



Preliminary Ecological Appraisal

Steyping Cricket Club, Steyping

The Ecology Partnership, Thorncroft Manor, Thorncroft Drive, Leatherhead, Surrey KT22 8JB

T +44 (0) 1372 364133 **E** info@ecologypartnership.com **W** ecologypartnership.com

Contents

1.0	INTRODUCTION	3
2.0	METHODOLOGY	5
3.0	RESULTS	7
4.0	DISCUSSION	17
5.0	IMPACT ASSESSMENT	21
6.0	CONCLUSIONS.....	22
7.0	REFERENCES.....	23
	APPENDIX 1: HABITAT MAP	25
	APPENDIX 2: PHOTOGRAPHS	26
	APPENDIX 3: SPECIES LIST	31
	APPENDIX 4: CONDITION ASSESSMENT.....	32

LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing. Whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date. This report provides a snapshot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited, or the site supports habitats which are densely vegetated, only dominant species may be recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

Background

- 1.1 The Ecology Partnership was commissioned by Steypning Cricket Club to undertake a Preliminary Ecological Appraisal (PEA) for Steypning Cricket Club, Charlton Street, Steypning, West Sussex, BN44 3LE, hereafter referred to as 'site'.
- 1.2 The Key objectives of a PEA (CIEEM 2017) are to:
 - Identify the likely ecological constraints associated with a project;
 - Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy' (CIEEM 2016; BSI 2013, Clause 5.2);
 - Identify any additional surveys that may be required to inform and Ecological Impact Assessment (EcIA); and
 - Identify opportunities offered by a project to deliver ecological enhancement.
- 1.3 This report comprises:
 - The legislative and planning context (Section 1);
 - Assessment methodologies (Section 2);
 - Results (Section 3);
 - Implication for development (Section 4);
 - An impact assessment (Section 5);
 - Conclusions (Section 6).

Site Context

- 1.4 The site is characterised by buildings and hardstanding, including the current main clubhouse and changing rooms for the Steypning Cricket Club. Small sections of the associated cricket ground are also included within the red line boundary, the site totals c. 0.23ha. The site is situated to the west of Steypning (central grid reference: TQ 17512 11183). The immediate surrounding area consists of business use and residential properties, Steypning Police station lies to the south-east, residential dwellings and Charlton Street to the east, and the associated fields for the Cricket Club and Steypning Bowling Club to the west.
- 1.5 The red line boundary of the site and immediate surroundings are displayed in Figure 1 below.



*Figure 1: The red line boundary and immediate surroundings.
Captured on Google Satellite May 2026.*

Proposed development

- 1.6 The current proposals for the site are to demolish the existing pavilion and replace it with a new and improved facility that meets the current requirements of both the social and sports provisions of Steyping Cricket Club. To optimise the facility, all buildings and storage structures are to be demolished to allow a better integration of spaces within the new building programme.

Relevant Planning Policies and Legislation

- 1.7 The site was surveyed to assess its ecological value and to ensure the proposals were compliant with relevant planning policy and legislation. Policy guidance is provided by the National Planning Policy Framework (NPPF 2024) as well as the Horsham District Planning Framework (2015). These policies included the following which are considered relevant to ecology, biodiversity, and nature conservation:

- Policy 25: The Natural Environment and Landscape Character
- Policy 26: Strategic Countryside Protection
- Policy 31: Green Infrastructure and Biodiversity
- Policy 37: Sustainable Construction

1.8 The Environment Bill received Royal Assent on 9th November 2021 and is now enacted as the Environment Act 2021. Part 6 (Nature and Biodiversity) and Schedule 14 of the Environment Act 2021 insert a new section 90A and Schedule 7A into the Town and Country Planning Act 1990 (TCPA), which contain the provisions requiring mandatory biodiversity net gain for development granted planning permission pursuant to the TCPA. These provisions require developments to provide a biodiversity value post-development that exceeds the predevelopment biodiversity value of the onsite habitats by at least 10%. This was adopted in February 2024 although there are a number of exemptions which may mean that biodiversity net gain is not required. These are listed under government guidance and are as follows:

- Development below a de minimis threshold;
- Householder applications;
- Small scale self-build and custom house/building;
- HS2; and
- Biodiversity net gain sites.

1.9 The site has therefore been surveyed to assess its ecological value and to ensure compliance with national and local plan policies and other relevant nature conservation legislation including the Wildlife and Countryside Act 1981, Natural Environment and Rural Communities Act 2006, and the Conservation of Habitats and Species (EU Exit) Regulations 2019.

1.10 The report has been produced with reference to current guidelines for PEA (CIEEM 2017) and in accordance with BS 42020:2013 Biodiversity – Code of Practice for Planning and Development.

2.0 Methodology

Desktop Study

2.1 A desktop study search was completed using an internet-based mapping service (magic.defra.gov.uk) for statutory designated sites and an internet-based aerial mapping service (maps.google.co.uk) was used to understand the habitats present in and around the survey area, including identifying habitat linkages and features (ponds, woodlands, etc.) within the wider landscape. In addition to this, biological records were requested from Sussex Biodiversity Record Centre (SxBRC) with a search radius of 1km around the site. This includes protected species and non-statutory designated sites and habitats.

Preliminary Ecological Appraisal

- 2.2 A preliminary ecological appraisal was undertaken on the 12th February 2025 by Matt Pendry BSc (Hons) MCIEEM, and Sophie Baker BSc (Hons) MSc. The surveyors identified the habitats present, following the UKHab classification system. The site was surveyed on foot and the existing habitats and land uses were recorded on an appropriately scaled map. The potential for the site to support protected species was also assessed (CIEEM 2017).
- 2.3 In addition, the abundance of plant species in each habitat were also recorded using the DAFOR scale. This assigns species abundance to one of the following categories: Dominant, Abundant, Frequent, Occasional, or Rare.

Protected Species Assessments

- 2.4 Any evidence of protected species was recorded. Standard methods of search and measures of presence, or likely presence based on habitat suitability, were used for: bats in trees and buildings (Collins 2016), breeding birds (BTO 2020), dormice (Bright *et al.* 2006), great crested newt (ARG 2010), reptiles (Froglife 2015), [REDACTED] (Creswell *et al.* 1990) and water voles (Strachan *et al.* 2011).

Limitations

- 2.5 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment. The site was visited over the period of one site visit, as such seasonal variations cannot be observed and potentially only a selection of all species that potentially occur within the site have been recorded. Therefore, the survey provides a general assessment of potential nature conservation value of the site and does not include a definitive plant species list.
- 2.6 The protected species assessment provides a preliminary view of the likelihood of protected species occurring on site, based on the suitability of the habitat and any direct evidence on site. It should not be taken as providing a full and definitive summary of any protected species group. The assessment is only valid for the time when the survey was carried out. Additional surveys may be recommended if, on the basis of this assessment, it is considered reasonably likely that protected species may be present.

