Preliminary Ecological Appraisal

Greensleeves, Crawley Down

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

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

CONTENTS

LIABILITIES:
Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing, and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snapshot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

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

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

1.0 INTRODUCTION

Background

1.1 The Ecology Partnership was commissioned by Tiltwood Homes to undertake a Preliminary Ecological Appraisal (PEA) for Greensleeves, Hophurst Lane, Crawley Down, West Sussex, RH10 4LL, hereafter referred to as the 'site' (Figure 1). The Ecology Partnership previously completed a PEA in 2024.

1.2 The key objectives of a PEA (CIEEM 2017) are to:

- Identify the likely ecological constraints associated with a project;
- Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy' (CIEEM 2016; BSI 2013, Clause 5.2);
- Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EcIA); and
- Identify the opportunities offered by a project to deliver ecological enhancement.

Site Context

1.3 The site (TQ353382) covers an area of approximately 0.24ha and is located within the garden of a residential dwelling. The surrounding landscape includes relatively high-density residential development to the south and southwest of the site, a parcel of ancient woodland beyond Hophurst Lane to the north, and agricultural land and more woodland parcels to the west and southwest.

Figure 1: Site red line boundary.

Proposed Development

1.4 The proposed development is for the construction of two residential dwellings within the existing garden.

Planning Policies

1.5 The site was surveyed to assess its ecological value and to ensure the proposals were compliant with relevant planning policy and legislation. Policy guidance is provided by the National Planning Policy Framework (NPPF 2023) as well as policies from the Mid Sussex District Council. The following policies are considered relevant to ecology, biodiversity and nature conservation:

Mid Sussex District Plan (Adopted 2018):

- **Policy DP12:** Protection and Enhancement of Countryside
- **Policy DP16:** High Weald Area of Outstanding Natural Beauty
- **Policy DP17:** Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)
- **Policy DP37:** Trees, Woodland and Hedgerows
- **Policy DP38:** Biodiversity

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

- Development below a de minimis threshold;
- Householder applications;
- Small scale self-build and custom housebuilding;
- High speed rail transport network; and
- Biodiversity net gain sites.

1.7 The assessment also takes into consideration nature conservation and wildlife legislation including, but not limited to, the Wildlife and Countryside Act 1981 (as amended), the Natural Environment and Rural Communities (NERC) Act 2006 and the Conservation of Habitats and Species (EU Exit) Regulations 2019.

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

2.0 METHODOLOGY

Desktop Study

2.1 A desktop study was completed using an internet-based mapping service (www.magic.gov.uk) for statutory designated sites and an internet-based aerial mapping service (maps.google.co.uk) was used to understand the habitats present in and around the site, including identifying habitat linkages and features (ponds, woodlands etc.) within the wider landscape.

Phase 1 Habitat Survey and UKHab Assessment

2.2 The site was surveyed on 19th June 2024 by principal ecologist Eddie Selwyn BSc (Hons) MSc ACIEEM and assistant ecologist Finnian Young BSc (Hons). An updated site survey was undertaken on 16th September 2025 by ecologist Emer Hicks BSc (Hons) MSc and assistant ecologist Finnian Young BSc (Hons). The surveyors identified the habitats present, following the 'Phase 1 habitat survey' auditing method (Joint Nature Conservancy Council (JNCC)) and the UK Habitat classification system (UKHab V2). The site was surveyed on foot and the existing habitats and land uses were recorded on an appropriately scaled map.

Preliminary Roost Assessment and Ground Level Tree Assessment

2.3 The buildings (internally and externally) and trees (externally from the ground) were assessed for their suitability for roosting bats following Bat Conservation Trust Good Practice Guidelines (Collins 2023). The surveyors checked for evidence of roosting bat species and Potential Roosting Features (PRFs).

2.4 The surveyors assessed visually and searched for evidence such as:

- Staining beneath or around a hole caused by natural oils in bat fur.
- Bat droppings beneath a hole, roost or resting area.
- Bat droppings and/or insect remains beneath a feeding area.
- Audible squeaking from within a hole.
- Insects (especially flies) around a hole.
- Dead bats.

Great Crested Newt eDNA Survey

2.5 The garden pond adjacent to the site was subject to an environmental DNA (eDNA) survey on 25th June 2024 to determine if great crested newts *Triturus cristatus* have been within the pond this year. All water samples were analysed by SureScreen Scientifics in accordance with the protocol set out in Appendix 5 of Biggs et al. (2014).

Protected Species Assessments

2.6 Any evidence of additional protected species was recorded. Standard methods of search and measures of presence, or likely presence based on habitat suitability were used for bats in trees (Collins 2023), breeding birds (BTO 2020), hazel dormice *Muscardinus avellanarius* (Bright *et al.* 2006), great crested newts (ARG 2010), reptiles (Froglife 2015), badgers *Meles meles* (Creswell *et al*. 1990) and water voles *Arvicola amphibius* (Strachan *et al*. 2011).

Limitations

2.7 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment. Therefore, the survey provides a general assessment of the potential nature conservation value of the site and does not include a definitive plant species list.

