

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

St Paul's Catholic College, Jane Murray Way, Burgess Hill, West Sussex, RH15 8GA

Client:

Bosco Catholic Education Trust

Survey date:

25th September 2024

Project:

This report is prepared to inform a planning application with the Mid Sussex District Council. The proposal is described as: Conversion of school premise house (residential) to Trust Offices.

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

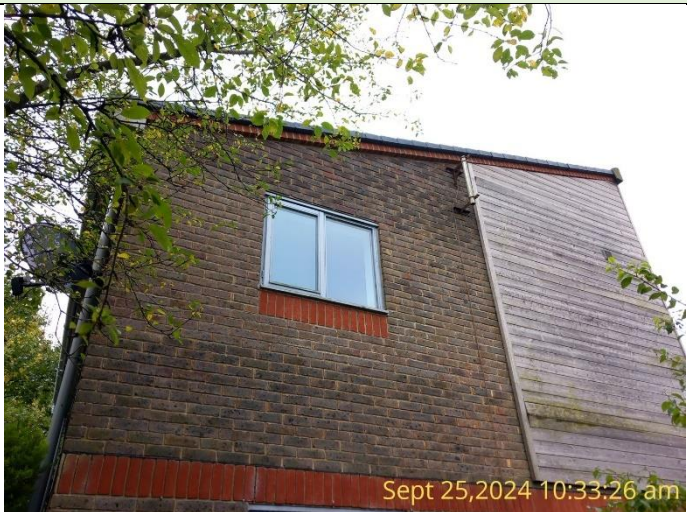
Site Location and Context					
The survey site is centred on National Grid Reference TQ 29549 20221 and has an area of approximately 0.043ha. The site comprises one dwelling (B1) which was formerly utilised as a school premise house and is due to be converted to Trust Offices. The building has an attached garage. The site sits within the larger boundary of the St Paul's Catholic College School Ground in Burgess Hill, West Sussex. To the south of the site is a foot path and main road. To the north of the site is sports fields and grounds. There is a large pond on site (discussed in more detail later). There are large arable fields with mature trees and hedgerows in the wider landscape.					
Survey Details					
The site survey was undertaken by Jamie-Lee Anderson, Consultant Ecologist (Accredited Agent on Natural England Bat Licence Number: 2019-41480-CLS-CLS).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
25/09/2024	10.9	97	100	6	None
Executive Summary					
Bats: Three bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. See the relevant section below for more details. Great crested newts: Environmental DNA (eDNA) surveys will be required of any ponds within 250m (this includes P1 and P2, where accessible) to determine the presence or absence of great crested newts. See the relevant section below for more details. Badgers and hedgehogs: Further surveys are considered disproportional and precautionary working methods have been outlined in the relevant sections.					
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. A biological records data search has not been undertaken. These records can be obtained at a later date and incorporated into the report when the recommended additional surveys are undertaken.					

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3, pond map in appendix 4 and photos in appendix 5). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHabs codes used)</i>	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 1km/2km. On-site habitat descriptions 1. Buildings – u1b5 a. There is one building on site. The description of the construction is discussed in detail in the relevant section below. 2. Developed land; sealed surface – u1d a. The site is granted access in the form of tarmac hardstanding. 3. Other neutral grassland, vegetated garden – g3c, 828 a. The grassland at the front of B1 was severely moist, indicative of mesotrophic grasslands. Species composition was D: sphagnum moss, perennial rye and meadowsweet, F: lawn daisy and R: dandelion. b. Condition assessment: sward height was not varied and predominantly homogenous and short. Cover of bare ground was <5%. No bracken or invasive species were noted. No physical damage owing to human activities was noted. i. Condition: MODERATE. c. The vegetated garden comprised the remainder of the site and is comprised of areas of bare ground, ornamental shrubbery and sapling trees (<7.5cm DBH). 4. Bramble scrub – h3d a. The unmanaged rear garden was dominated by large areas of bramble scrub, with occasional bindweed. Local notable habitats Patches of lowland mixed deciduous woodland (LMDW) are present in close proximity to the site. The closest is located ~0.1km to the south, with a second patch of LMDW ~0.13km to the north. The trees on-site (wider ownership boundary, not proposed