3.0 Results

Desktop Study

- 3.1 There is one internationally designated site located within a 15km radius of the site red line boundary (Figure 2). This is Arun Valley RAMSAR, SAC & SPA located c. 13.2km north-west of site. The site is designated for the humid grassland, mesophile grassland, and inland water bodies. Additionally, the site is one of the three main population centres for Ramshorn snails *Anisus vorticulus*.

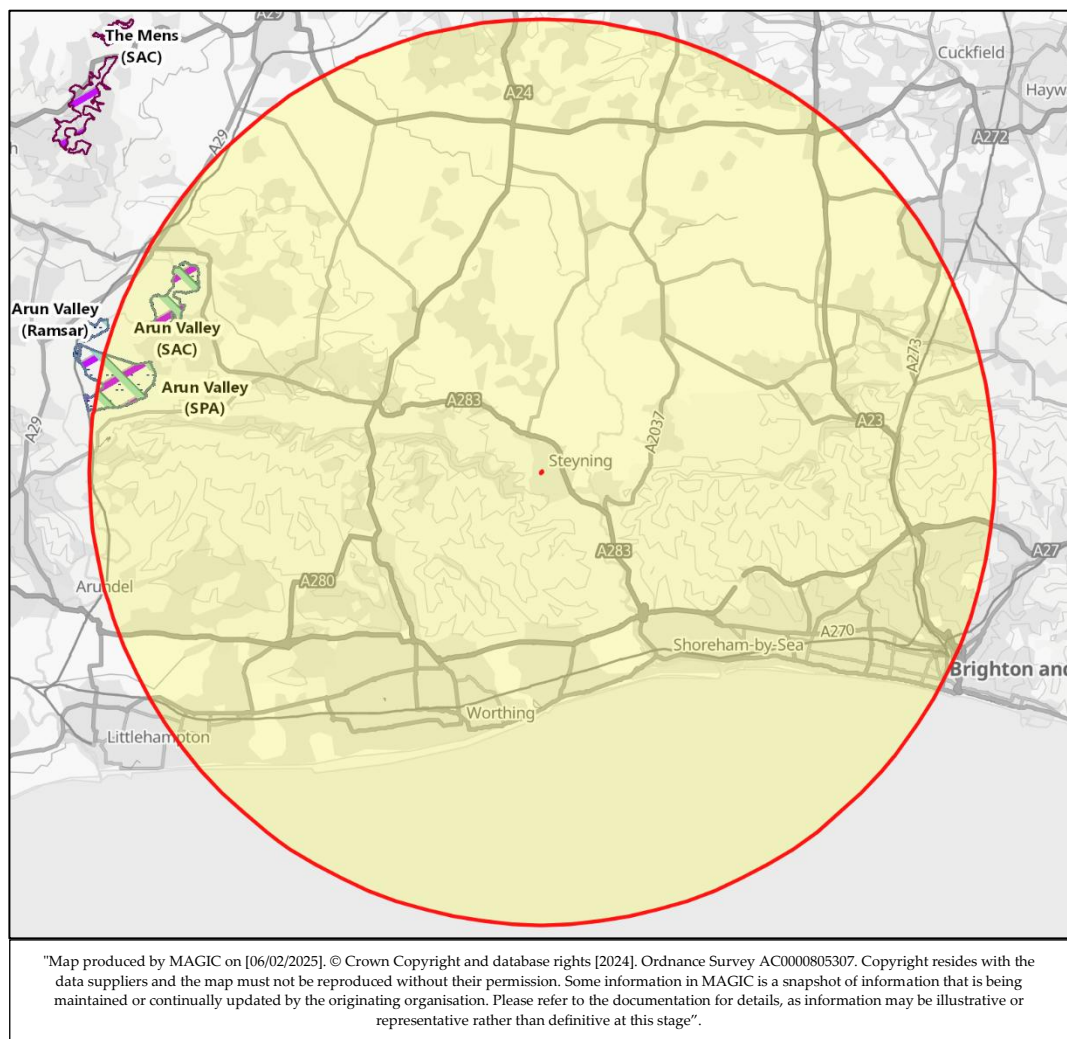


Figure 2: Designated sites within 15km of the approximate red line boundary.

- 3.2 There are no nationally designated sites within a 2km radius of the red line boundary. The closest nationally designated sites include: Chanctonbury Hill SSSI c. 2.1km west of site; Beeding Hill to Newtimber Hill SSSI c. 3km east of site; and Cissbury Ring SSSI c. 4km south-west. The site lies within an impact risk zone for the Sussex North Water Supply Zone.

- 3.3 One non-statutory designated site is located within a 1km radius of the red line boundary: Steyping Coombe & Steyping Round Hill Local Wildlife Site (LWS), located c. 510m west of site. Designated for areas of chalk grassland and scrub.
- 3.4 There are a number of priority habitats within 2km of the red line boundary (Figure 3), the closest of each include:
- Traditional orchard c. 180m west;
 - Deciduous woodland c. 300m east;
 - Lowland calcareous grassland c. 580m west;
 - Ancient woodland c. 600m west;
 - Coastal and floodplain grazing marsh c. 1km east;
 - Wood pasture & parkland c. 1.7km north-west;
 - Purple moor grass and rush pasture c. 1.96km north-east.

