PRELIMINARY ECOLOGICAL APPRAISAL

MR SULLIVAN

WOODSIDE
STALL HOUSE LANE
PULBOROUGH
WEST SUSSEX

17TH MARCH 2025

REF: 25002

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Revision	Date	Author	Reviewer
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EXECUTIVE SUMMARY

A Preliminary Ecological Appraisal was carried out across land at Woodside, within the Horsham District of West Sussex on the 7th February 2025. The assessment was required in order to ascertain whether any ecological constraints could affect proposed development at the site. Proposals are for the extension to an existing residential property together with the demolition of an existing garage to facilitate construction of a new garage. Access will remain as existing. No trees or boundary features will require removal to facilitate the works. The total survey area extended over approximately 1.3 hectares (ha) although the proposed working footprint will be confined to approximately 0.1ha within the eastern corner of the wider site.

The main findings of the survey are as follows:

* Woodside is in a rural environment, situated in the northern extent of Pulborough in West Sussex.
* The site comprises a residential dwelling and garage with associated garden together with a series of outbuildings, grassland fields, pond and associated drainage ditch together with mature boundary vegetation. In the wider area, agricultural land and scattered residential properties extend in all directions.
* The site is not subject to any statutory or non-statutory designations.
* The survey area has been assessed as being of value within the local area, with habitats and associated features having potential to support small numbers of protected species including breeding birds, bats, reptiles, hazel dormouse and great crested newt. The site also provides connectivity for more mobile species to pass through the site.
* The works are discrete in nature; restricted to an area dominated by buildings and hardstanding with limited ecological value overall, with the highest ecological value within the site being associated with retained habitats in the wider site to the north and west.
* [redacted]

- It is considered that adopting a precautionary approach in relation to breeding birds and badger to facilitate the removal of discrete areas of vegetated garden habitat will be sufficient to safeguard these species groups.
- Although the proposed working area has limited potential to support great crested newt, due to the site falling within a red impact risk zone, precautionary measures should be implemented in order to fully safeguard this species.
- It is understood that the scheme is exempt from requiring a targeted Biodiversity Net Gain Assessment under current guidance.
- Details regarding further survey and mitigation to include precautionary working practices, together with habitat enhancement measures are provided in the Recommendations section of the report.

1. INTRODUCTION

Background

1.1 CT Ecology Limited was commissioned by Mr Sullivan to undertake a Preliminary Ecological Appraisal to inform the potential ecological constraints of proposed development within land at Woodside in Pulborough, West Sussex (hereafter referred to as "the site").

1.2 This report has been compiled in accordance with current guidelines (British Standard 42020:2013 Biodiversity. Code of Practice for Planning and Development, 2013 and CIEEM, 2013 & 2016).

1.3 The purpose of the Preliminary Ecological Appraisal was:

* to classify the major habitats present;
* to identify the potential for any legally protected species to be present;
* to evaluate the nature conservation importance of the site;
* to recommend any additional ecological surveys and mitigation; and
* to provide recommendations for site enhancement.

Development Proposals

1.4 Proposals are for the extension to an existing residential property together with the demolition of an existing garage to facilitate construction of a new garage. Access will remain as existing. No trees or boundary features will require removal to facilitate the works. The proposed working footprint will be confined to the existing dwelling, garage and associated garden and driveway areas in the eastern corner of the wider site; extending over approximately 0.1ha.

Site Description

1.5 Woodside is a residential property within a rural location in the northern extent of Pulborough, in West Sussex, accessed from Stall House Lane to the south-east. The site comprises a residential dwelling and garage with associated garden together with a series of outbuildings, grassland fields, pond and associated drainage ditch together with mature boundary vegetation. A railway line bounds the site to the west with grazed fields extending to the north and south. Residential properties and grazed fields are beyond Stall House Lane to the east. In the wider area, agricultural land and scattered residential properties extend in all directions.

1.6 The survey area extended over 1.3 hectares (ha) and is shown on the survey map in Appendix B. The British National Grid for the centre of the site is TQ070 214.

2. METHODOLOGY

Desk Study & Consultations

2.1 The desktop study involved conducting database searches for statutory and non-statutory designated sites, legally protected species and features of interest within a 2km radius of the site and an online search for any Protected Species Mitigation Licences (PSML) within 1km. The data search was based on information provided by Sussex Biodiversity Record Centre (SxBRC 2025); Multi-Agency Geographical Information for the Countryside (MAGIC, 2025); Ordnance Survey mapping; and aerial photography.

Field Survey and Assessment

2.2 An ecological survey of the site was undertaken on 7th February 2025 by Carly Teague, a suitably qualified ecologist with over 17 years' experience as a professional ecologist. The weather conditions during the survey were clear, dry and cold with still air and no precipitation and a temperature of 1.5°C at the start of the survey.

2.3 The field survey comprised a walkover inspection of the land and habitats present. The survey followed the UK Habitat Classification System (Ver 2.0) (UK Habitats, 2023) and covered all accessible parts of the site, including boundary features. Habitats were assigned to either Level 3 or to Level 4 where applicable, the minimum mapping unit used was 25m^2 and Secondary Codes were utilised where possible. Habitats were described and mapped (Appendix B). A list of plant species was compiled, together with an estimate of abundance made according to the DAFOR scale (Appendix D).

2.4 This assessment provides information on the habitats in the survey area and identifies actual or potential presence of legally protected or otherwise notable species/habitats in or immediately adjacent to the site.

2.5 Target notes highlighting a particular feature of ecological interest are provided in Appendix A, with associated photographs.

2.6 Scientific names are given after the first mention of a species, thereafter, common names only are used. Nomenclature follows Stace (2010) for vascular plant species.

Protected Species Assessment

2.7 The potential for the site to provide habitat for protected species was assessed from field observations in conjunction with results of the desk study. The site was inspected for indications of the presence of protected species including:

- Habitat considered suitable to support widespread reptile species including areas with a scrub/grassland mosaic and potential hibernation sites;
- on-site ponds offering potential breeding opportunities for great crested newt (*Triturus cristatus)* and the presence of suitable terrestrial habitat including hedgerows and rough grassland;
- presence of features in, and on trees, indicating potential for roosting bats *Chiroptera*, including knot and rot holes and loose bark. The presence of features on buildings including loose roof tiles, gaps in fascia boarding in addition to secondary evidence including staining, droppings and feeding remains;
- presence of nesting habitat for breeding birds, including mature trees, dense scrub and hedgerows and direct evidence of bird nesting including bird song, old nests etc;
- presence of woodland and or hedgerows providing suitable habitat to support hazel dormouse (*Muscardinus avellanarius)*; and
- [redacted]

2.8 The potential presence for protected species is categorised as Negligible, Low, Moderate, High or Present, based on the findings of the field survey and on the evaluation of existing data.

2.9 The purpose of this assessment is to identify whether more comprehensive Phase 2 surveys for protected species or mitigation should be recommended.

Caveat

Data Search

2.10 It is important to note that, even where data is held, an absence of records for a defined area does not necessarily mean that there is a lack of ecological interest; the area may be simply under-recorded.

Preliminary Ecological Appraisal

2.11 Ecological surveys are limited by factors that affect presence of plants and animals such as seasonality. Whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the environment.

2.12 The appraisal does not constitute a full botanical survey, or a Phase 2 pre-construction survey that would include accurate GIS mapping for invasive or protected plant species. This survey provides a preliminary view of the likelihood of protected species occurring on the site based on the suitability of the habitat, known distribution of the species in the local area and any direct evidence observed during the survey. It is therefore used as a tool to recommend further protected species surveys (or other species of significant nature conservation interest) if on the basis of the preliminary assessment or during subsequent surveys, it is considered reasonably likely that protected species may be present.

2.13 It is considered that the survey was sufficiently rigorous to assess the ecological value of the site.

3. BASELINE CONDITIONS

Aerial Photography and OS Maps

3.1 The site is in a rural environment, situated in the northern extent of Pulborough in West Sussex and adjacent to the southern railway line. Land-use in the immediate vicinity comprises residential properties and agricultural fields. The surrounding area within a 2km radius is predominantly rural, featuring remote residential settlements and expansive arable and grazing land. This landscape is interspersed with hedge lines, small patches of scattered woodland, and a network of connecting streams.

3.2 There is one on-site pond and a further two ponds within 250m of the site; located approximately 180m to the south and 230m to the west.

3.3 Over 30 woodland blocks are present within a 2km radius, extending in all directions, the closest of which is located approximately 500m to the east.

Protected Species Mitigation Licences (PSML)

3.4 No PSML's or associated licence returns for any species were returned within a 1km radius of the site.

Statutory and Non-Statutory Designated Sites

Statutory Sites

3.5 The site is not subject to any statutory designations. There is one statutory designated site within a 2km radius; the South Downs National Park, located approximately 1.7km west. The South Downs National Park was designated in 2010 for special qualities including, amongst others, a rich variety of wildlife and habitats including rare and internationally important species, and overall natural beauty.