	site development) likely have functional connectivity to these patches of woodland, given their proximity to the site and the presence of numerous trees throughout the garden landscape. LMDW is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site (the closest parcel of the priority habitat is mentioned ~ in parentheses), including good quality semi-improved grassland (1370m northwest), ancient woodland (160m north), deciduous woodland (100m south), and traditional orchards (600m southwest).
<i>Foreseen Impacts</i>	On-site habitats The proposed development will result in the loss of grassland. This could result in a net loss in biodiversity at the site. Notable habitats No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.
<i>Recommendations</i>	On-site habitats To compensate for the proposed habitat losses at the site, the following habitat creation measures should be incorporated: • Creation and enhancement of high distinctiveness grass • Native and species-diverse tree and hedgerow planting Notable habitats None required. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. This is mandatory for larger developments and comes into force for smaller developments on 2nd April 2024. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are no known statutory sites within 2km of the site. The site lies within the impact risk zone for Ditchling Common Site of Special Scientific Interest (SSSI). Statutory designated sites (within 10km) No national network sites (SAC, SPA, Ramsar) are located within 10km. Non-statutory designated sites

	The presence of non-statutory designated sites within 2km of the site cannot be established without data from Surrey Biodiversity Record Centre.
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers. The site lies within the impact risk zone for Ditchling Common SSSI. The proposed development type is not listed as a possible high risk for this designation.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including scrub and grassland, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.
Bats	
<i>Summary of Survey Findings</i>	EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures

	implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are three EPSLs within a 2km radius of site as detailed below:		
	EPSL reference	Bat species affected	Distance from site
	2014-2981-EPS-MIT	Soprano pipistrelle	~790m northeast
	2020-50065-EPS-MIT	Brown long-eared bat	~990m east
	2016-26440-EPS-BDX	Common pipistrelle	~1820m east
	Impacts allowed by licence		
			Impact on a breeding site. damage of a breeding site.
			Destruction of a resting place.
			Impact on a breeding site. Damage of a breeding site. damage of a resting place. Destruction of a breeding site. destruction of a resting place.
There are no Special Areas of Conservation designated for bats within 10km of the site.			
Foraging and commuting habitat			
Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of grassland, arable land, scrub, mature trees (wider ownership boundary). These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the hedgerows on site are mature and extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.			
Roosting habitat			
Buildings to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There is a total of one building on site; the main building (B1)). No evidence of roosting bats was identified on or within B1.			
B1 Building description			Photographs

<i>Summary</i> B1 is a detached two-storey brick-built building, with a one-storey attached garage. The roof is pitched and sloped. The exterior of the building is partially clad in timber panels. There is one loft space within the interior of B1. There are numerous gaps and lifted timber panels on the outside of B1. Furthermore, there are large holes within the interior of the loft space allowing direct access into the loft void. The building has high habitat value.			
Feature	Materials	Condition/description/suitability	Photograph(s)
Walls	Partially timber clad, brick built	Condition/description Numerous raised boards (see PRA plan for locations). Suitability/access/evidence of bats Raised external boards provide ideal roosting habitat for crevice dwelling bats and could support maternity roosts. No evidence found but recent and current rain would wash this away externally. Raised boards may also provide access for void dwelling bats.	

Roof	Plastic	Condition/description Pitched roof. Visibility was limited owing to the height of the building and the proximity of the boundary fencing. Missing verge tiles present (see circle). Suitability/access/evidence of bats Space under tiles could accommodate crevice dwelling bats. Due to the size of the roof and the sheer volume of available habitat, this is suitable to support maternity roosts of crevice dwelling bats. No evidence found but recent and current rain would wash this away externally.	
Eaves	Overhanging	Condition/description Gaps/crevices on wall tops. Picture also shows examples of missing timber panels. Suitability/access/evidence of bats Provides possible bat access into internal void and crevices on wall tops. No evidence found but recent and current rain would wash this away externally. Could support maternity roosts of crevice dwelling bats.	

Window/doors frames and lintels	Timber	In need of repair. Timber is falling and gaps are present which could provide roosting access for bats.	
Internal voids	Timber rafters and ridge beam. Open floor to ridge.	Condition/description Internal abiotic recordings at the time of the survey were 19.2°C and 75% relative humidity. The internal timbers appear to be original and have traditional mortise and tenon joints. There are large holes in the roof lining where internal access is easily available from the outside, as can be seen in the areas of daylight in the picture. Suitability/access/evidence of bats The loft was unboarded and was viewed from the loft hatch. No droppings were noticed on the underside of the loft hatch, although their presence within the extent of the loft cannot be ruled out.	