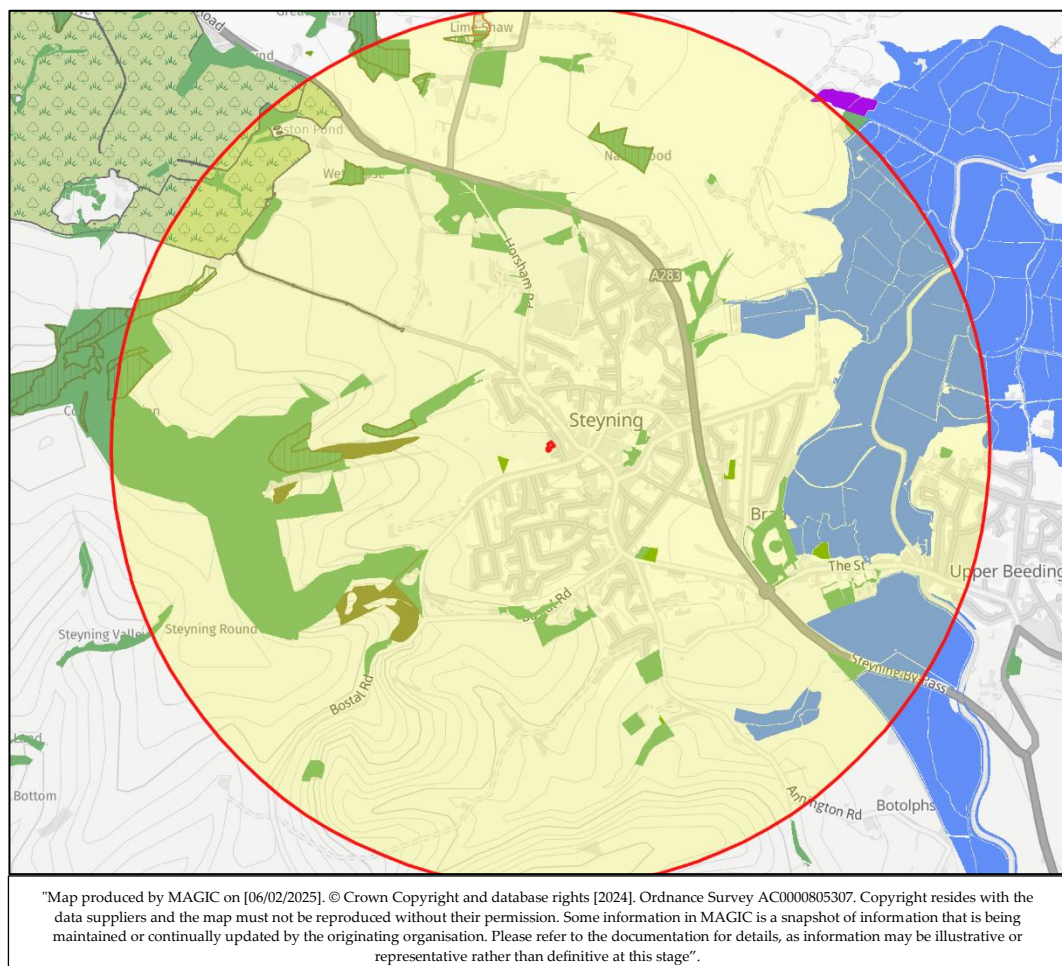


Figure 3: Priority habitats within 2km: coastal and floodplain grazing marsh (dark blue), ancient semi-natural/replanted woodland (vertical/horizontal hatching), woodpasture & parkland (shrub symbol), traditional orchard (lime green), deciduous woodland (green), lowland calcareous grassland (khaki green), and purple moor grass and rush pasture (purple).

- 3.5 OS colour mapping identified one waterbody located *c.* 140m south of site (Figure 4). However, viewing the area in Google Satellite indicates this is likely a swimming pool associated with one of the residential properties. This is separated from site by residential buildings and Newham Lane.

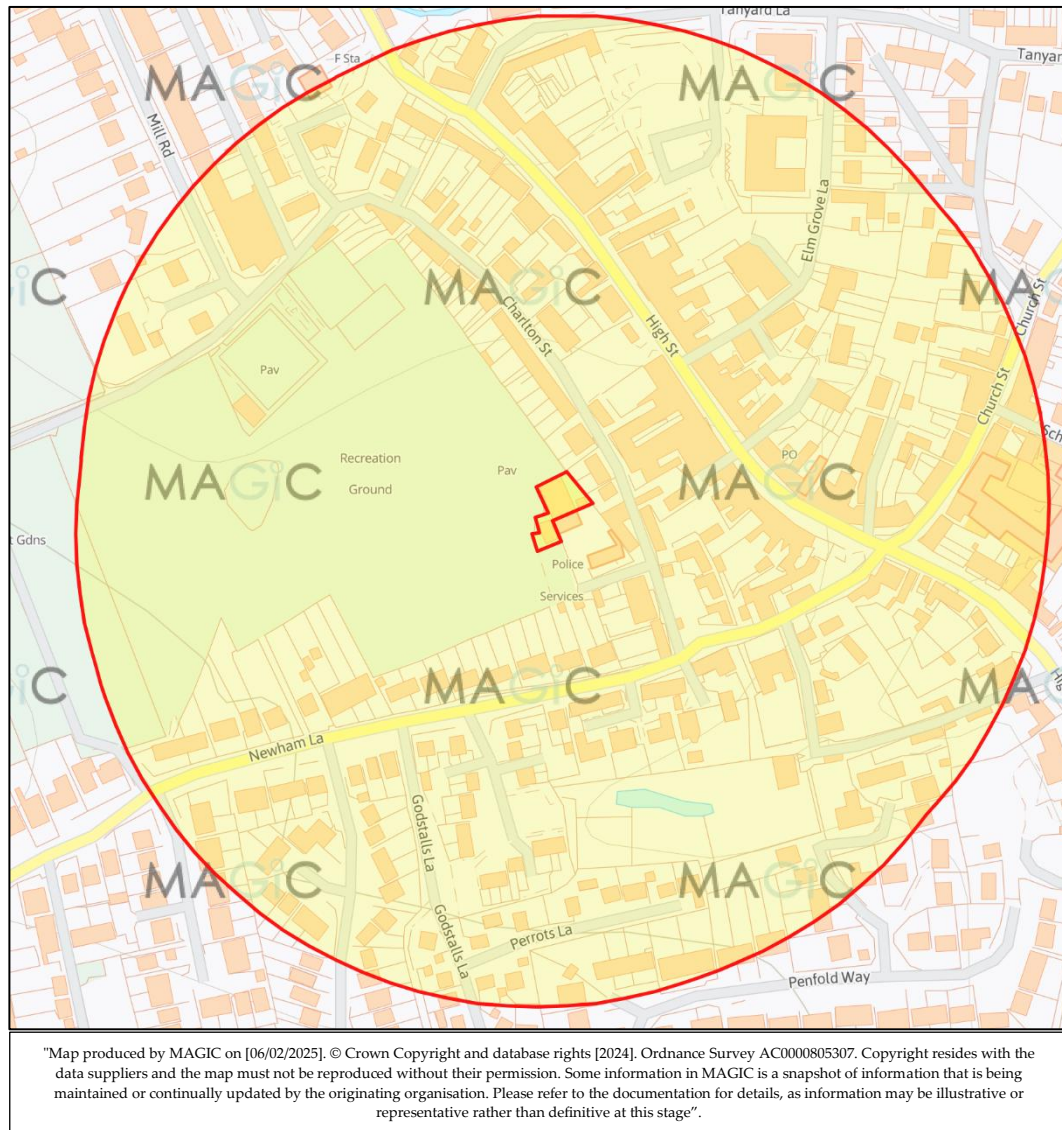


Figure 4: Ponds located within 250m of the site red line boundary.