Non-Statutory Sites

3.6 The site is not subject to any non-statutory designations. There are three non-statutory designated sites located northwest within a 2km radius.

3.7 Toat Wood Local Wildlife Site (LWS); a mixed broadleaf woodland is located approximately 1.2km to the north-west of the survey site. The LWS supports a rich variety of flora and fauna, including ancient woodland species; mature trees, shrubs, and woodland floor vegetation offer vital habitats for birds, mammals, and invertebrates, contributing significantly to local biodiversity and providing a refuge for species at risk of habitat loss.

3.8 Northwood Farm Fen & Brinsbury College (LWS), is located approximately 1.2km to the north-west. This LWS contains wetland and fenland habitat. Wetlands are vital for water purification, flood control, and carbon storage. The fenland at Northwood Farm supports rare plants and provides breeding grounds for amphibians and invertebrates. It is also crucial for migrating birds and other wildlife species that depend on wetland habitats for survival.

3.9 Lordings Farm Meadow (LWS), a traditional hay meadow, is located approximately 1.9km to the north. Traditional hay meadows are a rare and increasingly threatened habitat in the UK. This site supports a variety of wildflowers, grasses, and associated pollinators like bees and butterflies; the diversity of plant species is vital for maintaining a healthy ecosystem and supports important agricultural biodiversity.

Other Habitat Classifications

Ancient woodland

3.10 There are more than 10 blocks of ancient woodland within a 2km radius of the site, extending in all directions. The closest is located approximately 700m to the west.

Habitats

Site Summary

3.11 The main habitats recorded within the site are described below. Additional details are shown on the habitat survey map in Appendix B, and the target notes are listed in Appendix A.

Table 3.1: Habitat Descriptions

Habitat Type	UK Habitats Code (secondary codes in brackets)	Description	Area (ha)
Developed Land; Sealed Surface. Buildings	u1b5	A series of seven buildings/structures were present within the site. 1: A chalet bungalow was in the eastern site extent. 2: A detached garage was to the east of B1. 3: A timber summerhouse was along the western site boundary. 4: A timber garage/storage unit	0.03

		in the western site extent. 5: A timber garage/storage unit to the west of B4. 6: A timber stable block to the north of B5. 7: A small timber storage shed in the front garden of the property.	
Developed Land; Sealed Surface. Other Developed Land	u1b6	Concrete and tarmacadam areas extended around the outbuildings and the periphery of the main house.	0.04
Artificial Unvegetated, Unsealed Sealed Surface	u1c	A crushed aggregate driveway was to the south of the main house together with a discrete area adjacent to B4.	0.02
Suburban Mosaic of Developed and Natural Surface	u1d (828: Vegetated Garden) (847: Introduced Shrub)	Formal garden areas were to the east and west of the main house. Yorkshire fog (*Holcus lanatus*) was abundant together with frequently occurring annual meadow grasses (*Poa annua*) and occasional perennial rye-grass (*Lolium perenne*) and sheep's fescue (*Festuca ovina*). Forbs were clumped and occasional throughout the sward and included creeping buttercup (*Ranunculus repens*), daisy (*Bellis perennis*) and white clover (*Trifolium repens*). A series of mature planted beds were adjacent to the house. Species included pendulous sedge (*Carex pendula*), rhododendron (*Rhododendron* spp.), Wilson's honeysuckle (*Lonicera nitida*) and daffodils (*Narcissus* sp.).	0.07
Scattered Trees	(32)	A mixture of mature, semi-mature and young self-seeded trees were present around the site boundaries and around field margins. Species included pedunculate oak (*Quercus robur*), willows (*Salix* sp.), silver birch (*Betula pendula*) and hazel (*Corylus avellana*).	N/A
Mixed Scrub	h3h	Areas of mixed scrub comprising bramble (*Rubus fruticosus* agg.), willow and hawthorn (*Crataegus*	0.1

		monogyna) had developed around the field boundaries.	
Modified Grassland	(103: Horse grazed) (12: Scattered Bracken)	A series of three grassland fields together with an area of grassland adjacent to the outbuildings supported species indicative of a modified sward, subject to enrichment and/ or grazing over a prolonged period. All areas of grassland supported a similar composition. Grassland species comprised frequent cock's-foot (*Dactylis glomerata*) and perennial rye-grass (*Lolium perenne*) together with occasional sheep's fescue (*Festuca ovina*). Common nettle (*Urtica dioica*) spear thistle (*Cirsium vulgare*), docks (*Rumex* sp.), dandelion (*Taraxacum* sp.) and ribwort plantain (*Plantago lanceolata*) were present and clumped throughout the sward. A discrete area of scattered bracken (*Pteridium aquilinum*) had developed between Field 2 and Field 3.	0.9
Other Standing Water	r1g	An unlined, broadly rectangular pond located along the southern site boundary. The pond had poor water clarity and it is understood the pond receives high levels of surface water run-off from the adjacent road and grazed fields. Emergent vegetation was present although this was restricted to the pond margins, comprising soft-rush (*Juncus effusus*), bur-reed (*Sparganium* sp.), pendulous sedge (*Carex pendula*), docks and common reed (*Phragmites australis*).	0.03
Standing Open Water	r1	A narrow drainage channel extended from the northern bank of the pond, extending off-site to the north and serving to bisect Fields 1 and 2. The channel was shallow and supported a shallow amount of water at the time of the assessment. Soft rush and	N/A

		water-dropwort's (*Oenanthe* sp.) were present throughout the channel.	
Native Hedge	h2a	A series of three hedges were within the site boundary. H1: A species-poor, well-managed native hedge to the north of B4, extending for approximately 15m. The hedge was dominated by hawthorn (*Crataegus monogyna*) and blackthorn (*Prunus spinosa*). H2: A well-managed hedge bounding H1 to the east, extending for approximately 30m. Species comprised hawthorn, bramble, wild privet (*Ligustrum vulgare*) and occasional Wilson's honeysuckle. H3: A mature hedge bounding the site to the south. The hedge extended for approximately 85m. The hedge was outgrown to some degree due to a lack of management. Dominant species included beech (*Fagus sylvatica*), with frequently occurring hawthorn, dogwood (*Cornus sanguinea*) and occasional rose (*Rosa* sp.).	N/A

Protected Species

Legislation

3.12 Legislation relating to the protected species referred to in this section is included in Appendix C.

3.13 The following paragraphs detail the suitability of the on-site habitats to support protected species and include information from the data search for protected, rare and otherwise notable species returned within a 2km radius.

Breeding Birds (excluding barn owl)

3.14 A total of three red and one amber listed Birds of Conservation Concern[1] (BoCC) were returned by the data search which may utilise habitats within the site. These include song thrush (*Turdus philomelos*), house sparrow (*Passer domesticus*), starling (*Sturnus vulgaris*) and dunnock (*Prunella modularis*).

3.15 The outbuildings (Buildings 4, 5 and 6), together with boundary trees, hedgerows and scrub provide opportunities for a range of widespread breeding birds (Refer to Target Note 1 on the survey map in Appendix B). A disused bird nest was observed within scrub between Field 2 and 3 (Refer to Target Note 2 on the survey map in Appendix B).

3.16 Overall, breeding birds were confirmed as being **present** at the site.

Barn Owl

3.17 The data search returned 13 recent (post 2011) records for barn owl within a 2km radius, although no records were returned from within the site. All records were over 1.4km from the site, the closest from 2023, located approximately 1.4km to the south.

3.18 The buildings did not provide any suitability for barn owl due to an absence of suitable roosting/nesting opportunities. The grassland fields and boundary scrub did provide potentially suitable foraging opportunities for this species, with connectivity to grassland fields in the wider area. Overall, the application site was considered to provide **low** potential for barn owl.

Bats

3.19 At least eight species of bat have been recently recorded within 2km of the site boundary. This includes pipistrelle species (*Pipistrellus* sp.); common pipistrelle (*Pipistrellus pipistrellus)*; soprano pipistrelle (*Pipistrellus pygmaeus*); natterers (*Myotis nattereri*); Whiskered/Brandt's (*Myotis mystacinus/brandtii*); serotine (*Eptesicus serotinus*); noctule (*Nyctalus noctula*); long-eared bat (*Plecotus* sp.); and brown long-eared bat (*P. auritus*). No records were returned from within the site.

[1] Birds of Conservation Concern status is prioritised into high concern (Red), medium concern (Amber) and low concern (Green) (Eaton et al, 2009). Red-list species are those that are globally threatened according to the IUCN criteria; those whose population or range has declined rapidly in recent years; and those that have declined historically and have not shown a substantial recent recovery. Amber-list species are those with an unfavourable conservation status in Europe; those whose population or range has declined moderately in recent years; those whose population has declined historically but made a substantial recent recovery; rare breeders; and those with internationally important or localised populations. Green-list species are those that fulfil none of the criteria.

