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Report prepared for: James Lancaster

For the Site of: Costells Stables, Church Road, Scaynes Hill RH17 7NH

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Cherryfield Ecology has prepared this report for the named clients' use only.

Ecological reports are limited in shelf life, Natural England usually expect reports for licences to be from the most recent or current season, e.g. May 2024 to May 2025 for bats. Therefore, should the project not proceed within 12 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site. Information is believed to be accurate at the time of the survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

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Ecological Appraisal (EA)

0.0 Non-Technical Summary

0.1 Background

This report follows national guidelines JNCC (2010) and UKHab's (2023) allowing for a daytime inspection and recommends for further surveys if considered necessary. If a deviation from the guidelines has been made, this will be detailed in the Method Section.

The following report details the findings and recommendations for the site of Costells Stables, Church Road, Scaynes Hill, RH17 7NH.

The client commissioned Cherryfield Ecology to undertake an EA as the proposals include for the construction of a replacement stable building. Plans have not been provided and only a verbal description has been given.

0.2 Results and Findings

The site consists of one single-storey stable building (B1), one single-storey, open front barn (B2), developed land; sealed surface, other woodland; broadleaved, modified grassland, artificially unvegetated; unsealed surface, bracken, individual tree, and ornamental hedgerow. No protected species or evidence of protected species were found on site at the time of the survey.

The site provides **moderate** potential for badger, due to the presence of suitable sett building and foraging habitat and good connectivity to more suitable habitats. However there is currently no evidence to suggest the presence of badgers on site.

The site provides **moderate** potential for Great Crested Newt (GCN) due to the presence of suitable terrestrial habitat on site and good connectivity to more suitable terrestrial and aquatic habitats. The nearest pond is ~165m northeast and is connected to the site by woodland. The site resides in an amber NatureSpace DLL Zone.

The site provides **moderate** potential for reptiles due to the presence of suitable habitat and good connectivity to more suitable habitats.

The building (B1) provides **low** potential for roosting bats due to the presence of suitable roosting features and access points throughout the building.

The building (B2) provides **negligible** potential for roosting bats due to the absence of roosting features throughout the building.

The woodland and hedgerow habitats provide **high** potential for breeding birds.

The site provides **negligible** potential for other protected species due to the lack of suitable habitat onsite.

0.3 Impact Assessment and Recommendations

Badger - No further surveys are necessary; however, pre-works checks are recommended due to the presence of suitable habitat on site.

Bats - B1: **Presence/likely absence surveys (low)** will be required (one survey), with two surveyors to cover the building B1; this must be undertaken between May to August. If bats are found to be present, two further surveys will be required (a minimum of three weeks apart), with at least one undertaken within the May to August window and one in September if required.

B2: No further surveys are necessary; however, if bats are found throughout works, all works must stop, and advice sought.

Breeding Birds - No further surveys are recommended; however, the development should take place outside the nesting season (March to August). If this is not possible, it is recommended that a qualified ecologist is on-site to ensure the building/vegetation is not occupied by breeding birds, prior to demolition/clearance. Should an occupied nest be found, a buffer zone would need to be created until the nest is no longer in use.

Great Crested Newt (GCN) - A District Level Licence under the NatureSpace District Level Licensing Scheme.

While the proposed plans will not impact the suitable on site habitat, the site resides in an amber zone with the closest waterbody ~165m northeast. Therefore a DLL license is recommended. This provides a quick, simple and certain method for mitigating habitat loss for GCN by paying a fee to Nature Space Partnership which is used in the creation, enhancement and restoration of GCN habitat nationally.

NatureSpace Partnership will need to be contacted directly by the client for a quote on the fees, after which Cherryfield Ecology can prepare the relevant paperwork.

Reptiles - No further survey is necessary due to the works not impact the suitable habitat. However, should the proposed works impact the surrounding woodland or vegetation, a qualified ecologist will need to supervise the clearance of any grassland/scrub vegetation on site via a destructive search.

Other protected species - No further survey is necessary; however, if any other protected species are found on site, all works must stop, and advice sought.

Habitats - Priority Habitat in the form of lowland mixed deciduous woodland has been found on the site. To prevent pollution or negative impacts on the woodland from the development, Hera's fencing and dusk screening should be erected along the woodland boarder.

The findings outlined in this report are valid for one year, after which updated surveys will be required.

Enhancements and mitigation are recommended (please see Section 4.4 for further details).

1.0 Introduction

1.1 Aim

The aim of this report is to inform of ecological constraints that may affect the development proposals and recommend to the client if further surveys are required for protected species. An impact assessment is undertaken at this stage; however, if further surveys are required, additional and unexpected impacts may result. The information within this report can be used as the baseline for any Biodiversity Net Gain (BNG) metric requirements, however, the calculations are not included within this report.

1.2 Background Information

The client, James Lancaster, has commissioned Cherryfield Ecology to undertake an EA for the site of Costells Stables, Church Road, Scaynes Hill RH17 7NH. Planning permission is being sought for the construction of a replacement stable building.

This survey has checked all habitats, buildings, trees (from ground level only) or structures due to be affected by the proposals on site; it includes checking for protected species, signs of protected species or habitat value e.g. crevices, badger setts, ponds etc. as well as mapping the habitats on site.

The inspection was conducted on 22/07/2024.

The survey can only ever provide a 'snapshot' of the site at the time of the survey and circumstances may change following this report. Health and Safety restrictions or obstructions may limit the ability to find evidence.

Biological records have been requested to give the report context and allow a study of the surrounding area. The information is often sensitive and therefore a synopsis is provided.

The survey can be conducted year-round with the optimal period between mid-March and mid-October (south)/1st April and 30th September (north). However, it can be limited due to bad weather and in the winter, when some species are not as active, thus evidence and species are often not found. During these periods, habitat value (likely presence) becomes more important to the assessment of the site.

Summary of legislation and National Planning Policy that protects wildlife in England:

- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.
- Wildlife and Countryside Act 1981 as amended.
- Countrywide and Rights of Way Act 2000.
- Natural Environment and Rural Communities Act 2006.
- National Planning Policy Framework (“NPPF”).
- Circular 06/05.

This legislation makes it illegal to:

- Intentionally or deliberately kill, injure or capture a protected species.
- Deliberately disturb a protected species, whether at rest or not.
- Damage, destroy or obstruct access to a resting place.
- Possess or transport a protected species or any part of that species, unless acquired legally.
- Sell, barter or exchange a protected species, or any part of a species.

1.3 Species Specific Information

All UK-protected species have the same protection and the detail under Bats also applies to GCN, Dormouse, Otters and the two UK-protected reptiles.

1.3.1 Breeding Birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore, a number of birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from disturbance and it may be necessary to operate a “no-go” buffer zone around such nests - typically out to 5m.