- 3.6 A search via MAGIC maps found no EPS licences within 2km of the red line boundary. One great crested new (GCN) class survey licence return is located c. 790m east of the site red line boundary separated from site by the A283 (Figure 5), this returned a positive presence of GCN on 21/02/2017. The closest EPS licence is for bats located c. 3.6km south-east of site for the destruction of a resting place for common pipistrelle (2020 – 2026).

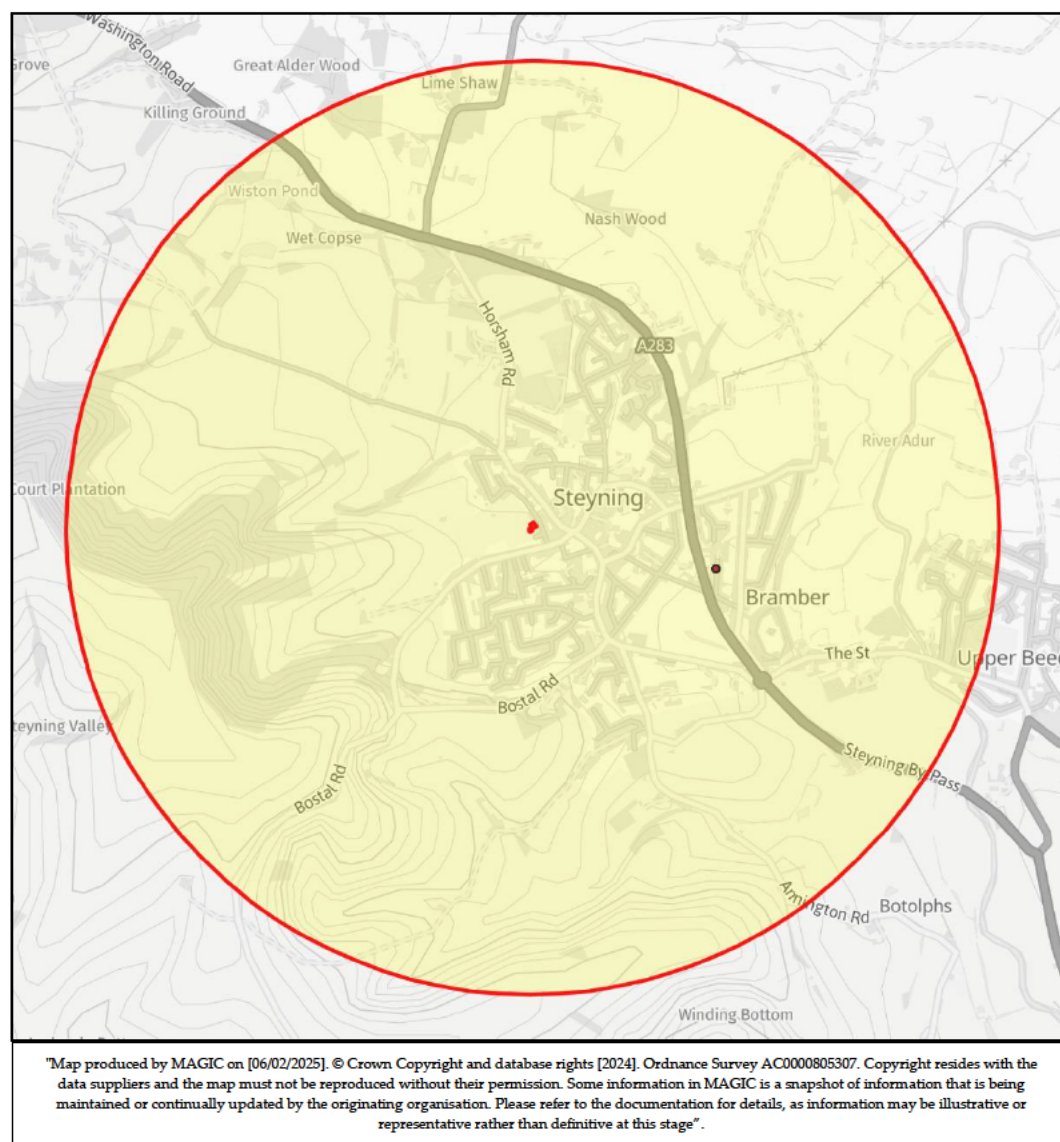


Figure 5: EPS licence returns and GCN survey licence returns (pink circle) within 2km of the approximate red line boundary.

- 3.7 A 1km biological records search was requested from Sussex Biodiversity Record Centre (SxBRC). The records closest to site, recorded within the last 10 years, and relevant to the habitats on site, have been included in Table 1.

Table 1: Notable species records within 2km of the site in the last 10 years

Species	Status	Distance from site	Date of record
Common Toad <i>Bufo bufo</i> (2 records)	Wildlife and Countryside Act (1981 as amended) Schedule 5; NERC S41	c. 660m north-east	24/10/2020
Common Frog <i>Rana temporaria</i>	Wildlife and Countryside Act (1981 as amended) Schedule 5	c. 830m east	21/02/2017
Great Crested Newt <i>Triturus cristatus</i> (2 records)	Wildlife and Countryside Act (1981 as amended) Schedule 5; Habitats Directive Annex 2 & 4; NERC Act (2006) Section 41	c. 830m east	21/02/2017