3.20 The data search returned at least six species of bat within a 2.5km radius, recorded since 2000. Species included pipistrelle species (*Pipistrellus* sp.); common pipistrelle (*Pipistrellus pipistrellus)*; soprano pipistrelle (*Pipistrellus pygmaeus*); natterer's bat (*Myotis nattereri*); serotine (*Eptesicus serotinus*); noctule (*Nyctalus noctula*); long-eared species (*Plecotus* sp.); and brown long-eared (*P. auritus*). The most frequently recorded bat species was brown long-eared with a total of six records (totalling a count of 27 individuals).

3.21 No records were returned from within the survey site. A total of 25 recent (post 2000) bat records were recorded, with a further nine historic records also returned.

3.22 The closest roost records were from 2003, for unspecified roost types pertaining to natterer's bat, pipistrelle and long-eared; all approximately 1km to the north-east of the site. The closest record for a known maternity roost was for brown long-eared, recorded over 2km from the survey site, from 2009.

3.23 No PSML's pertaining to bats have been returned within 1km of the site.

3.24 The main house (Building 1) had slate roof and hanging tiles together with sealed timber soffit boxes and appeared to be well-sealed with no obvious potential roosting features externally. The garage (Building 2) supported potential roosting features in the form of gaps behind timber cladding as well as open eaves which provide potential ingress opportunities for bats into this structure. Gaps at the ridge line of each of the outbuildings (Buildings 4, 5 and 6) and open stable doors (Building 6) provided potential for ingress by bats into these structures (Refer to Target Note 2 on the survey map in Appendix B). The remaining outbuildings (Building 3 and 7) did not support any potentially suitable roosting features for bats.

3.25 A small number of trees located around the site boundaries supported features with potential for use by roosting bats including rot holes and split limbs (Refer to Target Note 2 on the survey map in Appendix B). All trees will be retained as part of the proposals.

3.26 The garden area together with the grassland fields, pond and boundary features provided potential foraging and commuting opportunities for bats (Refer to Target Note 3 on the survey map in Appendix B) with connectivity to gardens and agricultural fields in the wider area. Overall, the site as a whole is considered to provide **high** potential for foraging and **moderate** potential for roosting bats.

3.27 The proposed works are concentrated within the eastern site extent, with works proposed on Buildings 1 and 2. The outbuildings are being retained in their entirety, along with the more optimal bat foraging habitat associated with the pond, drainage channel, grassland fields and site boundaries. The working footprint is considered to provide **negligible** potential for foraging bats and **low** potential for roosting bats.

Reptiles

3.28 The data search returned recent (post 2011) records for slow worm (*Anguis fragilis*), common lizard (Zootoca vivipara) and grass snake (*Natrix helvetica*) within a 2km radius. The closest record was for common lizard; approximately 100m south of the site, from 2013. All other records were over 1km from the site.

3.29 Field boundaries provided in the north and west of the site provided potentially suitable habitat for widespread reptiles, with the interface between grassland and scrub providing a habitat mosaic favoured by this species; offering potential basking, foraging and sheltering opportunities (Refer to Target Note 4 on the survey map in Appendix B). The eastern site extent was well-managed, dominated by buildings, hardstanding and managed gardens which in turn provided limited opportunities for this species group.

3.30 Overall, the site was considered to provide **moderate** potential for widespread reptiles however potential within the proposed working footprint was assessed as being **negligible**.

Great Crested Newt (and other amphibians)

3.31 The data search did not return any recent or historic records for great crested newt within a 2km radius. No PSML's pertaining to great crested newt have been returned within 1km of the site.

3.32 No recent (post 2011) records were returned for any widespread amphibian within a 2km radius.

3.33 The development area is located within a Red Impact Risk Zone for great crested newt as part of the Horsham District Council District Level Licencing (DLL) Scheme. This risk category indicates that suitable habitat is present in the locality based on land-use and survey data held for the area.

3.34 There is one on-site pond and a further two ponds within 250m of the site; located approximately 180m to the south and 230m to the west.

3.35 The pond together with grazed fields and associated field boundaries in the north and west of the site provided potentially suitable terrestrial and breeding habitat for great crested newt, and other widespread amphibians (Refer to Target Note 5 on the survey map in Appendix B). The proposed working area itself is located within the eastern site extent; dominated by buildings, hardstanding and managed gardens which in turn provided limited terrestrial habitat for amphibians due to an absence of any suitable cover opportunities. There was no potential breeding habitat within the working area.

3.36 The site as a whole provides connectivity between ponds to the south and west along with terrestrial habitat along the railway corridor to the north of the site however the proposed working area is considered to provide sub-optimal conditions, with individuals present in the locality more likely to pass through more optimal habitats in the wider site further west.

3.37 Overall, the site a whole was assessed as having **high** potential to support great crested newt however the potential within the proposed working area is assessed as being **low**.

[redacted]

Hazel Dormouse

3.41 The data search did not return any records for this species within a 2km radius.

3.42 Dormice are largely arboreal and rely on blocks of diverse woodland and interconnected hedgerows for survival. Individuals rarely descend to the ground except to hibernate over winter months at the base of trees. Dormice favour a range of plant species which provide a food source throughout the year. Favoured species include an abundance of hazel and honeysuckle together with frequently occurring oak and bramble amongst other species.

3.43 Potentially suitable hazel dormouse habitat was restricted to areas of scrub along the northern site boundary and between Fields 1 and 2 (Refer to Target Note 6 on the survey map in Appendix B). This scrub had some connectivity to tree lines and scrub along the railway embankment to the north and in turn may support small numbers of individuals however areas of scrub were not connected to any areas of woodland and in turn, habitats within and adjacent to the site are considered suitable to support a viable dormouse population.

3.44 Overall, the site was considered to provide **low** potential for this species, with potential restricted to the areas of scrub in the north and east of the site.

Invasive Non-Native Species (INNS)

3.45 Rhododendron (*Rhododendron ponticum*), was recorded within the managed garden at the time of the survey (Refer to Target Note 7 on the survey map in Appendix B).

4. EVALUATION

4.1 On the basis of the information available from the habitat survey and desk study, the site has been evaluated in terms of its potential for biodiversity, support of protected species and habitats, and the contribution the area makes as part of the wider landscape. The nature conservation value of the site has been assessed following standard criteria developed by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2006) and is provided below.

4.2 The biodiversity value of protected species within the site is a preliminary evaluation based upon the desk study records, habitat suitability and the conservation status of the species in question. It should be noted that where European Protected Species (EPS) or species of Principle Importance for the Conservation of Biodiversity are present on-site they may be valued at a lower level/scale where it is considered likely that populations would not be of sufficient importance to justify designation at a higher level. However, regardless of their biodiversity value, such species are still subject to national and/or European legislation.

4.3 Key aspects of relevant planning policy regarding conservation, including an explanation of species referred to as being of 'Principal Importance for Conservation of Biodiversity' and European Protected Species and habitats, are provided in the Legislation section in Appendix C.

Geographic Evaluation

Features of International Importance

4.4 Features of International Importance are principally sites covered by international legislation or conventions, implemented by the Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales. The Regulations mainly deal with the protection of sites with certain habitats and populations of species that are important for nature conservation in a European context, i.e., Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's).

4.5 The site is not subject to any international statutory nature conservation designations. The closest site of International Importance is Arun Valley SAC, SPA and Ramsar, located approximately 6km to the south of the site.

4.6 The site does not provide any supporting habitat for Arun Valley. Due to the small scale of the proposal and distance of the development site, the construction and operational phases of the works are not considered likely to have any significant negative impacts on the designated site.

Features of National Importance

4.7 Features of national importance include SSSIs which are designated under the Wildlife and Countryside Act 1981 (as amended).

4.8 The site is not subject to any statutory designation. The South Downs National Park is located approximately 1.7km west. The site doesn't not provide any suitable supporting habitat for the National Park.

4.9 It is not considered that any habitats or populations or assemblages of species within the site would meet the criteria for the designation of a SSSI, or other nationally important site, at an appropriate geographic level[2].

Features of Regional Importance

4.10 The site does not include any features of value at this level neither is it likely to be selected as a wildlife site based on the results of the current survey.

Features of District Importance

4.11 The habitats supported are common and widespread in the district. The site does not support any features that were considered to be of value at this level.

Features of Local Importance

4.12 The site supports a network of grazed fields together with mature boundary features and a pond, all of which are considered to be of value at a local level.

Features of Value Immediate Vicinity (c. 250m) of the project

[redacted]

[2] JNCC Guidelines for selection of biological SSSIs (see http://jncc.defra.gov.uk/page-2303#download).