1.3.2 Bats

All 18 species of bat common in the UK (17 known to be breeding) are fully protected under the Wildlife and Countryside Act (as amended) 1981 through inclusion in Schedule V of the Act. All bat species in the UK are also included in Schedule II of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which transpose Annex II of the Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (“Habitats Directive”) which defines United Kingdom protected species of animals.

Bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

This combined legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

1.3.3 Reptiles

There are six species of reptiles in Great Britain (Edgar *et al.*, 2010) and four of these are commonly found; the Barred Grass Snake *Natrix helvetica*, Adder *Vipera berus*, Common Lizard *Zootoca vivipara* and Slow Worm *Anguis fragilis*.

All native British species of reptiles are legally protected through their inclusion in Schedule V of the Wildlife and Countryside Act 1981. As such, all species are protected from deliberate killing or injury. Therefore, where development is permitted, and there will be a significant change in land use, a reasonable effort must be undertaken to avoid committing an offence. The same act makes the trading of native reptile species a criminal offence without appropriate licensing.

Two species of reptile; the Smooth Snake *Coronella austriaca* and Sand Lizard *Lacerta agilis* are further protected under The Conservation of Habitats and Species

(Amendment) (EU Exit) Regulations 2019, which defines UK protected species of animals (“rare reptiles”).

1.3.4 Badgers

Badger *Meles meles* and its habitat are protected under The Protection of Badgers Act 1992, Schedule V of the Wildlife and Countryside Act 1981, and Appendix III of the Bern Convention 1979.

This legislation makes it an offence to:

- Kill, injure, take or possess a badger.
- Interfere with, damage or destroy a badger sett including e.g. obstructing access to a badger sett.
- Cruelly treat or harm a badger.
- Disturb a badger in a sett.

1.3.5 Great Crested Newts

Great Crested Newts (GCN) *Triturus cristatus* are listed in both The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and in Schedule V of the Wildlife and Countryside Act 1981.

GCN are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

1.3.6 Otter

The Eurasian Otter *Lutra lutra* is the only Otter species native to the UK. The Eurasian Otter is fully protected under Schedule V of the Wildlife and Countryside Act (as amended) 1981 and in Schedule II of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which transpose Annex II of the Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (“Habitats Directive”) which defines United Kingdom protected species of animals. This legislation makes it illegal to:

- capture, kill, disturb or injure otters (on purpose or by not taking enough care).
- damage or destroy a breeding or resting place (deliberately or by not taking enough care).
- obstruct access to their resting or sheltering places (deliberately or by not taking enough care).
- possess, sell, control or transport live or dead otters, or parts of otters.

1.3.7 Water Vole

The Water Vole *Arvicola amphibius* is protected under Schedule V of the Wildlife and Countryside Act 1981 and is a priority conservation species. This legislation makes it illegal to:

- intentionally capture, kill or injure water voles.
- damage, destroy or block access to their places of shelter or protection (on purpose or by not taking enough care).
- disturb them in a place of shelter or protection (on purpose or by not taking enough care).
- possess, sell, control or transport live or dead water voles or parts of them (not water voles bred in captivity).

1.4 Protected Sites and Priority Habitats

Some areas with distinctive plants, animals, habitats, geology or landforms are protected at the international, European, national and local-level under statutory and non-statutory sites. Some habitats have been identified as needing priority conservation action; UK BAP Priority Habitats are a range of semi-natural habitat types that are identified as being the most threatened and requiring conservation action.

2.0 Methods

The survey follows the national guidelines JNCC (2010) and UKHabs (2023), and the following equipment is available for the inspection:

- Torches (e.g. LED Lensar type).
- Ladders (Standard 4m telescopic surveying ladder).
- Endoscope where holes, cracks and crevices are accessible.
- Mirrors (extendable and movable mirror face).
- Binoculars (Pentax close focus).
- Thermometer/hygrometer.
- Camera.
- Sample bags for collecting dropping and feeding evidence.
- Quadrat for vegetation sampling.

The survey can be conducted year-round with the optimal period between mid-March and mid-October (south)/1st April and 30th September (north). However, it can be limited due to bad weather and in the winter, when some species are not as active, thus evidence and species are often not found. During these periods, habitat value (likely presence) becomes more important to the assessment of the site.

Trees and building exteriors are checked from ground level only. Buildings are checked internally where access is available.

Ponds are checked in person where access is available. If access is not available, for example the pond is situated on private land, ponds are assessed as far as is possible from satellite imagery.

Target notes are made when appropriate to highlight, for example, protected species evidence or other feature(s) of ecological note.

A summary of the condition assessments for BNG are included (where required) within Table 7 of Section 3.2.1. The excel sheets for these are released separately.

If a deviation from the guidelines has been made the reason and justification will be explained below:

Great Crested Newt District Level License Zones explained, these criteria are from the two schemes -

Natural England Scheme -

- Red zones contain key populations of GCN, which are important on a regional, national or international scale and include designated Sites of Special Scientific Interest for GCN. *If in a red zone traditional surveys methods will have to be used going forward.*
- Amber zones contain main population centres for GCN and comprise important connecting habitat that aids natural dispersal.
- Green zones contain sparsely distributed GCN and are less likely to contain important pathways of connecting habitat for this species.
- White zones contain no GCN. However, as most of England forms the natural range of GCN, white zones are rare and will only be used when it is certain that there are no GCN.

Nature Space Scheme-

- **Black** - nationally or regionally important site for great crested newt - excluded from development impacts under the District Licence Scheme.
- **Red** - highly suitable habitat - the most important areas for great crested newts.
- **Amber** - suitable habitat - great crested newts are likely to be present.
- **Green** - moderate habitat suitability - great crested newts may be present.

- **White** - low habitat suitability - low probability of great crested newt presence.

No deviation from the standard guidelines has been made for this survey.

Table 1: Habitat value (likelihood) of protected species presence assessed against Collins (2023), Edgar *et al.* (2010) and Natural England (2007) etc.

Likelihood of species presence (Habitat Value)	Features that species can use, regardless of evidence being present.
Confirmed Presence	Species are found to be present during the survey. Evidence of species is found to be present during the survey.
Higher likelihood of presence	Buildings, trees or other structures or habitat features of particular significance for use by protected species e.g. nesting habitat, roosting opportunities, and ponds. Habitat of high quality for foraging e.g. broadleaved woodland, tree-lined watercourses and grazed parkland. Site is connected with the wider landscape by strong linear features that would be used by commuting species e.g. river and or stream valleys and hedgerows. Site is close to known locations of records for protected species.
Moderate and Lower likelihood of species presence	Several potential habitat opportunities in buildings, trees or other habitats. Habitat could be used for foraging e.g. trees, shrub, grassland or water. Site is connected with the wider landscape by linear features that could be used by commuting species e.g. lines of trees and scrub or linked back gardens. A small number of less significant habitat opportunities. Isolated habitat for foraging e.g. a lone tree or patch of scrub. An isolated site not connected by prominent linear landscape features.
Negligible likelihood of species presence	No features suitable for roosting, minor foraging or commuting.