Palmate Newt <i>Lissotriton helveticus</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1; Bern Convention Appendix 3	c. 840m east	15/02/2016
Smooth Newt <i>Lissotriton vulgaris</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1; Bern Convention Appendix 3	c. 840m east	15/02/2016
Slow worm <i>Anguis fragilis</i> (4 records)	Wildlife and Countryside Act (1981 as amended) Schedule 5; NERC Act (2006) Section 41	c. 420m north-east	11/06/2024
Adder <i>Vipera berus</i> (2 records)	Wildlife and Countryside Act (1981 as amended) Schedule 5; NERC Act (2006) Section 41	c. 760m north-west	05/03/2015
Common Lizard <i>Zootoca vivipara</i> (4 records)	Wildlife and Countryside Act (1981 as amended) Schedule 5; NERC Act (2006) Section 41	c. 700m south	09/05/2017
Stag Beetle <i>Lucanus cervus</i> (45 records)	Wildlife and Countryside Act (1981 as amended) Schedule 5; Habitats Directive Annex 2; NERC Act (2006) Section 41	c. 70m east	29/05/2020
Purple Emperor <i>Apatura iris</i> (2 records)	Wildlife and Countryside Act (1981 as amended) Schedule 5	c. 180m south-west	24/07/2024
Brown Hairstreak <i>Thecla betulae</i> (105 records)	Wildlife and Countryside Act (1981 as amended) Schedule 5; NERC Act (2006) Section 41	c. 230m north-west	25/08/2018
Cinnabar Moth <i>Tyria jacobaeae</i> (12 records)	NERC Act (2006) Section 41	c. 600m south	13/05/2015
Serotine <i>Eptesicus serotinus</i> (2 records)	Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 Schedule 2; Habitat and Species Directive (1992) Annex 4; Wildlife and Countryside Act (1981 as amended) Schedule 5	c. 720m south	16/07/2020
Noctule <i>Nyctalus noctula</i> (3 records)	As above	c. 220m west	28/05/2019
Common Pipistrelle <i>Pipistrellus pipistrellus</i> (4 records)	As above	c. 220m west	28/05/2019
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i> (2 records)	As above	c. 220m west	28/05/2019
Whiskered/Brandt's Bat <i>Myotis mystacinus/brandtii</i>	As above	c. 920m south-east	16/07/2019
Long-eared Bat species <i>Plecotus</i> sp.	As above	c. 530m north-east	16/03/2023
White-tailed Eagle <i>Haliaeetus albicilla</i> (2 records)	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; Amber List BoCC	Within 1km	16/04/2022

Red Kite <i>Milvus milvus</i> (80 records)	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; Convention on Migratory Species Appendix 2	c. 410m north-east	10/04/2019
White-fronted Goose <i>Anser albifrons</i> (2 records)	NERC Act (2006) Section 41; Red List BoCC	Within 1km	31/12/2020
Bewick's Swan <i>Cygnus columbianus bewickii</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; NERC Act (2006) Section 41; Red List BoCC	Within 1km	03/01/2018
Nightjar <i>Caprimulgus europaeus</i> (9 records)	Birds Directive Annex 1; NERC Act (2006) Section 41; Amber List BoCC	c. 1km north-west	08/06/2020
Lapwing <i>Vanellus vanellus</i> (20 records)	NERC Act (2006) Section 41; Red List BoCC	Within 1km	28/04/2020
Ruff <i>Calidris pugnax</i> (2 records)	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; Red List BoCC	Within 1km	11/02/2021
Black-tailed Godwit <i>Limosa limosa</i>	Wildlife and Countryside Act (1981 as amended) Schedule 1; Red List BoCC	Within 1km	06/01/2023
Curlew <i>Numenius arquata</i> (2 records)	NERC Act (2006) Section 41; Red List BoCC	Within 1km	21/04/2020
Little Egret <i>Egretta garzetta</i>	Birds Directive Annex 1	Within 1km	05/10/2018
Turtle Dove <i>Streptopelia turtur</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	18/05/2018
Kingfisher <i>Alcedo atthis</i>	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	09/07/2020
Cuckoo <i>Cuculus canorus</i> (36 records)	NERC Act (2006) Section 41; Red List BoCC	Within 1km	16/05/2023
Merlin <i>Falco columbarius</i> (8 records)	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; Red List BoCC	Within 1km	28/01/2023
Hobby <i>Falco subbuteo</i> (18 records)	Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	13/08/2023
Quail <i>Coturnix coturnix</i> (9 records)	Wildlife and Countryside Act (1981 as amended) Schedule 1; Amber List BoCC	Within 1km	29/06/2023
Grey Partridge <i>Perdix perdix</i> (2 records)	NERC Act (2006) Section 41; Red List BoCC	Within 1km	06/06/2023
Aquatic Warbler <i>Acrocephalus paludicola</i> (4 records)	Birds Directive Annex 1; NERC Act (2006) Section 41	Within 1km	13/09/2023
Skylark <i>Alauda arvensis</i> (179 records)	NERC Act (2006) Section 41; Red List BoCC	Within 1km	25/07/2023

Cetti's Warbler <i>Cettia cetti</i> (234 records)	Wildlife and Countryside Act (1981 as amended) Schedule 1	c. 430m north	03/03/2020
Corn Bunting <i>Emberiza calandra</i> (95 records)	NERC Act (2006) Section 41; Red List BoCC	Within 1km	06/12/2023
Yellowhammer <i>Emberiza citrinella</i> (65 records)	NERC Act (2006) Section 41; Red List BoCC	c. 920m west	14/07/2020
Reed Bunting <i>Emberiza schoeniclus</i> (30 records)	NERC Act (2006) Section 41; Amber List BoCC	Within 1km	22/05/2022
Lesser Redpoll <i>Acanthis cabaret</i>	NERC Act (2006) Section 41	Within 1km	20/05/2017
Hawfinch <i>Coccothraustes coccothraustes</i>	NERC Act (2006) Section 41; Red List BoCC	Within 1km	29/10/2017
Linnet <i>Linaria cannabina</i> (26 records)	NERC Act (2006) Section 41; Red List BoCC	Within 1km	01/06/2023
Bullfinch <i>Pyrrhula pyrrhula</i> (12 records)	NERC Act (2006) Section 41; Amber List BoCC	Within 1km	16/04/2023
Spotted Flycatcher <i>Muscicapa striata</i> (2 records)	NERC Act (2006) Section 41; Red List BoCC	Within 1km	20/05/2017
Marsh Tit <i>Poecile palustris</i> (23 records)	NERC Act (2006) Section 41; Red List BoCC	Within 1km	20/07/2023
House Sparrow <i>Passer domesticus</i> (31 records)	NERC Act (2006) Section 41; Red List BoCC	c. 880m east	24/09/2023
Dunnock <i>Prunella modularis</i> (42 records)	NERC Act (2006) Section 41; Amber List BoCC	c. 570m north-east	16/04/2023
Firecrest <i>Regulus ignicapilla</i> (10 records)	Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 1km	13/08/2023
Starling <i>Sturnus vulgaris</i> (9 records)	NERC Act (2006) Section 41; Red List BoCC	c. 800m west	19/05/2020
Song Thrush <i>Turdus philomelos</i> (59 records)	NERC Act (2006) Section 41; Amber List BoCC	Within 1km	24/05/2023
Ring Ouzel <i>Turdus torquatus</i> (8 records)	NERC Act (2006) Section 41; Red List BoCC	Within 1km	19/10/2019
Short-eared Owl <i>Asio flammeus</i>	Birds Directive Annex 1; Amber List BoCC	Within 1km	06/05/2019
Barn Owl <i>Tyto alba</i> (66 records)	Wildlife and Countryside Act (1981 as amended) Schedule 1	c. 460m south- west	22/02/2022
Western European Hedgehog <i>Erinaceus europaeus</i> (15 records)	NERC Act (2006) Section 41	c. 120m west	05/07/2017

Brown Hare <i>Lepus europaeus</i>	NERC Act (2006) Section 41	c. 530m north	08/05/2018
Polecat <i>Mustela putorius</i> (3 records)	NERC Act (2006) Section 41	c. 620m east	04/08/2015
Feral Ferret <i>Mustela putorius subsp. furo</i>	NERC Act (2006) Section 41	Within 1km	02/08/2015

3.8 The site comprised majority hardstanding and buildings in the form of the existing Steyping Cricket Club main clubhouse and changing rooms. Additionally, sections of modified grassland were present as part of the boundary of the associated cricket ground.