Summary

4.14 [redacted]

Local Plan Evaluation

4.15 It is considered that the Horsham District Council Core Strategy (2017) contains nature conservation policies relevant to the site. A summary of the relevant policies is contained in the Legislation section in Appendix C.

5. CONCLUSIONS AND RECOMMENDATIONS

Conclusions

5.1 Woodside is in a rural environment, situated in the northern extent of Pulborough in West Sussex.

5.2 The site comprises a residential dwelling and garage with associated garden together with a series of outbuildings, grassland fields, pond and associated drainage ditch together with mature boundary vegetation. In the wider area, agricultural land and scattered residential properties extend in all directions.

5.3 Proposals are for the extension to an existing residential property together with construction of a detached garage. Access will remain as existing. No trees or boundary features will require removal to facilitate the works. The site extends over approximately 1.3ha although the proposed working footprint will be confined to the existing dwelling, garage and associated garden and driveway areas in the eastern corner of the wider site; extending over approximately 0.1ha.

5.4 The site is not subject to any statutory or non-statutory designations.

5.5 The survey area has been assessed as being of value within the local area, with habitats and associated features having potential to support small numbers of protected species including breeding birds, bats, [redacted], hazel dormouse and great crested newt. The site also provides connectivity for more mobile species to pass through the site.

5.6 The works are discrete in nature; restricted to an area dominated by buildings and hardstanding with limited ecological value overall, with the highest ecological value within the site being associated with habitats in the wider site to the north and west.

5.7 The proposed development will directly impact areas of vegetated garden with some, albeit limited, potential for use by [redacted] as well as by great crested newts during their terrestrial phase. Works will also impact buildings 1 and 2 with works to demolish the garage (building 2) having the potential to result in disturbance to roosting bats and the loss of potential roost sites. Discrete areas of planted shrubbery will also be removed with potential for use by breeding birds and these species groups may pose some constraints to the proposed development.

5.8 Based on the results of the assessment, a targeted Preliminary Roost Assessment (PRA) in relation to the garage (building 2) is recommended in order to further ascertain the potential of this structure to support roosting bats.

5.9 It is considered that adopting a precautionary approach in relation to breeding birds [redacted] facilitate the removal of discrete areas of vegetated garden habitat will be sufficient to safeguard these species groups.

5.10 Although the proposed working area has limited potential to support great crested newt, due to the site falling within a red impact risk zone, precautionary measures should be implemented in order to fully safeguard this species. Based on the limited terrestrial habitat supported and the discrete nature of the works, it is not considered necessary to register the application on the District Level Licensing (DLL) Scheme which may otherwise be triggered by development. Instead, adopting a series of precautionary working measures will be sufficient to fully safeguard great crested newts and this approach is considered to be sufficient and proportionate in this situation to ensure the favourable conservation status of great crested newts is not impacted as a result of the works.

5.11 Details regarding further survey and mitigation to include precautionary working practices, and habitat enhancement measures are provided below.

Recommendations

Bats

5.12 Bats receive protection under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended).

Building 2

5.13 Due to the presence of suitable roosting features associated with building 2, a preliminary roost assessment (PRA) is recommended to ascertain potential for this structure to support roosting bats, in accordance with current guidelines. Depending on the results of this initial assessment, targeted bat emergence and activity surveys in relation to the building may be required in order to ascertain if and how bats are roosting within the structure.

5.14 If any roosts are identified within the on-site structures, an appropriate Protected Species Mitigation Licence (PSML) will be required in order to proceed with the proposal.

Great Crested Newt

5.15 Great crested newts receive protection under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended).

5.16 It is recommended that adopting a series of precautionary working measures will be sufficient to fully safeguard great crested newts that may pass through semi-natural habitats within and adjacent to the working area. These measures should include the following:

Site Storage

- All materials and machinery will be stored on existing areas of hardstanding/the gravel driveway to the south of the existing dwelling. The potential for migration by great crested newts is considered reduced through this area which is already subject to regular disturbance;
- no barrier effects are predicted and any great crested newts can travel freely through the area should they choose to do so;
- in addition, all stored materials will be raised off the ground on pallets or skids to further remove any refuge potential for great crested newts; and
- aggregates such as gravel and sand must be delivered in bulk bags and stored on pallets rather than piled on site to create potentially suitable 'refuge piles'.

Construction Phase

- Grassland adjacent to the building (within the proposed working area for the building works) should be managed at ground level in the lead up to construction commencing in order to ensure the working area remains unsuitable for great crested newts;
- excavations, trenches etc. must be back-filled overnight, if this isn't possible then earth ramps must be left in the trench(es) to allow animals, including great crested newts, to easily climb out;
- the contractor must inspect any excavations each morning to check that great crested newts are not present;
- if any newts are found during the construction phase, then all activities must cease immediately and the project ecologist contacted for advice. An appropriate working methodology will need to be devised and this may include the need to register the site on the DLL to enable activities to lawfully continue; and
- any other species found during the works will be removed from the site and relocated to suitable cover in the wider site.

Widespread Breeding Birds

5.17 Mature shrubs adjacent to the existing buildings provide suitable nesting habitat for a range of widespread bird species. All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended).

5.18 In order to avoid any potential impact on breeding birds, the clearance of any shrubbery should be undertaken outside the main bird nesting season which runs from March to August inclusive[3], with clearance works possible between September and February. Where this is not possible, an ecologist would need to check the vegetation for active nests and signs of bird breeding activity.

5.19 In the event that a nest is found, an exclusion zone around the nest would be established. Works would have to cease within this buffer area until the young birds have fledged.

[redacted]

Rhododendron

5.21 This species is listed on the Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) and therefore precautions must be taken to avoid spreading this species off-site as part of any site preparation works. This species can reproduce through vegetate means, by suckering from roots and by layering where branches touch the ground and this species also reproduces by seed. Each flower head can produce between 3,000 and 7,000 seeds. Rhododendron seeds are amongst the smallest and lightest of any plant species and are designed primarily for dispersal by wind.

[3] It should be noted that this is the main breeding period. Breeding activity may occur outside this period (depending on the particular species and geographical location of the site) and thus due care and attention should be given when undertaking potentially disturbing works at any time of year.

5.22 Removal of this species should be undertaken with care with plants mechanically uprooted- the root system of Rhododendron is generally located in the top 45cm of the soil. To eliminate the risk of spreading seeds during removal, the plants must be dug up in autumn or winter after flowering. The arisings must then be burnt or composted securely on-site, ensuring the species is not spread off-site.

Habitat Retention

5.23 The boundary trees should be protected in accordance with British Standards (BS 2012) 5837:2012 Trees in Relation to Design, Demolition and Construction.

5.24 Suitable fencing should be installed around the perimeter of the working area to ensure materials and machinery do not encroach into adjacent retained habitats including boundary features.

Biodiversity Net Gain

5.25 It is understood that the scheme is exempt from requiring a targeted Biodiversity Net Gain Assessment as it is a householder application and will be a self-build construction.

Habitat Enhancement

5.26 New development offers the opportunity for a gain in biodiversity in accordance with national and local planning policy.

Post Development Landscaping

5.27 New landscaping should be carefully designed with biodiversity in mind. Wildlife planting should be integral to any soft landscape plans and should include native species and/or species of recognised wildlife value[4]. The use of nectar-rich and berry producing plants will attract a wider range of insects, birds and mammals. Species should be carefully selected to ensure they are suitable for the area. Some species of known wildlife value are listed in Appendix E.

[4] For example, The Royal Horticultural Society (RHS) Perfect for Pollinators Scheme https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/encourage-wildlife-to-your-garden/plants-for-pollinators and the joint RHS/Wildlife Trust's Gardening with Wildlife in Mind Database http://www.joyofplants.com/wildlife/home.php

5.28 Good horticultural practice should be utilised, including the use of peat-free composts, mulches and soil conditioners, native plants with local provenance and avoidance of the use of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).

5.29 New tree and scrub/shrub planting could be undertaken around the site boundaries. This will serve to augment the existing site boundaries and improve connectivity between the site and the wider landscape for more mobile species including hedgehog, great crested newt, bats and [redacted].

5.30 New tree/shrub planting should comprise at least five native species which could include (but not be limited to); hazel (*Corylus avellana*); guelder-rose (*Viburnum opulus*); dogwood; holly (*Ilex aquifolium*); dog-rose (*Rosa canina*); honeysuckle (*Lonicera periclymenum*); hawthorn *(Crataegus monogyna*), hornbeam (*Carpinus betulus*); pedunculate oak; and field maple (*Acer campestre*). Any new planting must be carefully selected to ensure that the species is suitable for the location.

Hedgerows

5.31 Existing hedgerows could be enhanced through supplementary planting which could include (but not be limited to); hazel; guelder-rose; dogwood; holly; honeysuckle; and field maple). Any new planting must be carefully selected to ensure that the species is suitable for the location. An appropriate hedgerow seed mix could also be seeded along the base of the hedges to enable a more diverse ground flora to develop.