2.1 Limitations

This survey provides a snapshot of the site at the time of the survey only. Species are highly mobile and can turn up from time to time unexpectedly. All care has been taken to ensure the results and recommendations are suitable to the context of the development and the information gathered on surveys.

3.0 Results

The following section details the results of the desk study, inspection and survey; it includes MAGIC information, biological records data and map/aerial photo information. The results detail the building, structure or tree (numbered for reference) description of any evidence found and habitat value if no evidence has been located.

3.1 Desk Study

The desk study is centred on Grid Reference - TQ36975 23796 and Postcode - RH17 7NH.

3.1.1 MAGIC

The following statutory sites and Natural England Protected Species (NEPS) have been located within the 2km search area (Figure 1).

Table 2: Magic search results

Receptor	Distance and Direction to Nearest (m/km)	Description
Statutory sites	N/A	N/A
Granted protected species licenses	~890m, SSW	Great crested newt, <i>Triturus cristatus</i> (2018-33817)
Priority habitat	~220m, SE	Good quality semi-improved grassland
	On site	Ancient woodland
	On site	Deciduous woodland
	~800m, SE	Traditional orchards

MAGiC

Magic Map

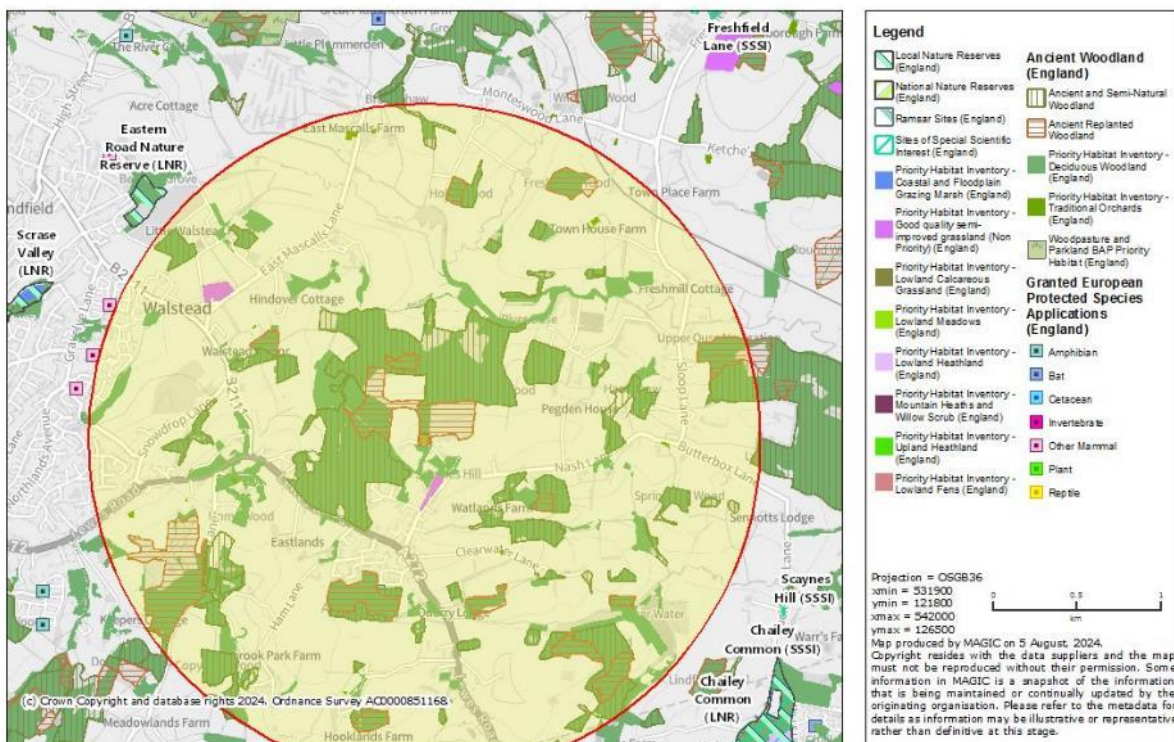


Figure 1: Magic Map Search

3.1.2 GCN DLL Zone

Nature Space - The site resides in an AMBER zone.