<i>Foreseen Impacts</i>	Roosting habitat The proposed development will result in the demolition of this building. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.
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	Foraging and commuting habitat The proposed development will result in the loss of small areas of grassland but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat Three bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. One of the surveys could be a dawn re-entry survey, or all three can be at dusk if supported by night vision aids (NVA). Three surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located. Lighting mitigation may be required based on the outcome of the night bat survey(s). If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. An EPSL application to Natural England will be required. The EPSL application requires that all surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 Suggested biodiversity enhancements Enhancements are dependent on the outcome of further surveys.

Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within B1. B1 is deemed to provide limited habitat value for nesting birds due to the presence of access points into the interior loft space. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests, if present. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements

	The installation of a minimum of two bird boxes on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability Habitats recorded on site are assessed to provide foraging, commuting, basking and refuge opportunities for reptiles. The scrub provide elevated value for reptiles as these habitats provide a suitable structure for refuge, whilst also providing foraging and commuting opportunities. However, it is important to note that the wider site is dominated by frequently managed grassland, buildings, and hardstanding of limited value to reptiles. These habitats are suboptimal due to an absence of notable habitat structure and diversity, which significantly limits refuge, foraging, and commuting opportunities, albeit they do provide some basking opportunities when located adjacent to potential refugia. Wider landscape The wider landscape comprises large arable fields and areas of main roads and buildings, which are considered unsuitable for reptiles.
<i>Foreseen Impacts</i>	No impacts are anticipated on reptiles as a result of the proposed development.
<i>Recommendations</i>	None required. Suggested biodiversity enhancements The site could be enhanced for reptiles post-development with the inclusion of log piles (created from felled materials) and planting of areas of native shrubs, to provide sheltering opportunities.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned four granted EPSL records for great crested newts (GCN) within 2km of the site. Further, 15 positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site. The closest EPSL record for GCN is located on site (within the ownership boundary).

Aquatic habitat suitability (including ponds within 500m)

Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).

There is one pond on the ownership site, not within the proposed development site. A review of aerial imagery (MAGIC and OS Maps) indicates the presence of five additional ponds within a 500m radius of the site. These ponds are separated from the site by the A2300 and Jane Murray Way. These main roads are likely to prevent a significant barrier for dispersal, due to heavy traffic flow and high kerbs along the road, eliminating connectivity to the site for great crested newts.

A pond map showing approximate pond locations is provided in Appendix 4. P1 is on site and is located approximately 95m away from the proposed development site. The approximate distances of the remaining five ponds are as follows:

- P2 is ~195m north
- P3 is ~300m west
- P4 is ~336m southeast
- P5 is ~364m southwest
- P6 is ~430m southeast

There is one pond present on site (P1). Pond P1 is a natural pond and measures approximately 48m x 25m and subsequently covers an approximate area of ~1005m². The banks are vertical and densely vegetated with unmanaged grassland species with the addition of dense areas of reeds and rushes. The water was clear at the time of survey, indicating the potential absence of fish. No waterfowl were viewed using the pond during the survey. Anecdotal evidence suggests that the pond level fluctuates but does not dry. As a result of the HSI, P1 has been assessed to provide **Good** suitability to support great crested newts. The scores for each HSI parameter can be viewed in the table below:

HSI Index	HSI Score
1 – Location	1
2 – Pond Area	0.9
3 – Pond Drying	0.9
4 – Water Quality	0.67
5 – Shade	1.0
6 – Waterfowl	1.0
7 – Fish	1
8 – waterbody count in wider landscape within 500m with suitable terrestrial connectivity	0.8
9 – Terrestrial Habitat	0.33