Pond

5.32 The pond would benefit from management to improve its water quality. The pond could be de-silted to increase the water holding capacity and remove sediment build-up. Aquatic plants also play an important role in water quality, aerating the water as well as providing egg-laying opportunities for aquatic invertebrates and also providing shelter and food for wildlife. Additional planting using a mix of native marginal, emergent and submerged vegetation could be undertaken. Tall emergent vegetation should be avoided as this will shade out other vegetation and reduce plant diversity (Freshwater Habitat Trust, 2017a). When planting new plants, care should be taken to avoid species listed as invasive on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). A list of appropriate native aquatic plants is provided in Appendix E.

5.33 Although it requires careful management, common reed could be planted around the inlet from the road to act as a natural filter for road run-off as it enters the pond. This species will need to be thinned annually to restrict its spread once established.

Bats and Lighting

5.34 Different species of bat have been found to react differently to night-time lighting however research has found that generally, all species of bats are sensitive to artificial lighting and that excessive lighting can delay bats from emerging, thus shortening the time available for foraging, as well as causing individuals to move away from suitable foraging grounds or roost sites, to alternative dark areas (Jones, 2000). Bats can also become isolated from their foraging grounds if the linear features they use for commuting are suddenly illuminated, creating a light barrier (Fure, 2006). New lighting should be devised in accordance with accepted best practice measures (Institute of Ecology and Environmental Management 2006, Institute of Lighting Engineers 2023).

5.35 Currently the site receives a degree of intermittent light spill from safety lighting on the existing driveway. If any new lighting is required as part of the proposals this should seek to minimise any increased levels of light spill. It is understood lighting will be kept to a minimum, with safety lighting limited to the entrance/access.

* The level of artificial lighting including flood lighting should be kept to a minimum, with light spill limited on adjacent trees;
* recent LED technology should be utilised where possible. LED lights do not emit UV radiation, towards which insects are attracted, drawing them away from bat foraging areas in the surrounding landscape. All lights should be directed at a low angle with minimal light spillage wherever possible; and
* the site boundaries should be kept dark at bat emergence (0-1 hour after sunset) and during peak bat activity periods (e.g., 1.5 hours after sunset and 1.5 hours before sunrise). Therefore, where possible, the lighting should be installed with the light directed down onto the entrance/access wherever possible and lighting should be controlled through the use of PIR and/or timers.

Bird Boxes

5.36 Additional bird nesting provision could be incorporated into new design proposals. External bird boxes could be installed on suitable mature or semi-mature trees around the site margins. There are a range of bird boxes on the market and various types are suitable for the site. Models selected should be suited for use by a range of garden birds. These should be located at a height of at least 3m, ideally with a south-east or south-west facing aspect.

Bat Boxes

5.37 Additional bat roosting provision could be incorporated into the site. Bat boxes could be fixed to boundary trees post works. Greenwoods small single crevice bat boxes are recommended but there are also other good quality beech or pressure treated soft wood boxes on the market. The bat boxes should be oriented south-west to south-east and located at least 3m above ground level and ideally directly below the eaves if a box is sited on a building.

Other

5.38 It is recommended that an update assessment is undertaken if more than 18 months have elapsed between the survey and the point at which any development decisions have been made at the site.

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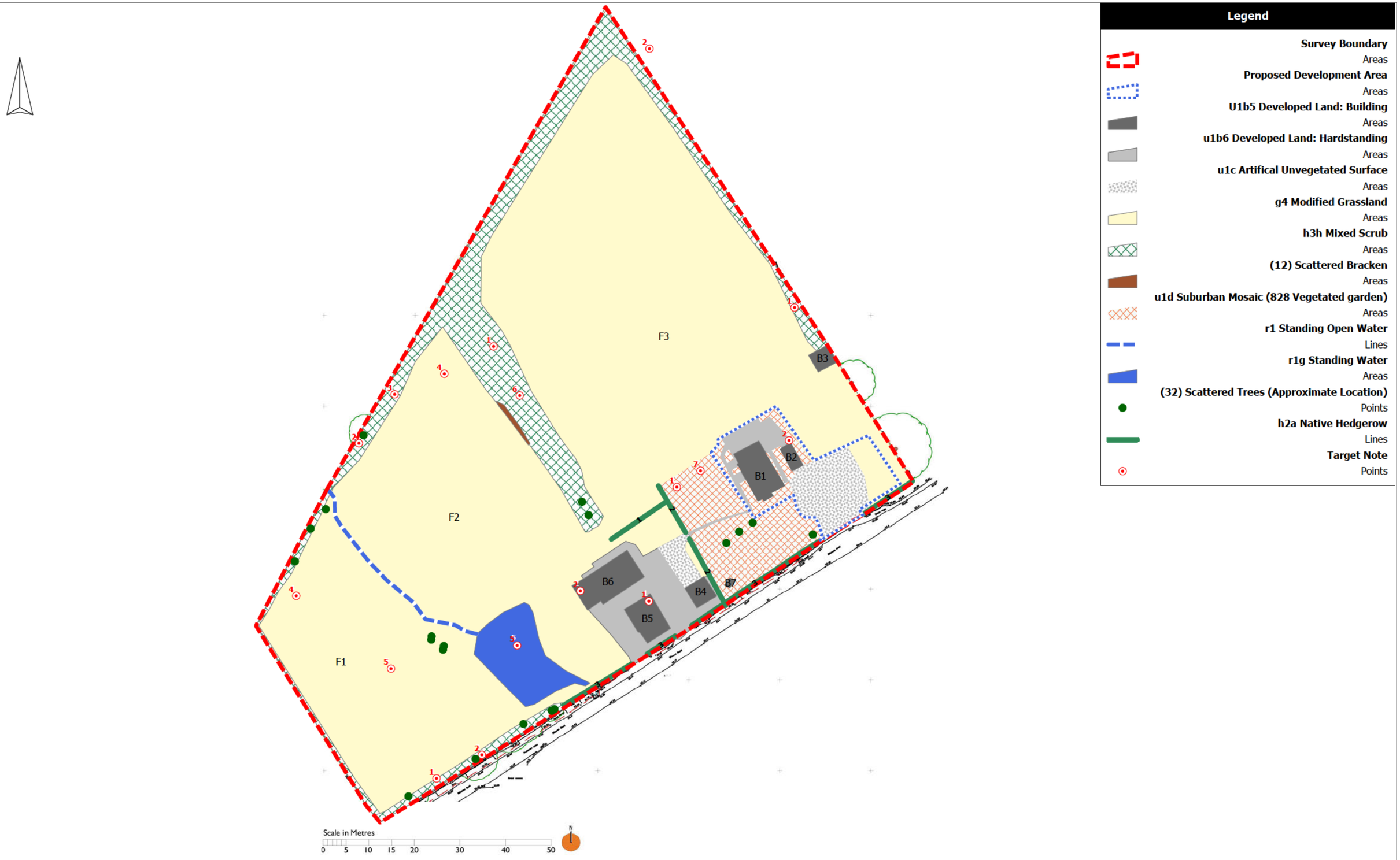
Appendix A
Target Notes and Photographs

Target Note (TN)	Feature	Photograph of Feature
N/A	**Photograph 1:** A view south towards the chalet bungalow (building 1) subject to the proposed extension works. The building was well sealed, with limited potential for use by bats or breeding birds.	
1, 3	**Photograph 2:** Looking west within the front garden towards the shed (building 7). Boundary hedgerows provide potential for breeding birds and foraging bats.	
1, 2	**Photograph 3:** Looking north towards the garage (building 2) due to be removed as part of the works. Features associated with this structure provided potential to support roosting bats and breeding birds.	

Target Note (TN)	Feature	Photograph of Feature
N/A	**Photograph 4:** Looking north-east west towards the front elevation of building 1.	
1, 3	**Photograph 5:** A view towards the outbuildings in the west of the site. The stables (building 6) are to the right of the photograph and the storage unit (building 5) to the left. Features associated with these structures provided potential to support roosting bats and breeding birds.	
1, 4, 5	**Photograph 6:** A view across Fields 1 and 2 in the west of the site. Field boundaries provide potential for use by breeding birds with field margins providing some potential for use by reptiles and great crested newt.	

Target Note (TN)	Feature	Photograph of Feature
3, 5	**Photograph 7:** A view towards the pond, with potential for use by great crested newt and foraging bats.	
5	**Photograph 8:** Looking towards the drainage channel extending north from the pond, forming a boundary between Fields 1 and 2.	
N/A	**Photograph 9:** A view north across Field 3 in the east of the site.	