3.9 A detailed habitat map is attached in Appendix 1, site photos in Appendix 2, and full species list in Appendix 3.

Developed land; sealed surface u1b

3.10 Hardstanding habitat present was located surrounding the existing clubhouse and changing rooms, connecting to associated car park in the wider site to the south.

Buildings u1b5

3.11 There were six buildings present on site (Figure 6), including a single-storey main clubhouse with a flat felted roof (B1) and a single-storey changing room building with a pitched roof (B2) and a number of small storage buildings/shed.(B3-6)



Figure 6: Buildings located within the red line boundary

Modified Grassland g4

- 3.12 Small sections of modified grassland in 'poor' condition were present in the form of the existing associated cricket ground. This was dominated by perennial ryegrass *Lolium perenne*, with abundant annual meadowgrass *Poa annua*, and rare common daisy and dandelion present in the field margins.

Individual trees

- 3.13 Three trees were present along the eastern boundary including a small and medium sycamore, and a larger silver maple.

Protected Species***Bats******Bat roost potential***

- 3.14 The buildings onsite were inspected for their bat roosting potential, B1 was flat roofed with tight felting with no room for an internal loft void, additionally no holes were visible in the felting at ground level. However, there were a number of holes located in the PVC panelling on the facings of the building. Additionally, there was a small gap visible beneath a barge board to the northern aspect, therefore, the building was classified as having '**low**' roosting bat potential.
- 3.15 The roof of B2 consisted of wooden soffits and an internal loft void of wooden beams. This building was examined internally and externally, the majority of the internal loft void was sealed with grates underneath the soffits however, the corners of the roof contained small gaps where grates weren't present. Although there was no presence of bats found internally, it was considered this building had '**low**' roosting bat potential as the gaps on the eaves provide potential entry points into the loft void, this may provide a suitable area for bats to roost around the joins of the beams. It is considered that the aspects of interest for this building including the northern aspect and the south-eastern aspect as there was no gap visible at ground level in the south-western roof corner.
- 3.16 Buildings 3-6 were all small storage buildings/sheds with negligible potential to support roosting bats, and no features of value to bats were noted on the trees.

Foraging and commuting habitat

- 3.17 It was considered that the habitats onsite offered negligible potential for foraging and commuting bats. However, they may utilise the treeline features off site around the edge of the cricket pitch.

- 3.18 No evidence of [REDACTED], such as setts, latrines, mammal trails, or snuffle holes were identified anywhere on site. Due to the open nature of the wider site, the use by [REDACTED]s for foraging and commuting purposes cannot be ruled out, however the absence of the species in local records suggests the species will not be a constraint to proposed works.

Reptiles

- 3.19 The modified grassland onsite consisted of short sward grass due to the regular maintenance for recreational use. Therefore, it was considered that the habitats onsite offer 'negligible' potential for reptiles due to the lack of protection they offer from predation and the highly disturbed nature of the site.

Great crested newts (GCN)

- 3.20 No waterbodies are present on site making it unsuitable for breeding GCN. Additionally, the habitats onsite were not considered suitable for GCN in their terrestrial phase due to the high levels of disturbance and lack of cover from predators.
- 3.21 GCN are present in the area with one positive GCN survey record c. 790m east from the site boundary, however, due to the lack of favourable habitat on site for great crested newts and distance to site, it is unlikely that this species will be a constraint to proposed works.

Hazel dormice

- 3.22 The habitats on site provide negligible habitat for hazel dormice, due to the majority of the site consisting of hardstanding and buildings. The desktop study found no EPS licences for dormice and the species is absent in recent biological records, therefore, it is considered that the species will not be a constraint to proposed works.

Nesting birds

- 3.23 Trees suitable to support nesting birds were present in the east of the site.

Other species

- 3.24 The majority of suitable habitat for other species including hedgehogs are located within the wider site, specifically the associated Cricket Ground and boundary features of the fields. As such and the open nature of the wider site, the use by commuting and foraging hedgehogs cannot be ruled out. In regard to the site itself, due to the lack of suitable habitat and connectivity, the site was not considered suitable for other protected species.

4.0 Discussion

- 4.1 The following paragraphs consider the effects of the development on designated sites, priority habitats and protected and priority species. Where the desk study and UKHab survey provide sufficient evidence for an assessment of effects on any of these groups to be taken through planning, these are detailed below, the need for additional surveys and when and how these should be completed are summarised, if required.

Effects on designated sites

- 4.2 The site does not fall within or adjacent to any statutory and non-statutory sites. The closest designated site is Steypning Coombe & Steypning Round Hill LWS, a non-statutory designated site, located c. 510m west of site. The closest internationally designated site is Arun Valley RAMSAR, SAC & SPA located c. 13.2km north-west, there were no nationally designated sites located within 2km of the red line boundary. Due to the small-scale proposals, water supply is not expected to increase.
- 4.3 As such, given the distance of the site from any designated sites and small-scale proposals involving the demolition of the existing clubhouse and erection of a new two-storey clubhouse, it is considered development will have no direct or indirect impact on any designated sites.

Effects on priority habitats

- 4.4 The closest priority habitat is traditional orchard located c. 180m west, deciduous woodland c. 300m east, and lowland calcareous grassland located c. 580m west of site. Due to the distances and lack of connectivity from site, it is considered that the proposals are unlikely to have any significant adverse impacts on priority habitats within the local area.

Effects on on-site habitats

- 4.5 The habitats identified onsite were considered largely common and widespread throughout the local area and the UK. Majority of the site consisted of hardstanding and buildings associated with Steypning Cricket Club, additionally, small sections of modified grassland

associated with the cricket ground was present. As majority of the site consists of habitats with negligible value, the loss of such is not significant. Proposals currently include the demolition of the current main clubhouse to erect a new clubhouse with associated access to changing rooms. The existing changing rooms are to remain largely retained with just internals to be renovated.