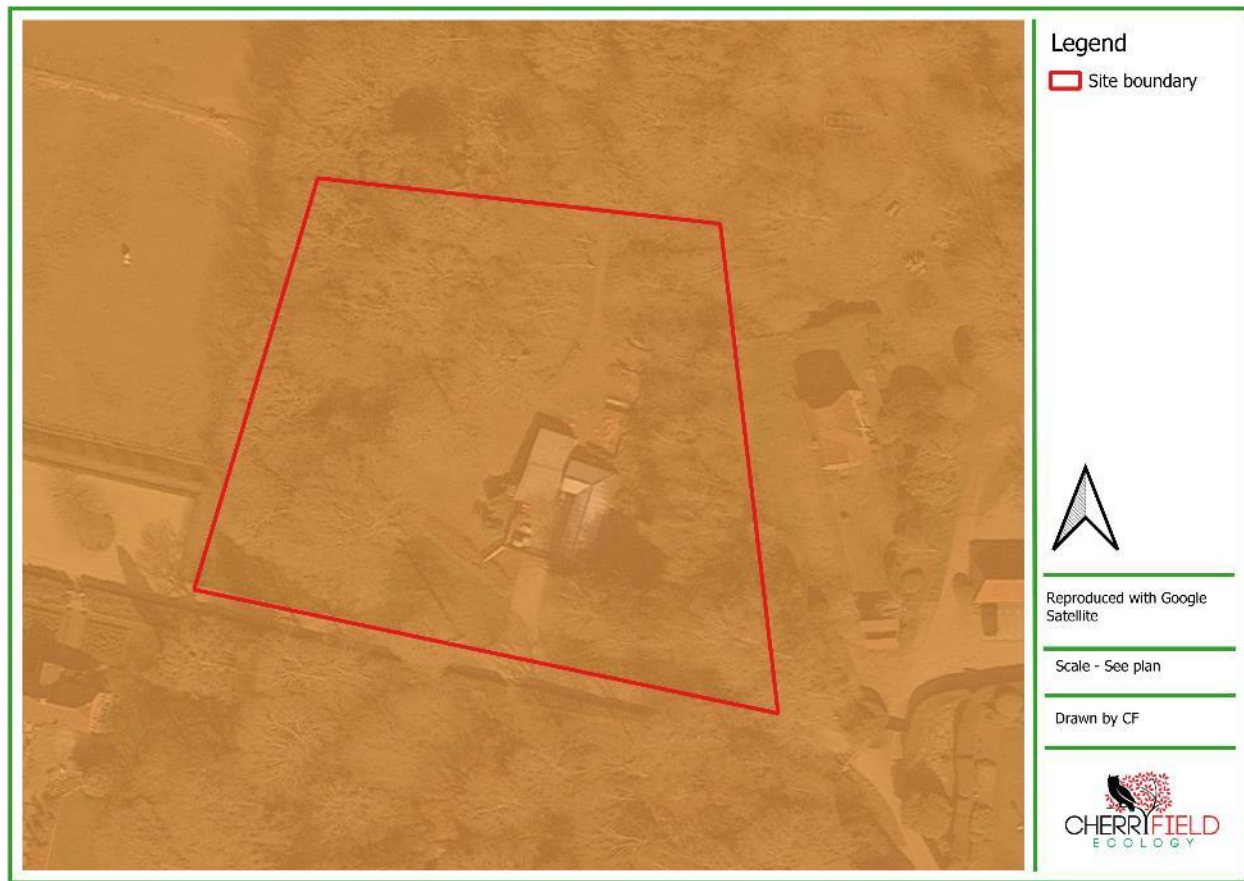


Figure 2: Nature Space Plan

3.1.3 Biological Records Data

A standard data search of existing records for protected species and nature reserves has been commissioned, below details the results and site context. *Data older than 10 years old will not be included.*

Biological records were obtained from Sussex Biodiversity Record Centre (2024).

Table 3: Biological Records

Species	Number of Records	Closest Record (accuracy)	Most Recent Record (year)
Amphibians			
Common Frog <i>Rana temporaria</i>	0	-	-
Common Toad <i>Bufo bufo</i>	0	-	-
Great Crested Newt <i>Triturus cristatus</i>	1	399m (10m)	2016
Palmate newt <i>Lissotriton helveticus</i>	0	-	-
Smooth newt <i>Lissotriton vulgaris</i>	0	-	-
Bats			
Alcathoe Bat <i>Myotis alcathoe</i>	1	977m (100m)	2016
Barbastelle <i>Barbastella barbastellus</i>	0	-	-
Brown Long-Eared <i>Plecotus auritus</i>	1	446m (100m)	2015
Common Pipistrelle <i>Pipistrellus pipistrellus</i>	5	814m (100m)	2018
Daubenton's <i>Myotis daubentonii</i>	0	-	-
Leisler's <i>Nyctalus leisleri</i>	0	-	-
Nathusius' Pipistrelle <i>Pipistrellus nathusii</i>	0	-	-
Natterer's <i>Myotis nattereri</i>	0	-	-
Noctule <i>Nyctalus noctula</i>	0	-	-
Serotine <i>Eptesicus serotinus</i>	0	-	-
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	2	814m (100m)	2018
Unidentified Bat <i>Chiroptera sp.</i>	1	1,297m (100m)	2014
Unidentified Long-Eared <i>Plecotus sp.</i>	1	1,297m (100m)	2014
Unidentified <i>Myotis Myotis sp.</i>	1	1,297m (100m)	2014
Unidentified Pipistrelle <i>Pipistrellus sp.</i>	0	-	-
Unidentified Vesper <i>Vespertilionidae</i>	0	-	-
Whiskered <i>Myotis mystacinus</i>	0	-	-
Mammals (exc. Bats)			
Badger <i>Meles meles</i>	-	-	-

Hazel Dormouse <i>Muscardinus avellanarius</i>	0	-	-
Otter <i>Lutra lutra</i>	0	-	-
Water Vole <i>Arvicola amphibius</i>	0	-	-
West European Hedgehog <i>Erinaceus europaeus</i>	2	703m (100m)	2014
Reptiles			
Adder <i>Vipera berus</i>	0	-	-
Common Lizard <i>Zootoca vivipara</i>	0	-	-
Grass Snake <i>Natrix helvetica</i>	0	-	-
Slow-Worm <i>Anguis fragilis</i>	0	-	-
Other			
Birds, Invertebrates, Plants etc.			
Barn Owl <i>Tyto alba</i>	3	1,020m (100m)	2021
Skylark <i>Alauda arvensis</i>	1	796m (1km)	2020

3.1.4 Site Location and Surrounds

The site is located in Scaynes Hill, West Sussex and is surrounded by woodland in the immediate locale. Table 4 details the commuting, feeding and habitat features in a 1km radius of the site.

Table 4: Habitat features suitable for use by protected species.

Feature	Description
Watercourses	A tributary of Scrase Stream is ~230m west of the site. There is a stream ~540m south. Nash Gill is ~560m northeast. Scrase Stream is ~820m north. The River Ouse is ~860m north. Cockhause Brook is ~870m north.
Waterbodies	There is a small pond ~165m northeast. There are three small waterbodies to the southeast, the closest being ~550m away. There are two ponds to the west, the closest ~640m away. To the south southeast is a small pond, ~880m away. There is a pond ~980m south.
Woodland	Nashgill Wood is situated within the site boundary. Costells Wood is ~185m west. Home Wood is ~700m northeast. Watlands Wood is ~670m southeast. Anchor Wood is ~840m south.
Linear e.g. hedgerows	Field margin, and to a lesser extent garden hedgerows, hedgerows dominate the search area.
Pasture/arable/grassland	There is pasture field ~55m west. There is an arable field ~250m north. To the southwest, ~450m away, is an amenity grassland field used for recreation activities. Arable fields and pasture dominate the search area after ~260m east, 615m north and 620m west.
Other	N/A

3.2 Habitat, Building, Tree or Other Structure

This section details the structures/habitat reference and descriptions (see Figure 18 for Site Plan).

Table 5: Weather Records

Parameter	Unit/value
Temperature	17°C
Cloud cover	100%
Precipitation	Light
Wind	1/12

3.2.1 Habitats

Habitats found on site are mapped using UK Habs (UK Habs, 2023).

Table 6: Habitat features found on site.

Habitat Features		
UKHab Habitat Type (to the appropriate level)	UK Hab Essential & Additional Secondary Codes (where relevant)	Description
Developed Land; Sealed Surface (Buildings)		B1 is a single-storey, timber-built, 'L' shaped stable building. The roof is covered in corrugated metal sheets. The eaves have been boarded with chipboard. Internally, B1 is vaulted with exposed timber support beams. The interior roof is lined with bitumen felt.



Figure 3: Front of B1.



Figure 4: Rear of B1.



Figure 5: Example of interior of B1.