Appendix B
Survey Map



Legend

- **Survey Boundary** — Areas
- **Proposed Development Area** — Areas
- **U1b5 Developed Land: Building** — Areas
- **u1b6 Developed Land: Hardstanding** — Areas
- **u1c Artifical Unvegetated Surface** — Areas
- **g4 Modified Grassland** — Areas
- **h3h Mixed Scrub** — Areas
- **(12) Scattered Bracken** — Areas
- **u1d Suburban Mosaic (828 Vegetated garden)** — Areas
- **r1 Standing Open Water** — Lines
- **r1g Standing Water** — Areas
- **(32) Scattered Trees (Approximate Location)** — Points
- **h2a Native Hedgerow** — Lines
- **Target Note** — Points

Figure 1: Woodside Habitat Survey Map

Drawn by: CT
Date: 17/03/2025
Scale: See Map

CT Ecology

Appendix C
Legislation

LEGISLATIVE FRAMEWORK

This section contains information pertaining to the legislation and planning policy applicable in Britain. This information is not applicable to Northern Ireland, the Republic of Ireland the Isle of Man or the Channel Islands. Information contained in the following appendix is provided for guidance only.

Species

The objective of The Conservation of Habitats and Species Regulations 2017 (as amended) (formerly The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended) is to conserve plants and animals which are considered to be rare across Europe.

The Wildlife and Countryside Act 1981 (as amended) implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and also implements the obligations set out for species protection from the Council Directive 2009/147/EC (formerly 79/409/EEC) on the Conservation of Wild Birds (EC Birds Directive) in Great Britain.

Various amendments have been made since the Wildlife & Countryside Act came into force in 1981. Further details pertaining to alterations of the Act can be found on the following website: www.opsi.gov.uk. Key amendments have been made through the Countryside and Rights of Way (CRoW) Act (2000) and Nature Conservation (Scotland) Act 2004.

There are a number of other legislative Acts affording protection to species and habitats. These include

- Countryside and Rights of Way (CRoW) Act 2000
- Deer Act 1991
- Natural Environment & Rural Communities (NERC) Act 2006
- [redacted]
- Wild Mammals (Protection) Act 1996

[redacted]

[redacted]

- [redacted]
- [redacted]

[redacted]

[redacted]

Bats

Bats are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). This act protects individuals from:

* intentional or reckless disturbance (at any level);
* intentional or reckless obstruction of access to any place of shelter or protection; and
* selling, offering or exposing for sale, possession or transporting for purpose of sale

In addition, all species of bat are fully protected under The Conservation of Habitats and Species Regulations 2017 (as amended) through their inclusion on Schedule 2. Regulation 41 prohibits:

* deliberate killing, injuring or capturing of Schedule 2 species (all bats);
* deliberate disturbance of bat species as to impair their ability:
  (i) to survive, breed, or reproduce, or to rear or nurture young; and
  (ii) to hibernate or migrate.

[redacted]

* deliberate disturbance of bat species as to affect significantly the local distribution or abundance of the species;
* damage or destruction of a breeding site or resting place; and
* keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part thereof.

A Protected Species Mitigation Licence (PSML) issued by Natural England will be required for works liable to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake activities listed above. A licence is required to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.

Breeding Birds

Under the Wildlife & Countryside Act, 1981 (as amended), a wild bird is defined as any bird of a species that is resident in or is a visitor to the European Territory of any member state in a wild state. Game birds, however, are not included in this definition (except for limited parts of the Act). They are covered by the Games Acts, which fully protect them during the closed season.

Under the Wildlife & Countryside Act, 1981 (as amended), all birds, their nests and eggs are protected under Sections 1-8 of the Act and it is an offence, with certain exceptions, to:

* intentionally (or recklessly in Scotland) kill, injure or take any wild bird;
* intentionally (or recklessly in Scotland) take, damage or destroy (or, in Scotland, otherwise interfere with) the nest of any wild bird while it is in use or being built
* intentionally take or destroy the egg of any wild bird;
* have in one's possession or control any wild bird, dead or alive, or any part of a wild bird, which has been taken in contravention of the Act;
* have in one's possession or control any egg or part of an egg which has been taken in contravention of the Act;
* use traps or similar items to kill, injure or take wild birds;
* have in one's possession or control any bird (dead or alive) unless registered, and in most cases ringed, in accordance with the Secretary of State's regulations; and
* in Scotland only, intentionally or recklessly obstruct or prevent any wild bird from using its nest.

Certain rare species receive additional special protection under Schedule 1 of the Act. This affords them protection against:

* intentional or reckless disturbance while it is building a nest or is in, on or near a nest containing eggs or young;

* intentional or reckless disturbance of dependent young of such a bird;
* in Scotland only, intentional or reckless disturbance whilst lekking; and
* in Scotland only, intentional or reckless harassment.

The British Trust for Ornithology (BTO) has a list of birds that are Species of Conservation Concern. These birds are not legally protected but where they are found on site they should be given planning consideration. The criteria for birds listed as amber (medium conservation concern) include:

* historical population decline during 1800-1995, but recovering: population has more than doubled over last 25 years;
* moderate (25-49%) decline in UK breeding population over last 25 years;
* moderate (25-49%) contraction of UK breeding range over last 25 years;
* moderate (25-49%) decline in UK non-breeding population over last 25 years;
* species with unfavourable conservation status in Europe (Species of conservation Concern);
* five year mean of breeding pairs in the UK;
* ≥50% of UK breeding population in 10 or fewer sites.
* ≥50% of UK non-breeding population in 10 or fewer sites;
* ≥20% of European breeding population in UK; and
* ≥20% of NW European (wildfowl), East Atlantic Flyway (waders) or European (others) non breeding populations in UK.

Hazel Dormouse

The hazel dormouse (*Muscardinus avellanarius*) is fully protected under The Conservation of Habitats and Species Regulations 2017 through its inclusion on Schedule 2. Regulation 41 prohibits:

* deliberate killing, injuring or capturing;
* deliberate disturbance as to impair its ability:
  (i) to survive, breed, or reproduce, or to rear or nurture young; and
  (ii) to hibernate or migrate.
* deliberate disturbance as to affect significantly the local distribution or abundance of the species;
* damage or destruction of a breeding site or resting place; and
* keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part of this species.

The hazel dormouse is also currently protected under the Wildlife and Countryside Act 1981 (as amended) through its inclusion on Schedule 5. Under this Act, this species is additionally protected from:

* intentional or reckless disturbance;
* intentional or reckless obstruction of access to any place of shelter or protection; and
* selling, offering or exposing for sale, possession or transporting for purpose of sale.

A Protected Species Mitigation Licence (PSML) issued by Natural England will be required for works liable to affect dormouse breeding or resting places (N.B. this is usually taken to mean dormouse 'habitat') or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above. The licence will allow derogation from the relevant legislation but will also to enable appropriate mitigation measures to be put in place and monitored.

Herpetofauna (Reptiles and Amphibians)

The following species receive full protection under The Conservation of Habitats and Species Regulations 2017 (as amended) through their inclusion on Schedule 2.

* sand lizard (*Lacerta agilis*);
* smooth snake (*Coronella austriaca);*
* natterjack toad (*Epidalea calamita);*
* great crested newt (*Triturus cristatus);* and
* pool frog (*Pelophylax lessonae).*

Under this legislation, Regulation 41 prohibits:

* deliberate killing, injuring or capturing of species listed on Schedule 2;
* deliberate disturbance of any Schedule 2 species as to impair their ability:
  (i) to survive, breed, or reproduce, or to rear or nurture young; and
  (ii) to hibernate or migrate.
* deliberate disturbance of any Schedule 2 species as to affect significantly the local distribution or abundance of the species;
* deliberate taking or destroying of the eggs of a Schedule 2 species;
* damage or destruction of a breeding site or resting place; and
* keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part of a species.

With the exception of the pool frog, these species are also currently listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under this Act, they are additionally protected from:

* intentional or reckless disturbance (at any level);
* intentional or reckless obstruction of access to any place of shelter or protection; and
* selling, offering or exposing for sale, possession or transporting for purpose of sale.

Other native species of herpetofauna are protected solely under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). These species include:

* adder (*Vipera berus*);
* grass snake (*Natrix natrix*);
* common lizard (*Zootoca vivipara*); and
* slow-worm (*Anguis fragilis*).

Under this legislation, for these species it is prohibited under Section 9(1) & (5) to:

* intentionally (or recklessly in Scotland) kill or injure these species
* sell, offer or expose for sale, possess or transport for purpose of sale these species, or any part thereof.

The following species are listed in respect to Section 9(5) of Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) which only affords them protection against sale, offering or exposing for sale, possession or transport for the purpose of sale:

* common frog (*Rana temporaria);*
* common toad (*Bufo bufo);*
* smooth newt (*Lissotriton vulgaris);* and
* palmate newt (*L. helveticus*).