- 4.6 A small area of modified grassland is proposed to be lost for the creation of new hardstanding for the clubhouse, this is not likely to be a significant loss.

Protected Species

Bats

Bat roost potential

- 4.7 The buildings onsite were considered to have ‘**low**’ potential for roosting bats. The main clubhouse had holes present within the PVC facing and one small gap in the roofing to the north of the site. Although the structure of the changing rooms is to be retained, the gaps present in the corners of the soffits leading to the loft void also provides ‘**low**’ potential for roosting bats.
- 4.8 As such, presence/likely absence bat surveys should be undertaken; A minimum of one emergence survey is required to determine if these buildings on site support roosting bats. The emergence surveys would need to be conducted between the start of May and end of August, inclusively, in accordance with the Bat Conservation Trust Good Practice Guidelines (2023).
- 4.9 It should be noted that since this PEA was originally written, the recommended bat survey has been carried out and confirmed a roost to be likely absent from both buildings (The Ecology Partnership, 2025a). No further survey is considered necessary.

Foraging and commuting habitats

- 4.10 Due to the nature of the site, it was considered to have negligible suitability for foraging and commuting bats, with most suitability located in the linear treelines offsite.
- 4.11 Considering the above, the small scale of the proposals, and if the proposed development implements a sensitive lighting strategy, it is considered that the development of the site would not impact the ecological functionality of the local landscape.

- 4.12 All bat species are nocturnal, resting in dark conditions in the day and emerging at night to feed. Bats are known to be affected by light levels which can affect both their roosting behaviour as well as their foraging behaviour. This needs to be taken into account, with a sympathetic lighting scheme for the development. Recommendations include:
- Lighting should only be installed if there is a significant need;
 - Lighting should be avoided along all linear features such as treelines and hedgerows, which bats use to commute across the landscape to forage;
 - Lights should have focussed luminance on their target area, preventing light spill and pollution into other areas of the site and local area.
 - Dark buffer zones can be used as a good way to separate habitats or features from lighting by forming a dark perimeter around them. Buffer zones rely on ensuring light levels within a certain distance of a feature do not exceed certain defined limits; and
 - Light levels should be kept low. All luminaires should lack UV elements when manufactured and metal halide, fluorescent sources should not be used. LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.

Birds

- 4.13 A single small sycamore and snowberry bush are to be removed to facilitate the works. To avoid a potential impact on nesting birds it is recommended that these are removed outside of the nesting bird season (March to August inclusive). If this is not possible, then these should be checked for nesting birds prior to removal. If present, clearance should be delayed until the young have fledged the nest.

4.14

entering them;

- As far as possible, construction work should only take place between dawn and dusk with no late evening work to reduce possible disturbance.

Other species

- 4.15 Due to lack of suitable habitat onsite and lack of connectivity with optimal habitats in the local landscape it was considered that reptiles, GCN, and hazel dormice were likely absent from the site and therefore no further action is required.
- 4.16 No evidence of other protected species was found onsite such as nesting birds, barn owls, water voles, or otters. However, hedgehogs were identified c. 120m west of the site and therefore best practice guidelines are recommended, outlined above.

General Ecological Enhancements

- 4.17 A number of enhancements can be incorporated within the development scheme to help reduce potential ecological impacts to provide net gains to biodiversity in line with NPPF (2023) and the proposed Environment Bill.
- 4.18 Any new tree planting should use native species where possible, these might include beech (*Fagus sylvatica*), whitebeam (*Sorbus aria*), lime (*Tilia x europaea*), rowan (*Sorbus aucuparia*), and silver birch (*Betula pendula*). However, it is considered that non-native and cultivars are acceptable within the built environment.
- 4.19 Integrated bat boxes can be installed within the building to provide additional roosting opportunities post-development. These can be designed to match the building external, or built into the soffits, and require little/no maintenance. Examples of what integrated bat boxes might look like are shown in Figure 7 below.

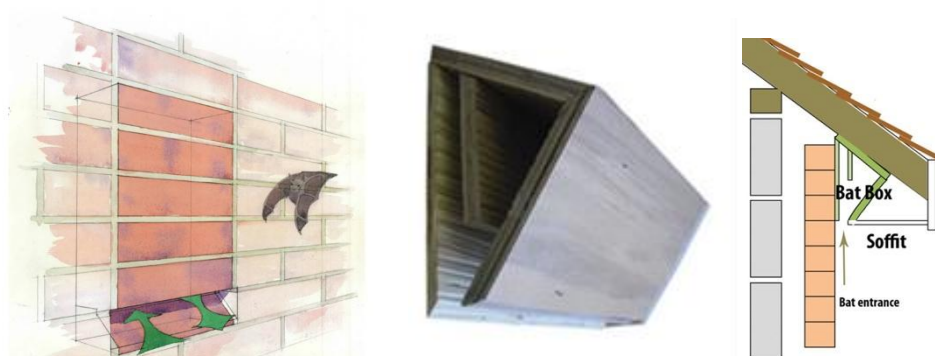


Figure 7: Examples of integrated bat boxes - a Habibat integrated bat box (left), a Wildcare soffit bat box and diagram to show its installation specifications (centre and right).

4.20 Integrated bat boxes should be installed as high as possible from the ground surface (usually beneath the roof apex) and positioned on a south or west facing aspect of the building. Soffit bat box installation guidance is shown in the diagram in Figure 7 above.

4.21 Enhancement measures with regards to planting are detailed within the accompanying Biodiversity Net-gain report (The Ecology Partnership, 2025).

5.0 Impact Assessment

5.1 This section of the report forms an EcIA (Ecological Impact Assessment) and is designed to quantify and evaluate the potential impacts of the development on habitats and species present on site, or within the local area.

5.2 The approach to this assessment accords with guidance presented within the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM 2018).