	<table><tr><td>10 – Macrophytes</td><td>0.3</td></tr><tr><td>TOTAL</td><td>0.73</td></tr><tr><td>CATEGORY</td><td>Good</td></tr></table>	10 – Macrophytes	0.3	TOTAL	0.73	CATEGORY	Good																		
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	Terrestrial habitat suitability Areas of scrub may provide foraging and sheltering opportunities for amphibians. No hibernation opportunities were identified on-site.																								
Foreseen Impacts	When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of 0.0049ha of grassland and 0.0118ha of scrub. If great crested newts are present within the pond 95m to the east, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces an Amber risk score, which states: Offence Likely (see Figure 1 below). <table><tr><td>Component</td><td>Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)</td><td>Notional offence probability score</td></tr><tr><td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land within 100m of any breeding pond(s)</td><td>0.01 - 0.1 ha lost or damaged</td><td>0.3</td></tr><tr><td>Land 100-250m from any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land >250m from any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Individual great crested newts</td><td>No effect</td><td>0</td></tr><tr><td colspan="2">Maximum:</td><td>0.3</td></tr><tr><td colspan="2">Rapid risk assessment result:</td><td>AMBER: OFFENCE LIKELY</td></tr></table>	Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score	Great crested newt breeding pond(s)	No effect	0	Land within 100m of any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.3	Land 100-250m from any breeding pond(s)	No effect	0	Land >250m from any breeding pond(s)	No effect	0	Individual great crested newts	No effect	0	Maximum:		0.3	Rapid risk assessment result:		AMBER: OFFENCE LIKELY
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Recommendations	Environmental DNA (eDNA) surveys will be required of any ponds within 250m (this includes P1 and P2, where accessible) to determine the presence or absence of great crested newts. This will comprise collecting water samples and sending them off for laboratory analysis and such surveys must be undertaken between mid-April and June, in accordance with current survey guidelines (Biggs et al, 2014). Suggested biodiversity enhancements The site could be enhanced for amphibians post-development through creation of amphibian hibernacula using rubble and logs from site clearance. Information on how to construct a hibernaculum can be found here: https://www.wiltshirewildlife.org/hibernaculum																								
Badger																									
Summary of Survey Findings	No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area. However, the site was considered suitable for badger commuting and foraging habitat and their future presence on site for transient periods of time cannot be discounted.																								

<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. Grassland and scrub will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to bat roosts, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • A toolbox talk will be given to contractors regarding the possible presence of badgers at the site. • A pre-commencement inspection of the site will be undertaken for any new badger activity if works do not commence within three months. • Heras fencing will be erected around the working area to prevent encroachment into retained habitats where badger setts could be present. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist. Suggested biodiversity enhancements Planting fruit bearing trees and species-rich grassland to increase foraging opportunities for badgers.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned three granted EPSL records for hazel dormice within 2km of the site. The records are located approximately 1530m northeast of site, 1830m east of site, and 1960m east of site. Habitat suitability

	Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low. Furthermore, for isolated habitats in the UK, research indicates that dormice require 20ha of woodland habitat to support a viable population (Bright <i>et al.</i> 1994).
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The scrub, vegetated garden and grassland onsite provides limited foraging and commuting opportunities for hedgehogs, with woodland habitat nearby. Hedgehogs are well adapted to the urban environment and their presence on site cannot be discounted.
<i>Foreseen Impacts</i>	Scrub and grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: - Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. - Creation of brash piles or installation of hedgehog houses in shady areas. - Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

