.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	Planted in pits within a tarmac carpark.
Number of criteria passed		0	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	x	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			
N/A			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
Reamining trees within the site, consisting of 1 no. very large, 13 no. medium & 27 no. small trees			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.			
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location	On-site The College of Richard Collyer Hurst Road, Horsham, West Sussex, RH12	Survey date and Surveyor name	Olivia Leversedge 12 February 2025
Limitations (if applicable)	None	Survey reference (if relating to a wider survey)	N/A
Grid reference	TQ 17608 3142 (site centroid)	Habitat parcel reference	UTG2
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Trees are predominantly native. Three trees within the group comprise non-native species.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Boundary trees form a predominantly continuous canopy. Other trees comprise individual specimens.
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	Trees within the group are predominantly young or early mature specimens.
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	Pruning evident in trees. Managed due to urban context of location.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Some features may be present in the mature oak tree, although generally the described features are not present within the tree group.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Trees are planted in landscaped areas of modified grassland.
Number of criteria passed		3	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	x	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			
N/A			

Condition sheet HEDGEROW Habitat Types					
Habitat Type					
Native hedgerow					
Native hedgerow - associated with bank or ditch					
Native hedgerow with trees					
Species-rich native hedgerow					
Species-rich native hedgerow - associated with bank or ditch					
Species-rich native hedgerow with trees					
Species-rich native hedgerow with trees - associated with bank or ditch					
Habitat Description					
Native hedgerow approx 38m in length contains hawthorn, holly and some beech, with dense ivy coverage in parts.					
ahab - UK Habitat Classification					
On-site or off-site, site name and location	On-site The College of Richard Collyer Hurst Road, Worsham, West Sussex, BN12 2EJ	Survey date and Surveyor name	Olivia Levenedge 12 February 2025		
Limitations (if applicable)	Survey carried outside of optimal period for botanical assessment. However condition of habitat is not expected to be impeded by seasonal constraints due to assessed attributes.	Survey reference (if relating to a wider survey)	N/A		
Grid reference	TQ 17608 3142 (site centroid)	Habitat parcel reference	H2A		
Condition Assessment Details					
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.					
This assessment is based on the Hedgerow Survey Handbook* and Favourable Conservation Status document*. For further clarification please refer to the Hedgerow Survey Handbook.					
Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.					
Hedgerow favourable condition attributes					
Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn Prunus spinosa suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	No	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length; Measured from outer edge of hedgerow; and Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Yes	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	The indicator species used are nettles Urtica spp., cleavers Galium aparine and docks Rumex spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of the NCA*) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website*, as well as the BSBH website* where the 'Online Atlas of the British and Irish Flora*' contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website*.	Yes	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example young, mature, veteran and or ancient)*, and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		
The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.					
Condition categories for hedgerows without trees					
Category	Category Requirements	Metric Score			
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3			
Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2			
Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1			
Score achieved		Good			
Condition categories for hedgerows with trees					
Category	Category Requirements	Metric score			
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3			
Moderate	No more than 5 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2			
Poor	Fails a total of more than 5 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1			
Score achieved					
Suggested enhancement interventions to improve condition score					
N/A					