5.3 Table 2 summarises the impacts and required mitigation for each receptor as previously detailed in the discussion.

Table 2: Assessment of the effects from the proposal after mitigation and compensation

<i>Feature</i>	<i>Scale of Importance</i>	<i>Mitigation/Compensation</i>	<i>Residual Effect</i>
Designated Sites	International and National	Demonstrate water neutrality.	Not significant
Commuting and foraging bats	Up to Local	Sensitive lighting scheme. Installation of bat boxes.	Not significant
██████████ ██████████	Local	Best practice guidelines to ensure no individuals are harmed during the construction phase of the project.	Not significant

6.0 Conclusions

- 6.1 The site does not lie within or adjacent to any internationally, or nationally designated sites, Due to the distance from designated sites and the small-scale works, it is considered there will be no direct or indirect impact on any other designated sites.
- 6.2 The site consists primarily of hardstanding and buildings, with areas of modified grassland and trees.
- 6.3 Two of the buildings onsite were considered to have ‘**low**’ roosting bat potential and therefore required at least one emergence survey conducted between start of May and end of August, inclusively. This survey has since been conducted and confirmed likely absence of a roost from both buildings. As such, no further bat survey is required.
- 6.4 Most potential for commuting and foraging bats is located towards the offsite linear treelines and hedgerows along the wider cricket ground boundary. As such, a sensitive lighting scheme has been outlined within this report suggested to maintain dark corridors in the habitats adjacent to the site. Additionally, potential for roosting bats can be enhanced post-development with the installation of bat boxes onsite.
- 6.5 Removal of a small tree and shrub in the east of the site should be undertaken outside the nesting bird season (March-Aug inclusive) or following confirmation of absence of nesting birds prior to removal.
- 6.6 Although no evidence of other protected species was identified onsite, best practice guidelines are recommended to avoid harm to mammals such as hedgehogs, [REDACTED] and rabbits.
- 6.7 Recommendations for enhancements have been made within this report, aimed at improving the ecological value of the site post-development.

7.0 References

ARG (2010) *UK Advice Note 5: Great crested newt habitat suitability index*. Amphibian and Reptile Groups of the United Kingdom.

UK Advice Note 5: Great crested newt habitat suitability index. Amphibian and Reptile Groups of the United Kingdom.

Bright, P., Morris, P. & Mitchell-Jones, T. (2006) *The Dormouse Conservation Handbook*. 2nd edition. English Nature.

BTO (2020) Breeding Bird Survey. Available at: <https://www.bto.org/our-science/projects/bbs>

Chapman, C., & Tyldesley, D. (2016). *Small-scale effects: How the scale of effects has been considered in respect of plans and projects affecting European sites-a review of authoritative decisions*. Natural England Commissioned Reports, (205).

CIEEM (2017) *Guidelines for Preliminary Ecological Appraisal, 2nd Edition*. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*. Chartered Institute of Ecology and Environmental Management, Winchester.

Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edn). Bat Conservation Trust, London.

Creswell, P., Harris, S. & Jeffies, D.J. (1990) *The history, distribution status and habitat requirements of the badger in Britain*. Nature Conservancy Council, Peterborough.

Joint Nature Conservation Committee (2010) *Handbook for Phase 1 habitat survey – a techniques for environmental audit*. JNCC, Peterborough.

Institution of Lighting Professionals (ILP - 2018) *Guidance Note 08/18 – Bats and artificial lighting in the UK*. ILP, Rugby.

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough.

Müllner, A (2001) *Spatial patterns of migrating Great Crested Newts and Smooth Newts: The importance of the terrestrial habitat surrounding the breeding pond*. RANA, Rangsdorf

Natural England (2011) *██████████ and Development: A guide to best practice and licensing*. Natural England, Bristol.

Stone, E.L., Jones, G. & Harris, S. (2012) Conserving energy at a cost to biodiversity? Impacts of LED lighting on bats. *Global Change Biology*, **18(8)**: 2458-2465.

The Ecology Partnership (2025a) *Steyning Cricket Club – Bat Report*

The Ecology Partnership (2025b) *Steyning Cricket Club – BNG Assessment*

Internet resources:

Google Maps: www.google.co.uk/maps

Magic Interactive Map: www.magic.gov.uk

Horsham District Council Local Plan: www.horsham.gov.uk

Appendix 1: Habitat Map



Appendix 2: Photographs

Photograph 1:
Main clubhouse



Photograph 2:
Main clubhouse
and associated
hardstanding



Photograph 3:
Clubhouse
northern aspect,
small gap



Photograph 4:
Hole in PVC facing
on northern aspect



Photograph 5:
Hole in PVC facing
on western aspect



Photograph 6:
Changing room
wooden soffit and
gap providing
potential access for
bats into the loft
void



Photograph 6:
Tiled roof on
changing rooms



Photograph 7:
Example of grate
present in loft void
around 90% of the
eaves.



Photograph 8:
Changing room loft
void internal



Photograph 9:
Corner of loft void



Appendix 3: Species List

Modified Grassland		
Species	Latin name	DAFOR
Perennial ryegrass	<i>Lolium perenne</i>	D
Annual meadowgrass	<i>Poa annua</i>	A
Bittercress sp.	<i>Cardamine sp.</i>	R
Procumbent pearlwort	<i>Sagina procumbens</i>	R
Common dandelion	<i>Taraxacum officinale</i>	R
Broadleaved willowherb	<i>Epilobium montanum</i>	R
Common daisy	<i>Bellis perennis</i>	R
Common chickweed	<i>Stellaria media</i>	R
White clover	<i>Trifolium repens</i>	R
Smooth sowthistle	<i>Sonchus oleraceus</i>	R
Field speedwell	<i>Veronica agrestis</i>	R

Appendix 4: Condition Assessment

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)		
UKHab Habitat Type(s): Grassland - Modified grassland		
Condition Assessment Criteria		Modified Grassland
A	There are 6-8 vascular plant species per m present, including at least 2 forbs (this 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~ (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.	X
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.	X
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.	✓
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.	X
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens?).	✓
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	✓
G	There is an absence of invasive non-native plant species? (as listed on Schedule 9 of WCA*).	✓
Condition		Poor
Condition Assessment Result		
Good	Passes 6 or 7 of 7 criteria including essential criterion A	
Moderate	Passes 4 or 5 of 7 criteria including passing essential criterion A	
Poor	Passes 3 or fewer criteria; OR 4-6 of criteria but failing criterion A	
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 the 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)		

Individual trees				
UKHab Habitat Type(s): Urban tree: Covers the following topographical formations most commonly found in urban areas ¹ : Individual Trees (urban or rural): Young trees over 75mm 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 must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.				
Condition Assessment Criteria		T9	T11	T13
A	The tree is a native species (or at least 70% within the block are native species).	Fail	Fail	Fail
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).	Pass	Pass	Pass
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Fail	Fail	Fail
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.	Fail	Fail	Fail
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail	Fail	Fail
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass	Pass	Pass
Condition		Poor	Poor	Poor
Condition Assessment Result				
Good	Passes 5 or 6 criteria			
Moderate	Passes 3 or 4 criteria			
Poor	Passes 2 or fewer criteria			
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)				
Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.				

The Ecology Partnership Ltd
Thorncroft Manor
Thorncroft Drive
Leatherhead
KT22 8JB

Tel: 01372 364 133

www.ecologypartnership.com

Approved by: Matt Pendry BSc (Hons) MCIEEM

Date: 25/02/2025

Amended: 12/05/2025

Amended 28/05/2026