<u>Water Vole</u>

The water vole (*Arvicola amphibius)* (=terrestris) is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to:

* intentionally kill, injure or take (capture) this species;
* intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection;
* intentionally or recklessly disturb water voles while they are occupying a structure or place used for shelter or protection; and

* sell, offer or expose for sale, or have in his possession or transport for the purpose of sale, any live or dead water vole or part of this species.

Where development works are liable to affect habitats known to support water voles, Natural England must be consulted. All alternative design options must have been explored and communicated to Natural England in order to demonstrate that works have tried to avoid contravening the legislation e.g. the use of alternative sites, appropriate timing of works to avoid times of the year in which water voles are most vulnerable etc. Conservation licences for the capture and translocation of water voles may be issued by Natural England for the purpose of development activities if it can be shown that the activity has been properly planned and executed and thereby contributes to the conservation of the population.

Otter

Otters (*Lutra lutra)* are fully protected under The Conservation of Habitats and Species Regulations 2017 through their inclusion on Schedule 2. Regulation 41 prohibits:

* deliberate killing, injuring or capturing of otters
* deliberate disturbance as to impair their ability:
  (i) to survive, breed, or reproduce, or to rear or nurture young; and
  (ii) to hibernate or migrate.
* deliberate disturbance as to affect significantly the local distribution or abundance of the species;
* damage or destruction of a breeding site or resting place; and
* keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part of this species.

Otters also receive protection under the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

* intentional or reckless disturbance (at any level);
* intentional or reckless obstruction of access to any place of shelter or protection; and
* selling, offering or exposing for sale, possession or transporting for purpose of sale.

A Protected Species Mitigation Licence (PSML) issued by Natural England will be required for works liable to affect breeding or resting places or for activities likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above. The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.

Red Squirrel

The red squirrel (*Sciurus vulgaris*) is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to:

* intentionally (or recklessly in Scotland) kill, injure or take (capture) red squirrels;
* intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection;
* intentionally or recklessly disturb this species while they are occupying a structure or place used for shelter; and
* sell, offer or expose for sale, or have in his possession or transport for the purpose of sale, any live or dead red squirrel or part of this species.

White Clawed Crayfish

The white clawed crayfish (*Austropotamobius pallipes*) receives partial protection under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). This species is protected under Sections 9(1) and 9(5), making it an offence to:

* intentionally take/capture white-clawed crayfish; and
* sell, offer or expose for sale, have in possession or transport for the purpose of sale, any live or dead white clawed crayfish or part of this species.

A conservation licence for the capture and translocation of crayfish may be issued for the purpose of development activities if it can be demonstrated that the activity has been carefully planned and this species considered. The activity must also demonstrate that it contributes to the conservation of the population.

Wild Mammals

All wild mammals are protected against intentional acts of cruelty under the Wild Mammals (Protection) Act 1996. Under this legislation it is an offence to:

* mutilate, kick, beat, nail or otherwise impale, stab, burn, stone, crush, drown, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.

To avoid possible contravention of this legislation, due care and attention should be taken when carrying out works that have the potential to impact any wild mammal as described above.

Plants

Wild plants are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence for an 'unauthorised' person to intentionally (or recklessly in Scotland) uproot wild plants. An authorised person can be the owner of the land on which the action is taken, or anybody authorised by them.

Some rare plant species also receive full protection under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended). This prohibits:

* intentionally (or recklessly in Scotland) picking, uprooting or destruction of any wild Schedule 8 species (or seed or spore attached to any such wild plant in Scotland only); and
* selling, offering or exposing for sale, or possessing or transporting for the purpose of sale, any wild live or dead Schedule 8 plant species or parts.

In addition to the legislation outlined above, several plant species are fully protected under Schedule 5 of The Conservation of Habitats and Species Regulations 2017. Regulation 45 makes it an offence to:

* deliberately pick, collect or destroy a wild Schedule 5 species; and
* be in possession of, or control, transport, sell or exchange any wild live or dead Schedule 5 species or anything derived from it.

A Protected Species Mitigation Licence (PSML) issued by Natural England will be required for works liable to affect species of plant listed under The Conservation of Habitat and Species Regulations 2017.

Invasive Plant Species

Certain plants are listed on Part II of Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) in respect to Section 14(2). Species include:

* Japanese knotweed (*Fallopia japonica):*
* giant hogweed (*Heracleum mantegazzianum);*
* Himalayan balsam (*Impatiens glandulifera);*
* certain species of rhododendron (*Rhododendron* sp.); and
* certain species of cotoneaster (*Cotoneaster* sp.).

Species listed are non-natives whose establishment or spread in the wild may be detrimental to native wildlife. Inclusion on Part II of Schedule 9 therefore makes it an offence to:

* plant or otherwise cause these species to grow in the wild.

This legislation makes it is an offence to cause species listed to grow in the wild. Therefore, if they are present on site and development activities have the potential to cause the further spread of these species to new areas, it will be necessary to ensure appropriate measures are in place to prevent this.

HABITATS

International Statutory Designations

* Special Protection Areas (SPAs): Terrestrial SPA's are afforded protection by The Conservation of habitats and Species Regulations 2017 (as amended) an offshore SPA's are afforded protection under The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended).
* Special Areas of Conservation (SACs): These areas are designated under the same regulations as detailed for SPA's.
* Ramsar sites: These areas are wetlands designated under the Convention on Wetlands of International Importance (1971). Wetlands can include areas of marsh, fen, water or peatland and may be natural or artificial, permanent or temporary. Ramsar sites are underpinned through prior notification as Sites of Special Scientific Interest (SSSIs) and as such receive statutory protection under the Wildlife & Countryside Act 1981 (as amended) with further protection provided by the Countryside and Rights of Way (CRoW) Act 2000.

National Statutory Designations

* Sites of Special Scientific Interest (SSSIs): These sites are designated by the countryside agencies (for example Natural England) under the Wildlife & Countryside Act 1981 (as amended). Prior to 1981 these were designated under the National Parks and Access to the Countryside Act 1949. Improved mechanisms for the protection of SSSIs have also been introduced by the Countryside and Rights of Way Act 2000 (in England and Wales).
* National Nature Reserves: These sites are also designated by the countryside agencies under the Wildlife & Countryside Act 1981 (as amended).

Local Statutory Designations

* 1949 Local Nature Reserves (LNRs): These sites are designated by local authorities under the National Parks and Access to the Countryside Act 1949. These are sites recognised for their wildlife or geological interest at a local level and are managed for nature conservation.

Non-Statutory Designations

* Local Wildlife Sites: Areas of local conservation interest may be designated by local authorities. The terminology for these sites varies depending on the county. They can be called Sites of Nature Conservation Importance (SNCI's), Sites of Importance for Nature Conservation (SINCs), County Wildlife Sites (CWS), Listed Wildlife Sites (LWS), Local Nature Conservation Sites (LNCS), Sites of Biological Importance (SBIs). The designation criteria may vary between counties. Local Wildlife Sites are of material consideration when planning applications are being determined.
* The Hedgerow Regulations 1997: These have been compiled to protect 'important' countryside hedgerows from damage or removal. A hedgerow is considered important if (a) has existed for 30 years or more; and (b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations. Under the Regulations, it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. Hedgerows covered by these regulations include those on or adjacent to common land, SSSIs (including all terrestrial SACs, NNRs and SPAs), LNRs, land used for agriculture or forestry and land used for the keeping or breeding of horses, ponies or donkeys.

National Planning Policy

The National Planning Policy Framework (2024) replaces the former NPPF and PPS9 documents and emphasises the need for sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and priority species. An emphasis is also made for the need for ecological networks through preservation, restoration and re-creation. The protection and recovery of priority species is also included as a requirement of planning policy. In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from adverse harm; appropriate mitigation or compensation measures are in place where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

Regional and Local Planning Policy

The Horsham District Core Strategy (2017) contains the following Nature Conservation Policies that are relevant to the site.

Horsham District Core Strategy (2017).

* Policy CP1: Landscape and Townscape Character

'The landscape character of the district will be maintained and enhanced. Activities which may influence the character should only take place where:

- *The landscape and townscape character is protected, conserved or enhanced taking into account key landscape and settlement characteristics;*
- *Protected landscapes, habitats and species are properly protected, conserved and enhanced; and*
- *The biodiversity of the District is conserved and enhanced.'*

Regional and Local BAPs

Many local authorities in the UK have produced a local Biodiversity Action Plan (LBAP) at the County or District level. The Sussex Biodiversity Action Plan is based on the UK list of Species and Habitats of Principal Importance and contains 1,149 species and 65 habitats. A Local Nature Recovery Strategy is also being devised for West Sussex, due to be published at the end of 2025 which will supersede the (LBAP). Local Nature Recovery Strategies (LNRS) are a statutory requirement from the Environment Act 2021. Their aim is to identify and protect the important places for nature that are left, and identify the opportunities to restore or create habitats, where this can have the most benefit for wildlife and people. The strategies will help to target future effort and funding.