B2 is a single-storey, open-front, timber-built barn. The roof is covered with corrugated metal sheets. Internally the roof is unlined and the support beams are exposed.



Figure 6: Front of B2.



Figure 7: Rear of B2.

		 22 Jul 2024 11:31:27 Figure 8: Example of B2 interior.
Developed Land; Sealed Surface		There is a small area of hard standing in front of, and surrounding, B1 and B2.  22 Jul 2024 11:53:09 Figure 9: Example of hard standing.
Artificially Unvegetated, Unsealed Land		There is a gravel track leading up to hard standing Infront of B1 and B2. This connects the stable area to the wider site.

		 Figure 10: Example of gravel track.
Modified Grassland	203 - Mature Tree	Towards the front and the centre of the site, is an area of modified grassland with an average of eight species per m². The grassland is dominated by perennial rye grass, <i>Lolium perenne</i>, creeping bent, <i>Agrostis stolonifera</i>, and common bent, <i>Agrostis capillaris</i>. Within the grassland to the front of the site, are two individual mature oak trees, <i>Quercus robur</i>.  Figure 11: Example of modified grassland.

		 Figure 12: Example of individual oak tree.
Other Lowland Mixed Deciduous Woodland	28 - Ancient Woodland Site	The site is dominated by mixed deciduous woodland that has been designated as an ancient woodland site. Tree species include oak, cherry, <i>Prunus avium</i>, silver birch, <i>Betula pendula</i>, and ash, <i>Fraxinus excelsior</i>. The understorey is dominated by bramble scrub and bracken, <i>Pteridium aquilinum</i>. Areas of the understorey vegetation have been cleared to create pathways.  Figure 13: Example of woodland.

		 Figure 14: Example of bracken and bramble scrub understorey.
Linear Features		
UKHab Habitat Type (to the appropriate level)	UK Hab Essential & Additional Secondary Codes (where relevant)	Description
Non-Native & Ornamental Hedgerow		There is a beech, <i>Fagus sylvatica</i>, hedgerow that runs between the grassland and woodland on site.  Figure 15: Beech hedgerow.

Table 7: Target Notes

Target Note	Description
T1	There are two compose heaps at the edge of the woodland, that are situated next to each other.  Figure 16: Example of compose heaps.  Figure 17: Example of compose heaps.

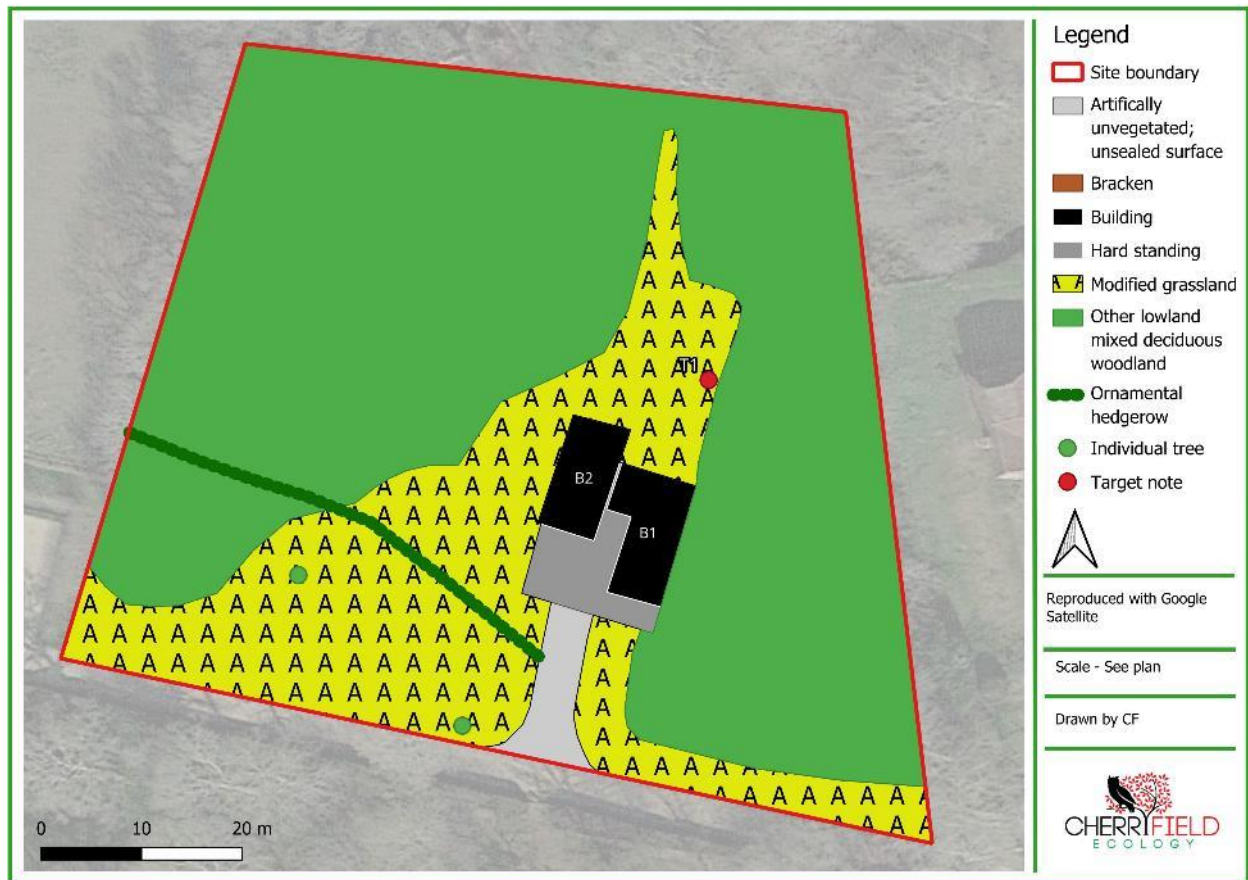


Figure 18: Site Plan

3.2.2 Species List

Table 8: Species found on site with relevant *DAFOR abundance.