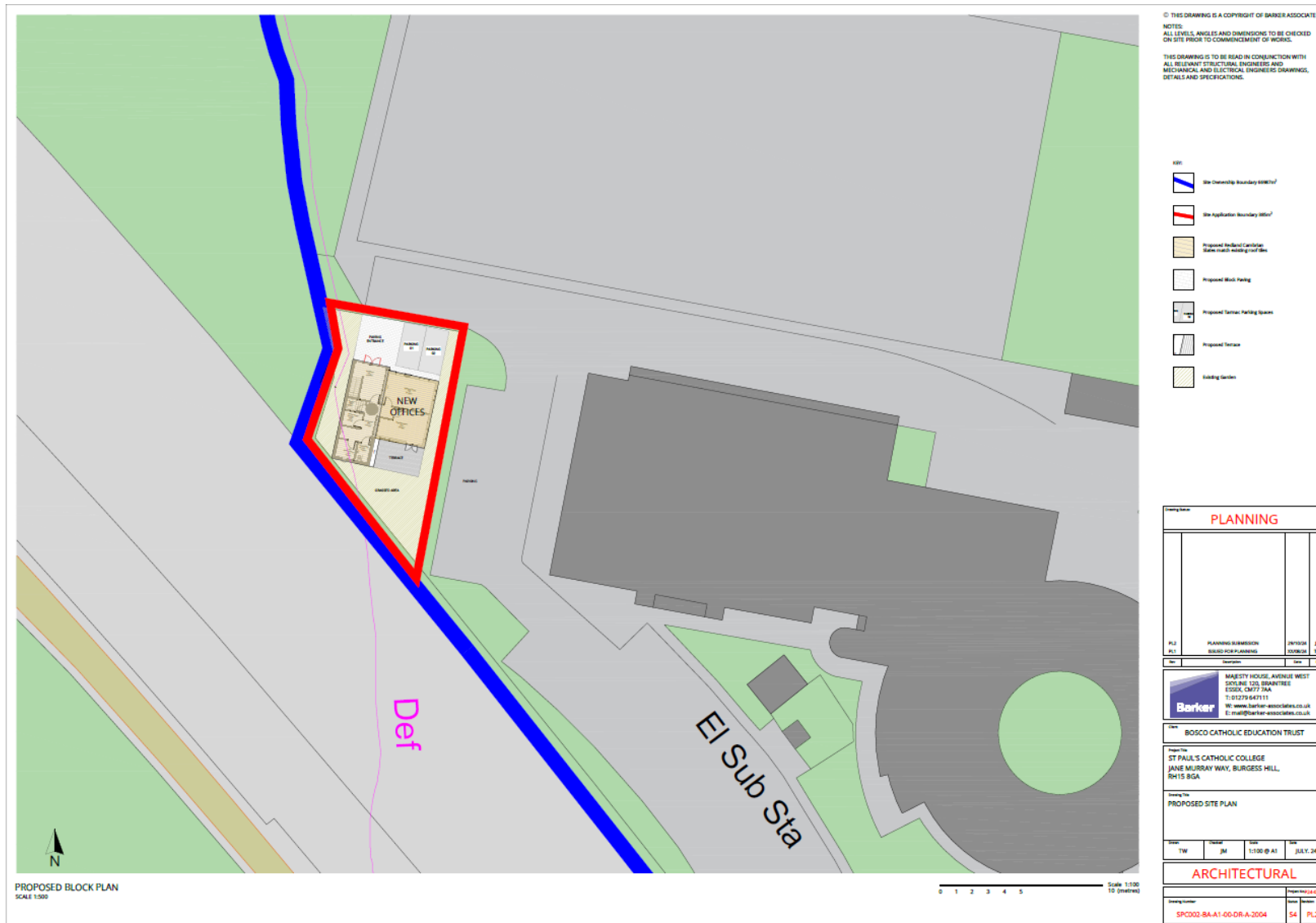
Appendix 1: Survey/Habitat map

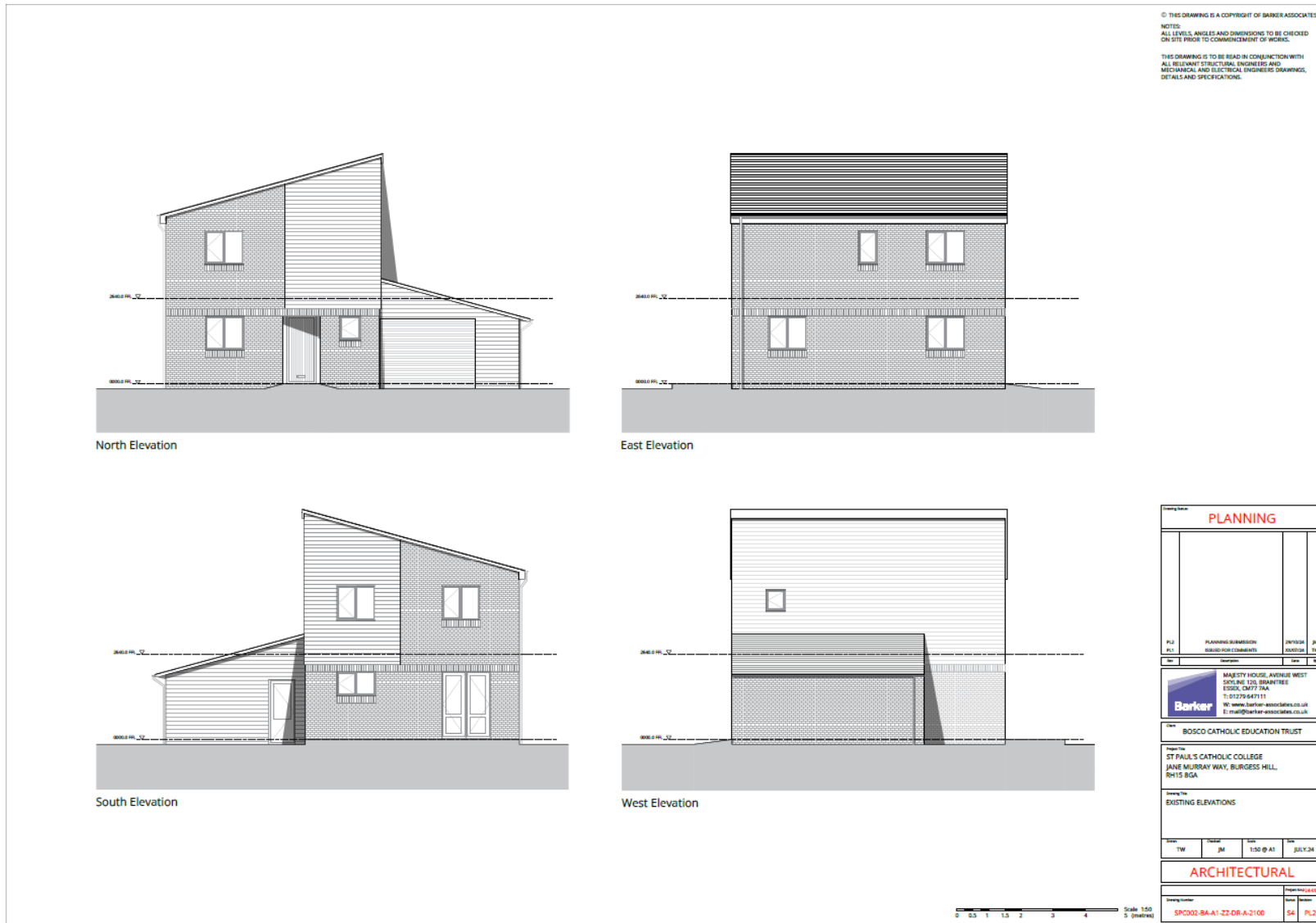


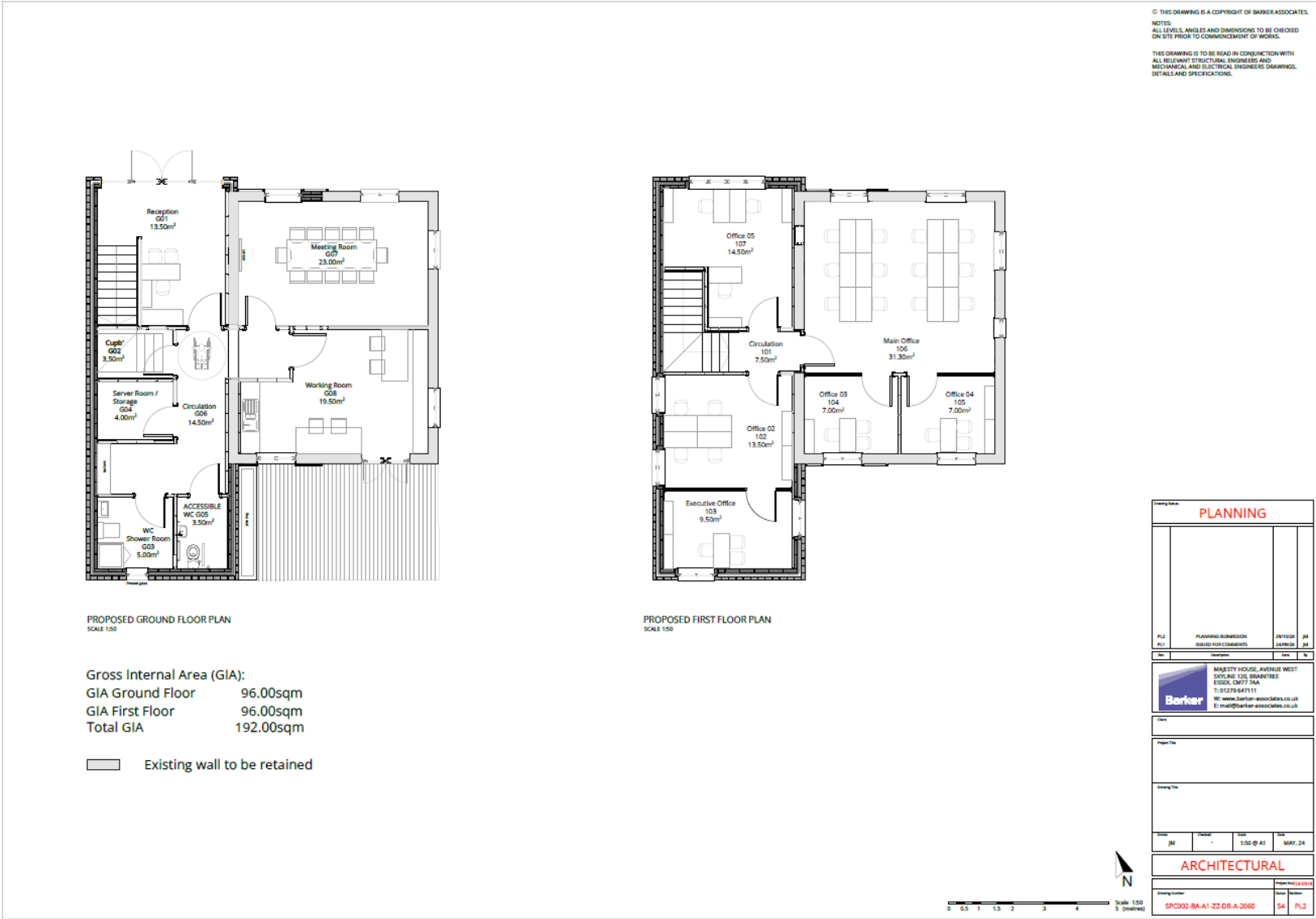
Appendix 2: Location map



Appendix 3: Proposed plan