Appendix D
Plant Species List

Scientific nomenclature follows Stace (2010) for vascular plant species and British Bryological Society (BBS) Special Volume No. 5 *English Names for British* Bryophytes for bryophyte species. Vascular plant common names follow the Botanical Society of the British Isles 2003 list, published on its web site, www.bsbi.org.uk. The plant species list was generated as part of a Phase 1 Habitat survey and does not constitute a full botanical survey.

Abundance was estimated using the DAFOR scale as follows:

D = dominant, A = abundant, F = frequent, O = occasional, R = rare.

Key to qualifiers: c=clumped, e=edge only, g=garden origin, p=planted, y = young, s=seedling or sucker, t=tree, h=hedge, w=water. L = locally i.e. LD=locally dominant.

COMMON NAME	SCIENTIFIC NAME	ABUNDANCE	QUALIFIER
Annual meadow-grass	*Poa annua*	O	
Ash	*Fraxinus excelsior*	R	T
Bay	*Laurus nobilis*	R	P
Beech	*Fagus sylvatica*	R	T
Blackthorn	*Prunus spinosa*	A	LD
Bracken	*Pteridium aquilinum*	O	C
Bramble	*Rubus fruticosus agg.*	F	LA
Broad-leaved dock	*Rumex obtusifolius*	O	
Bur-reed	*Sparganium sp.*	R	C, A
Cleavers	*Galium aparine*	R	
Clustered dock	*Rumex conglomeratus*	R	
Cock's-foot	*Dactylis glomerata*	F	
Common nettle	*Urtica dioica*	F	LA
Common ragwort	*Senecio jacobaea*	O	
Common reed	*Phragmites australis*	O	C, A
Daffodil	*Narcissus sp.*	R	P
Dandelion	*Taraxacum sp.*	O	
Dog-rose	*Rosa canina*	R	H
Dogwood	*Cornus sanguinea*	R	H

Elder	*Sambucus nigra*	O	
Field-rose	*Rosa arvensis*	R	H
Fine-leaved water dropwort	*Oenanthe aquatica*	R	C, A
Germander speedwell	*Veronica chamaedrys*	R	
Ground-ivy	*Glechoma hederacea*	R	
Hawthorn	*Crataegus monogyna*	F	LA
Hazel	*Corylus avellana*	O	
Hedge bedstraw	*Galium mollugo*	R	
Hemlock water-dropwort	*Oenanthe crocata*	R	C, A
Ivy	*Hedera helix*	R	H
Ivy-leaved speedwell	*Veronica hederifolia*	R	
Meadow buttercup	*Ranunculus acris*	O	
Oak	*Quercus sp.*	O	T
Pedunculate oak	*Quercus robur*	O	T
Pendulous sedge	*Carex pendula*	O	C, A
Perennial rye-grass	*Lolium perenne*	F	
Privet	*Ligustrum sp.*	F	H
Ragwort	*Senecio sp.*	R	
Rhododendron	*Rhododendron ponticum*	R	P
Rhododendrons	*Rhododendron spp.*	R	P
Ribwort plantain	*Plantago lanceolata*	O	
Rose	*Rosa sp.*	O	H
Sedge	*Carex sp.*	O	LF, C
Sheep's-fescue	*Festuca ovina*	O	
Silver birch	*Betula pendula*	R	T

Soft-rush	*Juncus effusus*	O	LF, C
Spear thistle	*Cirsium vulgare*	R	
Wild privet	*Ligustrum vulgare*	O	H
Willow	*Salix sp.*	O	T
Wilson's honeysuckle	*Lonicera nitida*	O	H
Yorkshire-fog	*Holcus lanatus*	R	C

Appendix E
Suggested Compensatory Planting

This section provides a list of plants which are of proven value to wildlife. The list is not exhaustive and merely provides a guide for suggested planting for wildlife value. Planting should be tailored on a site by site basis. The list includes some native and ornamental species however the emphasis should always be on the use of predominantly native species.

N = Native, NN = Non-native.

This list includes species that may be harmful if handled or ingested. Schedule 9 (Part 2) of the Wildlife and Countryside Act, 1981 (as amended) includes a list of invasive plants, including aquatic species, that should always be avoided in planting schemes.

Large Shrubs

Hedge veronica/Hebe (*Veronica* spp.) NN

Hawthorn (*Crataegus monogyna*) N

Blackthorn (*Prunus spinosa*) N

Rose: dog rose (*Rosa canina*), field rose (*R. arvensis*), burnet rose (R. *pimpinellifolia*) N

California lilac (*Ceanothus* spp.), (*C. arborea*) NN

Wild privet (*Ligustrum vulgare*) N

Common holly (*Ilex aquifolium*) N

Barberry (*Berberis* spp.) (*B. darwinii*), (*B. thunbergii*), (*B. x stenophylla*) NN

Daisy Bush (*Olearia* spp.), (*O. x hastii*), (*O. macrodonta*) and (*O. traversii*) NN

Firethorn (*Pyracantha coccinea*) NN

Hazel (*Corylus avellana*) N (*C. maxima*) NN

Viburnum (*Viburnum* spp.), wayfaring tree (*V. lantana*) N, guelder rose (*V. opulus*) N, laurustinus (*V. tinus*) E Note: V. lantana can become invasive in more open habitats.

Butterfly bush (*Buddleja* spp.), (*B. alternifolia*), (*B. globosa*) NN

Dogwood (*Cornus sanguinea*) N

Broom (*Cytisus scoparius*) N

Escallonia (*Escallonia macrantha*) NN

Hardy fuchsia (*Fuchsia magellanica*) NN

Buckthorn (*Rhamnus cathartica*) N

Spindle (*Euonymus europaeus*) N

Tutsan (*Hypericum androsaemum*) N

Yew (*Taxus baccata*) N

Trees

Cherry (*Prunus* spp.), wild cherry (*P. avium*), bird cherry (*P. padus*), domestic plum (*P. domestica*) N or cherry plum (*P. cerasifera*) NN

Ash (*Fraxinus excelsior*) N

Apple (*Malus* spp.), edible apple (*M. domestica*), crab apple (*M. sylvestris*) N

Pear (*Pyrus* spp.), edible pear (*P. communis*) NN

Small-leaved lime (*Tilia cordata*) N

Silver birch (*Betula pendula*) N

Yew (*Taxus baccata*) N

Black poplar (*Populus nigra*) N

Foxglove tree (*Paulownia tomentosa*) NN

Beech (*Fagus sylvatica*) N

Climbers

Jasmine (*Jasminum* spp.), summer jasmine (*J. officinale*), winter jasmine (*J. nodiflorum*) NN

Ivy (*Hedera helix*) N

Climbing hydrangea (*Hydrangea anomala* ssp. *petiolaris*) NN

Honeysuckle (*Lonicera* spp.) (*L. periclymenum*) N

Clematis (*Clematis* spp.) NN

Hop (*Humulus lupulus*) N

Firethorn (*Pyracantha atalantioides*) NN

Nasturtium (*Tropaeolum majus*) NN

Bulbs

English bluebell (*Hyacinthoides non-scripta*) N

Squill species (*Scilla* spp.) N/NN

Snowdrop (*Galanthus nivalis*) N

Winter aconite (*Eranthis hyemalis*) E

Crocus species (*Crocus* spp.) NN

Wild Daffodil (*Narcissus pseudonarcissus*) N

Onion species (*Allium* spp.) N/NN. N.B. *Allium triquetrum* (three cornered leek) and *Allium paradoxum* (few-flowered leek) are Schedule 9 invasive plant species.

Wood anemone (*Anemone nemorosa*) N

Lesser celandine (*Ficaria verna*) N

Submerged Aquatics (oxygenators)

Water crowfoot (*Ranunculus aquatilis) N*

Spiked water milfoil (*Myriophyllum spicatum)* N

Water starwort (*Callitriche stagnalis)* N

Rigid hornwort (*Ceratophyllum demersum)* N

Curly pondweed (*Potamogeton crispus)* N

Floating Aquatics

Yellow water lily (*Nuphar lutea)* (can require control) N

White water lily (*Nymphaea alba)* (can require control) N

Bog-bean (*Menyanthes trifoliata)* N

Amphibious bistort (*Polygonum amphibia)* N

Marginal

Yellow iris (*Iris pseudacorus)* N

Water mint (*Mentha aquatica)* N

Water plantain (*Alisma plantago-aquatica)* N

Arrowhead (*Sagittaria sagittifolia)* N

Water forget-me-not (*Myosotis scorpioides)* N

Lesser reedmace (*Typha angustifolia)* N

Flowering rush (*Butomus umbellatus)* N

Branched bur-reed (*Sparganium erectum)* N

Purple loosestrife (*Lythrum salicaria)* N

Floating sweet-grass (*Glyceria fluitans)* N

Reed sweet-grass (*Glyceria maxima)* N