Common Name	Scientific Name	*DAFOR Scale	Habitat
Annual Meadow-Grass	<i>Poa annua</i>	A	Grassland
Ash	<i>Fraxinus excelsior</i>	F	Woodland
Beech	<i>Fagus sylvatica</i>	D	Hedgerow
Black Medick	<i>Medicago lupulina</i>	F	Grassland
Bracken	<i>Pteridium aquilinum</i>	A	Woodland
Bramble	<i>Rubus fruticosus agg</i>	A	Woodland
Cat's Tail Grass		O	Grassland
Cherry	<i>Prunus sp.</i>	O	Woodland
Cherry Laurel	<i>Prunus laurocerasus</i>	R	Woodland
Cleavers	<i>Galium aparine</i>	O	Grassland
Cock's-foot	<i>Dactylis glomerata</i>	F	Grassland
Common Bent	<i>Agrostis capillaris</i>	D	Grassland
Common Bird's-Foot-Trefoil	<i>Lotus corniculatus</i>	O	Grassland
Creeping Bent	<i>Agrostis stolonifera</i>	D	Grassland
Creeping Buttercup	<i>Ranunculus repens</i>	F	Grassland
Cut-Leaved Crane's-Bill	<i>Geranium dissectum</i>	O	Grassland
Daisy	<i>Bellis perennis</i>	O	Grassland
Dandelion	<i>Taraxacum officinale agg.</i>	F	Grassland
Dock	<i>Rumex sp.</i>	F	Grassland
Enchanter's Nightshade	<i>Circaea lutetiana</i>	O	Grassland
Goose Grass		R	Grassland
Greater Plantain	<i>Plantago major</i>	R	Grassland
Ground-Ivy	<i>Glechoma hederacea</i>	A	Grassland & Woodland
Hard Rush	<i>Juncus inflexus</i>	R	Grassland
Hairy Bittercress	<i>Cardamine hirsuta</i>	O	Grassland
Hedge Bindweed	<i>Calystegia sepium</i>	R	Woodland
Herb-Robert	<i>Geranium robertianum</i>	O	Grassland
Holly	<i>Ilex aquifolium</i>	F	Woodland
Meadow Buttercup	<i>Ranunculus acris</i>	R	Grassland
Nettle	<i>Urtica dioica</i>	A	Grassland & Woodland
Nipplewort	<i>Lapsana communis</i>	F	Grassland
Oak	<i>Quercus sp.</i>	A	Woodland
Palm Sedge		R	Grassland
Perennial Rye-Grass	<i>Lolium perenne</i>	D	Grassland
Petty Spurge	<i>Euphorbia peplus</i>	R	Grassland

Poverty Rush		R	Grassland
Ragwort	<i>Senecio jacobaea</i>	F	Grassland
Ribwort Plantain	<i>Plantago lanceolata</i>	F	Grassland
Selfheal	<i>Prunella vulgaris</i>	O	Grassland
Silver Birch	<i>Betula pendula</i>	O	Woodland
Speedwell	<i>Veronica sp.</i>	F	Grassland
Springy turf mosses	<i>Rhytidiadelphus squarrosus</i>	A	Grassland
Sycamore	<i>Acer pseudoplatanus</i>	O	Woodland
Vetch	<i>Vicia sp.</i>	R	Grassland
White Clover	<i>Trifolium repens</i>	A	Grassland
Wild Carrot	<i>Daucus carota subsp. carota</i>	R	Grassland
Willowherb	<i>Epilobium sp.</i>	O	Grassland
Wood Avens	<i>Geum urbanum</i>	F	Grassland & Woodland
Wood Sorrel	<i>Oxalis acetosella</i>	F	Grassland
Yorkshire Fog	<i>Holcus lanatus</i>	A	Grassland

*DAFOR - Dominant, Abundant, Frequent, Occasional and Rare

3.3 Evidence or Likelihood of Species Presence

This section details the evidence located and likelihood of species presence.

3.3.1 Bats

Table 9: Bats, evidence or the potential for the species.

Bats found	No bats were found at the time of the survey.
Evidence of bat use	No evidence of bats was found at the time of the survey.
Potential for bat use	Level of likelihood of presence - B1 - Low B2 - Negligible B1 provides low potential for roosting bats due to the limited roosting features and access points. Externally, B1 has limited roosting features due to the lack of crevices throughout the building. There are a few gaps in the chip board to the eaves which could be used as a roost. There are multiple access points to the interior of B1, such as the gaps between the timber walls and holes in the bitumen felt. However, the interior has limited roosting features. The eaves have open access internally, and

could be used by roosting bats. There are some crevices between the timber support beams, however they are mostly tight fitting.



Figure 19: Example of gaps in chipboard covering eaves.



Figure 20: Example of gaps between timber planks.



Figure 21: Example of eaves from the interior.

	While B2 has good access, the building provides negligible potential for roosting bats due to an absence of roosting features.
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3.3.2 Badgers

Table 10: Badgers, evidence or the potential for the species

Badgers found	No badgers were found at the time of the survey.
Evidence of badger use	No evidence of badger use was found at the time of the survey.
Potential for badger use	Level of likelihood of presence - Moderate The site provides moderate potential for badger due to the presence of suitable sett building and foraging habitat on site, as well as having good connectivity to other suitable habitat. However, there was no evidence to suggest that badgers are currently present on site, therefore no further surveys have been recommended.

3.3.3 Breeding Birds

Table 11: Breeding birds, evidence or potential for the species

Breeding birds found	No breeding birds were found at the time of the survey.
Evidence of breeding bird use	No evidence of breeding birds was found at the time of the survey.
Potential for breeding bird use	Level of likelihood of presence - High The woodland and hedgerow habitats on site provides high potential for breeding birds.

3.3.4 Amphibian

Table 12: Amphibians, evidence or potential for species use.

Amphibians found	No Great Crested Newt (GCN) were found at the time of the survey.
Evidence of amphibian use	No evidence of GCN was found at the time of the survey.
Potential for amphibian use	Level of likelihood of presence - Moderate

	The site provides high potential for GCN due to the presence of suitable terrestrial habitat on site and good connectivity to suitable terrestrial and aquatic habitat. The woodland habitat could be used by GCN for refuge, foraging, commuting and hibernation. Furthermore, the site is connected by woodland to the nearest waterbody, ~165m northeast. The site resides in an amber DLL zone.
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3.3.5 Reptile

Table 13: Reptiles, evidence or potential for species use.

Reptiles found	No reptiles were found at the time of the survey.
Evidence of reptile use	No evidence of reptiles was found at the time of the survey.
Potential for reptile use	Level of likelihood of presence - Moderate The site provides moderate potential for reptiles due to the presence of suitable habitat on site and good connectivity to other suitable habitat. The woodland habitat could be used by reptiles for refuge, hunting, commuting and hibernation. The on site compost heaps provide suitable hibernation and basking habitat for reptiles.

3.3.6 Other Species e.g. Hazel Dormouse / Otter / Water Vole

Table 14: Other protected species, evidence or potential for species use.

Species found	No other protected species were found at the time of the survey.
Evidence of species use	No evidence of other protected species was found at the time of the survey.
Potential for species use	Level of likelihood of presence - Negligible There is no suitable habitat on site for any other protected species.

3.3.7 Invasive Non-Native (Schedule 9 Species)

Species found	No invasive non-native species were found at the time of the survey.
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4.0 Conclusions, Discussion, Impacts and Recommendations

The following section details the conclusions, discussion, impacts and recommendations in the context of the proposed works.