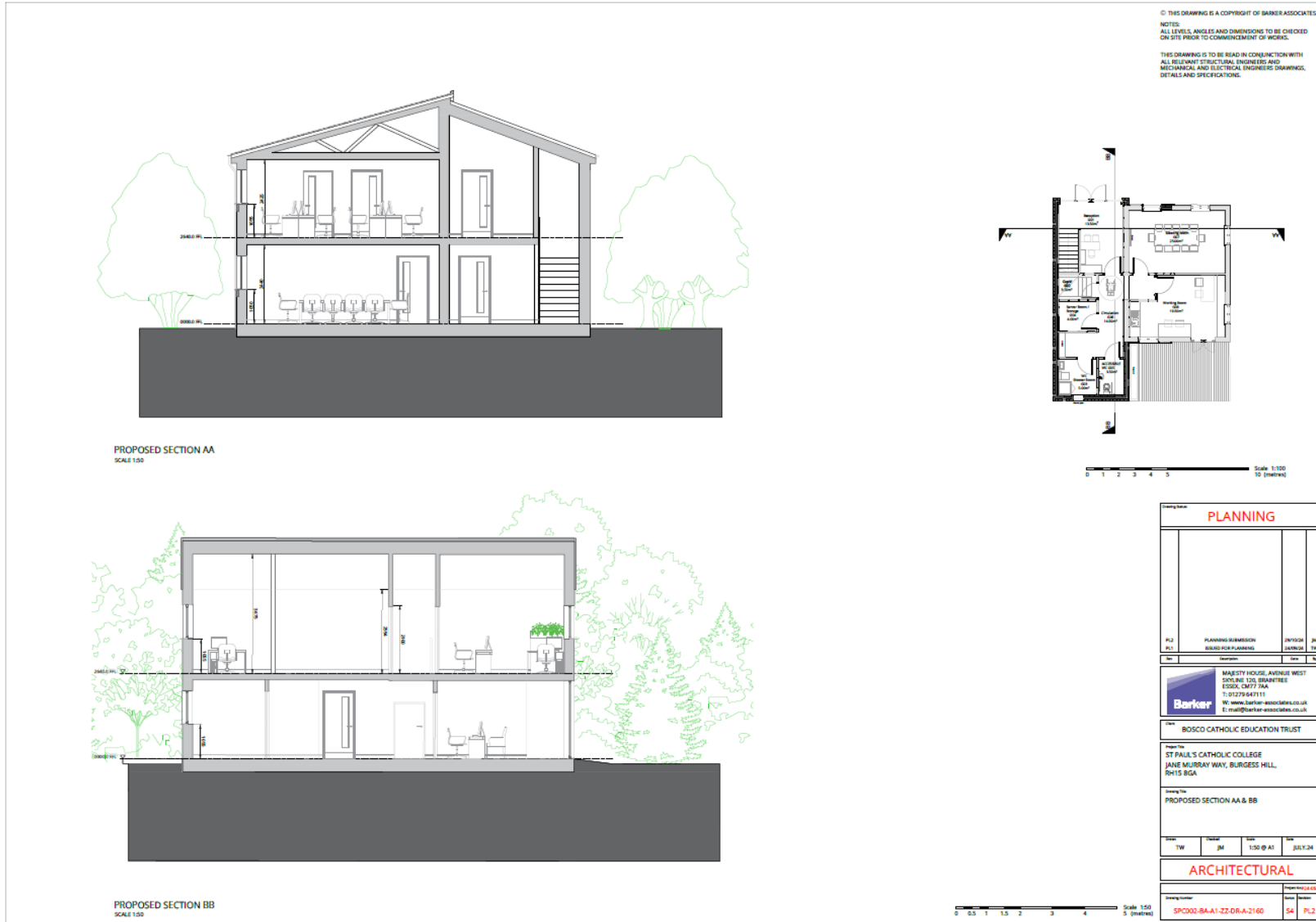


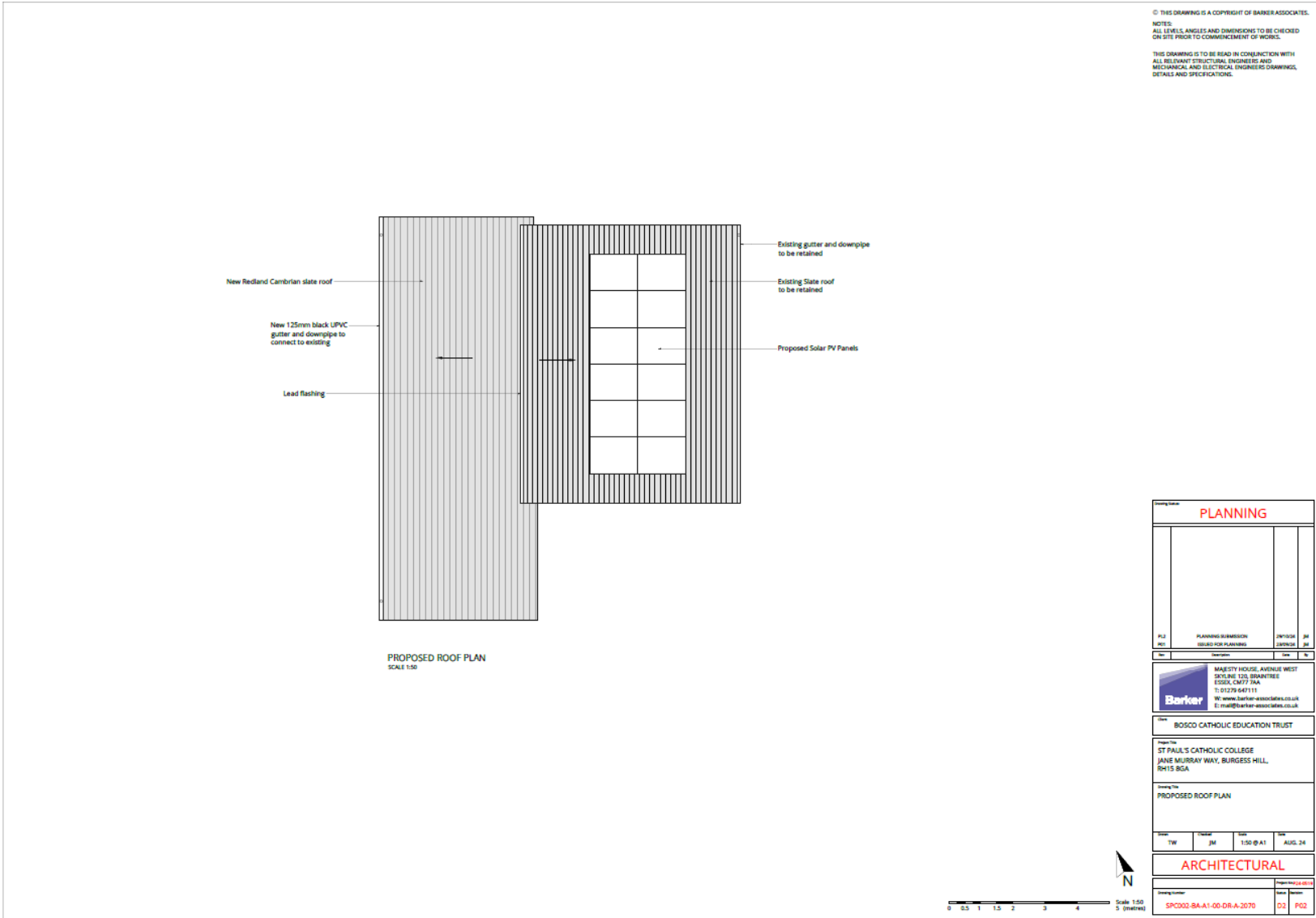












Appendix 4: Pond Map



Appendix 5: Habitat Photos

Photograph	Description
	Other neutral grassland at the front of B1.
	Dense bramble scrub at the rear of B1.



B1 – west elevation

Lifted timber panels and dilapidated roof. providing gaps suitable for crevice dwelling bats as well as access points for void dwelling bats.



Hardstanding providing vehicular access and parking on site.



P1 on site.



Vegetation surrounding P1, providing commuting and refuge opportunities for amphibians.

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