4.1 Conclusion and Discussion

The proposals include for the construction of a replacement stable building.

The site consists of one single-storey stable building (B1), one single-storey, open front barn (B2), developed land; sealed surface, other woodland; broadleaved, modified grassland, artificially unvegetated; unsealed surface, bracken, individual tree, and ornamental hedgerow.

No protected species or evidence of protected species were found on site at the time of the survey.

The site provides **moderate** potential for badger, due to the presence of suitable sett building and foraging habitat and good connectivity to more suitable habitats. However there is currently no evidence to suggest the presence of badgers on site.

The site provides **moderate** potential for Great Crested Newt (GCN) due to the presence of suitable terrestrial habitat on site and good connectivity to more suitable terrestrial and aquatic habitats. The nearest pond is ~165m northeast and is connected to the site by woodland. The site resides in an amber NatureSpace DLL Zone.

The site provides **moderate** potential for reptiles due to the presence of suitable habitat and good connectivity to more suitable habitats.

The building (B1) provides **low** potential for roosting bats due to the presence of suitable roosting features and access points throughout the building.

The building (B2) provides **negligible** potential for roosting bats due to the absence of roosting features throughout the building.

The woodland and hedgerow habitats provide **high** potential for breeding birds.

The site provides **negligible** potential for other protected species due to the lack of suitable habitat onsite.

Recommended surveys are found in section 4.3.

4.2 Potential Impacts

Impact assessments must be proportionate to the scale of the development (CIEEM, 2018) and Table 16 details a proportionate impact assessment based on current information.

Table 15: Impact Assessment

Impact	Bats - A bat roost may be lost in the development of B1. Breeding Birds - Active nests may be lost in the development. GCN - Loss of habitat. Reptiles - Loss of habitat.
Characterisation of unmitigated impact on the feature	Bats - A low-level loss/impact at a local level. Breeding Birds - A low-level loss/impact at a local level. GCN - A low-level loss/impact at a local level. Reptiles - A low-level loss/impact at a local level.
Effect without mitigation	Without mitigation, individual bats, birds, GCN and reptiles could be killed, injured or trapped during the works.
Mitigation and/or potential enhancement	See Table 17 and Table 18
Significance of effects of residual impacts (after mitigation)	Bats - If lost roosts are replaced by bat boxes, the effects would be negligible. Breeding Birds - If lost habitat is replaced by bird boxes and mitigation is followed, the effects would be negligible. GCN - If mitigation is followed, the effects would be negligible. Reptiles - If mitigation is followed, the effects would be negligible.

4.3 Recommendations

Badger - No further surveys are necessary; however, pre-works checks are recommended due to the presence of suitable habitat on site.

Bats - B1: **Presence/likely absence surveys (low)** will be required (one survey), with two surveyors to cover the building B1; this must be undertaken between May to August. If bats are found to be present, two further surveys will be required (a minimum of three weeks apart), with at least one undertaken within the May to August window and one in September if required.

B2: No further surveys are necessary; however, if bats are found throughout works, all works must stop, and advice sought.

Breeding Birds - No further surveys are recommended; however, the development should take place outside the nesting season (March to August). If this is not possible, it is recommended that a qualified ecologist is on-site to ensure the building/vegetation is not occupied by breeding birds, prior to demolition/clearance. Should an occupied nest be found, a buffer zone would need to be created until the nest is no longer in use.

Great Crested Newt (GCN) - A **District Level Licence** under the **NatureSpace District Level Licensing Scheme**.

While the proposed plans will not impact the suitable on site habitat, the site resides in an amber zone with the closest waterbody ~165m northeast. Therefore a DLL license is recommended. This provides a quick, simple and certain method for mitigating habitat loss for GCN by paying a fee to Nature Space Partnership which is used in the creation, enhancement and restoration of GCN habitat nationally.

NatureSpace Partnership will need to be contacted directly by the client for a quote on the fees, after which Cherryfield Ecology will prepare the relevant paperwork.

Reptiles - No further survey is necessary due to the works not impact the suitable habitat. However, should the proposed works impact the surrounding woodland or vegetation, a qualified ecologist will need to supervise the clearance of any grassland/scrub vegetation on site via a destructive search.

Other protected species - No further survey is necessary; however, if any other protected species are found on site, all works must stop, and advice sought.

Habitats - Priority Habitat in the form of lowland mixed deciduous woodland has been found on the site. To prevent pollution or negative impacts on the woodland from the development, Hera's fencing and dusk screening should be erected along the woodland boarder.

The findings outlined in this report are valid for one year, after which updated surveys will be required.

Enhancements and mitigation are recommended (please see Section 4.4 for further details).

4.4 Additional Recommendations

Table 16: Additional Recommendations

Work	Specification
General information	The following must be undertaken: - All works must be undertaken within 12 months of this report, thereafter a material change check will be required to check for changes that could affect potential protected species habitat. - If any protected species are found at any point whatsoever during works, works will stop and further advice will be sought.
General Precautions	- Trenches and open holes - All trenches and open holes should be covered overnight, or if the hole or trench can't be covered it should be filled in or a rough sawn timber plank installed as an escape route for any species. - General maintenance - If grassland and vegetation is kept in a mown/cut state this should be maintained for the duration of the works. - Store all material on hardstanding or in buildings to prevent artificial refuges from being created.
General bat Information	No development will occur until bat surveys consistent with the Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition) (Collins, 2023) have been undertaken in the appropriate survey season, May to September (Mid-May to August optimal). The Three Tests to be answered before planning can be granted (NE, 2017): <i>Test 1:</i> Regulation 53(2)(e) states: a licence can be granted for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”. Test 1 can be achieved via the ‘imperative reasons of overriding public interest’. Although not for the ecologist to determine the planning officer will on grant of consent. <i>Test 2:</i> Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative” Test 2 would be achieved on the grant of consent as no other sites have been considered for the development. <i>Test 3:</i> Regulation 53(9) (b) states: the appropriate authority shall not grant a licence unless they are satisfied “that the action authorised will not be

	detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.” Test 3 will be achieved once full emergence/re-entry surveys are conducted and full mitigation appropriate to species and population has been designed and implemented via an NEPS licence issued from the statutory authority (Natural England) if this becomes necessary following a dusk and pre-dawn survey.
Lighting	Any lighting near or shining onto any trees/buildings etc, will be designed to minimise the impact it has on potential species and commuting. Lighting will be in line with the BCT lighting guidelines (Bats and Lighting in the UK (Bat Conservation Trust, 2023) https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/ This lighting, where possible, will be of low level, be on downward deflectors and be on PIR sensors. Using LED directional lighting can also be a way of minimising the light spill affecting the habitat. No up-lighting should be used. Light spill must be minimised to as low as possible. This will ensure that the foraging and commuting resources that the protected species are likely to be using is maintained.

Table 17: The local authority has a duty to enhance biodiversity in its day-to-day duties; the following are suggested enhancements that are easily installed into a development and can be cost-effective whilst ensuring a gain for local wildlife.

Work	Specification
Bird and insect box enhancement.	Bird boxes for a variety of different species can be installed. A selection of open-fronted boxes and songbird boxes can be installed (Figure 22 and Figure 23); it is recommended that a minimum of two of each of the boxes are installed. These will be installed at a minimum of 2m high and ideally face north to east.  Figure 22: Robin box  Figure 23: Songbird box A variety of insect boxes can be installed in the area; a minimum of one box is recommended (Figure 24 and Figure 25).



Figure 24: Urban bee nesting box, used for solitary bees and wasps.



Figure 25: Bug biome, ideal for ladybirds, lacewings and bees

Hedgehog highways and small mammal connectivity.

Hedgehog highways can or will be installed in order to allow hedgehogs and other small mammals a continuous corridor across the site, thus linking the garden/site etc. and green spaces in the area.

- A 13cm-by-13cm is sufficient for any hedgehog to pass through. This will be too small for nearly all pets (Figure 26).
- Remove a brick from the bottom of the wall, creating a 13cm-by-13cm hole.
- Cut a small hole in your fence if there are no gaps.
- Dig a channel underneath your wall, fence or gate.
- Ideally, rather than walls or fences, a hedge will provide foraging, shelter and a route along as well as through the site.

	How to make a hedgehog highway  www.wildlifewatch.org.uk
Swifts <i>Apus apus</i>	Swift nest bricks are recommended due to the increased lack of nesting opportunities swifts are finding in modern-built dwelling homes. Information is adapted from the RSPB https://www.rspb.org.uk/our-work/rspb-news/news/stories/swift-advice-for-ecologists/ and http://actionforswifts.blogspot.com The following will be undertaken: - Wherever possible, swift bricks will be installed into new or restored buildings to increase the overall availability of nest sites for swifts and other species. Birds such as house sparrows can use swift bricks, but swifts cannot use house sparrow nest bricks. - Integral swift bricks are the preferred option for new housing developments. These should be fitted in clusters of 2 to 4 on gable ends and near the roofline where swifts would naturally look for a potential nest site. - Try to ensure swift bricks have a minimum of 5m clearance beneath and in front. Always avoid locating them above doors and windows to help prevent a disturbance issue to both the birds and human owners.

- Alternatively, swift boxes can be placed on the external walls of a building where the installation of swift bricks is not possible.



Figure 27: Example of swift bricks, that can be built into a dwelling, Source: <https://www.birdbrickhouses.co.uk/brick-nesting-boxes/>



Figure 28: Swift box, source: <http://actionforswifts.blogspot.com/p/diy-swift-box-designs.html>

Hedgerows

Hedgerows provide excellent corridors for wildlife and are extremely important to many species of wildlife. A hedgerow could be included in development plans to assist a range of species (Figure 29).

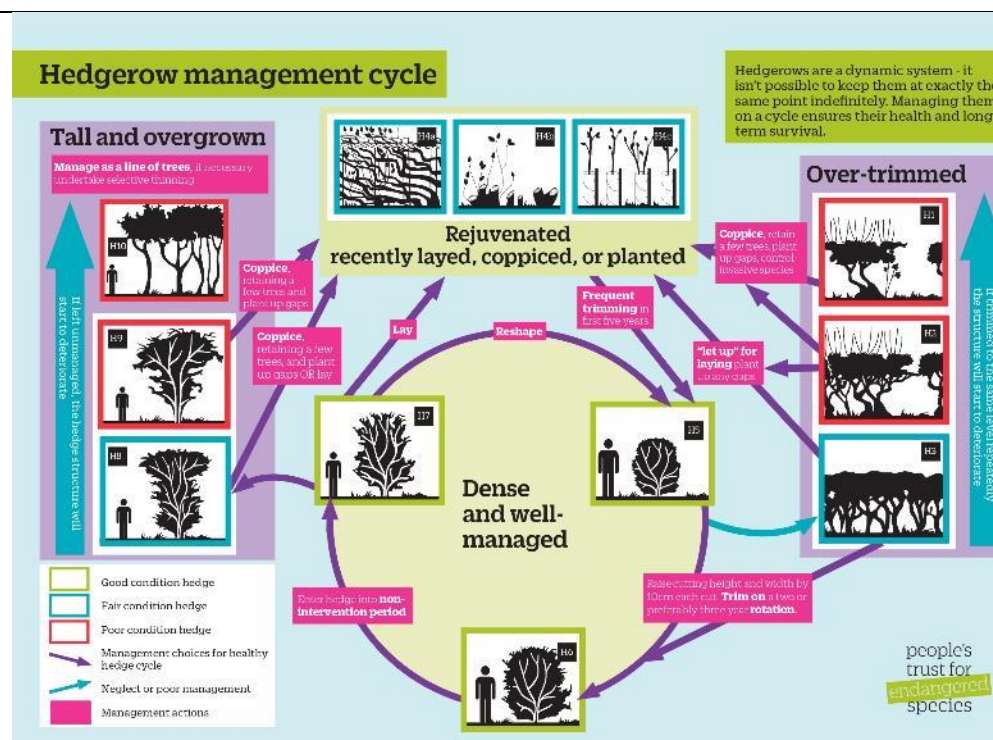


Figure 29: Hedgerow management cycle (<https://hedgerowsurvey.ptes.org/>)

It is recommended that a diversity of hedgerow species is included in the proposed hedgerows on site. Suitable hedgerow species include:

- Hawthorn (*Crateagus monogyna*)
- Hazel (*Corylus avellana*)
- Wild Privet (*Ligustrum vulgare*)
- Field Maple (*Acer campestre*)
- Blackthorn (*Prunus spinosa*)
- Guelder Rose (*Viburnum opulus*)
- Wayfaring Tree (*Viburnum lantana*)
- Dog Rose (*Rosa canina*)
- Spindle (*Euonymus europaea*)
- Holly (*Ilex europaeus*)

The hedgerow should include 5 or more woody species within a 30m length in order to be classified as **species-rich**.

Where possible, no cutting will take place during peak bird nesting season, which runs from March to September. Where possible, shrubs and hedgerows will not be cut back annually, as flower buds often form on second-year growth. Trimming

	hedges on a two-year or three-year rotation, targeting different sections each year, will make sure there are always flowers for pollinators in spring and berries for birds in autumn. Hedges cut every three years can produce two and a half times as many blossoms as those cut annually. Rotational cutting can also save time and money that would be invested in annual cutting.
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