2.8 The protected species assessment provides a preliminary view of the likelihood of protected species occurring on-site, based on the suitability of the habitat and any direct evidence on site. It should not be taken as providing a full and definitive survey of any protected species group. The assessment is only valid for the time when the survey was carried out. Additional surveys may be recommended if, based on this assessment it is considered reasonably likely that protected species may be present.

3.0 RESULTS

Desktop Study

3.1 There is one international designated site within 15km of the site (Figure 2). Ashdown Forest, located approximately 6.5km southeast of the site, is designated as a Special Area of Conservation (SAC) and Special Protection Area (SPA) owing to its expanse of lowland heath and mixed woodland and for supporting important assemblages of beetles, dragonflies, damselflies, butterflies, and birds.

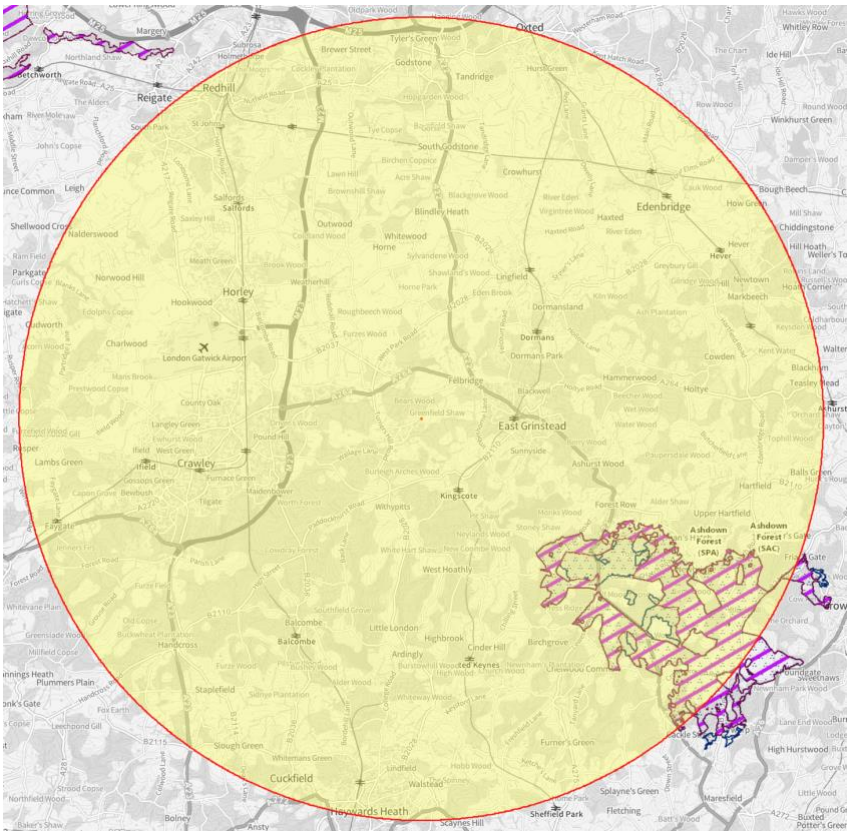


Figure 2: International statutory designated sites within 15km (red circle) of the site.

3.2 One national statutory designated site is located within 2km of the site (Figure 3). Hedgecourt Site of Special Scientific Interest (SSSI), located approximately 1.8km north of the site, is noted as the most important wetland area remaining in southeast Surrey.

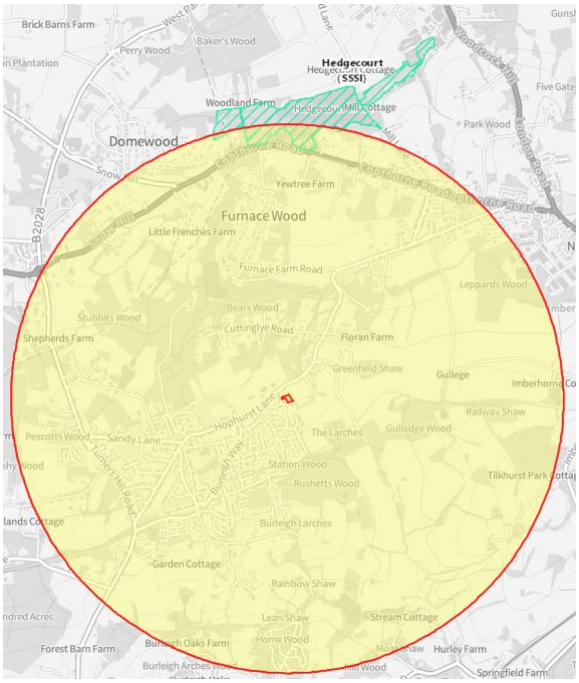


Figure 3: National statutory designated sites within 2km (red circle) of the site.

3.3 There are several priority habitats located within 1km of the site (Figure 4). The closest of each are: deciduous woodland located approximately 25m south of the site, ancient woodland 90m north, traditional orchard 940m northwest, and woodpasture and parkland 1.1km southwest.

Figure 4: Priority habitats within 1km of the site. Habitats present: ancient woodland (vertical stripes), deciduous woodland (dark green) and traditional orchards (lime green).

3.4 A single garden/ornamental pond is located adjacent to the site and OS mapping and aerial images indicate there are two ponds located within 250m of the site (Figure 5)

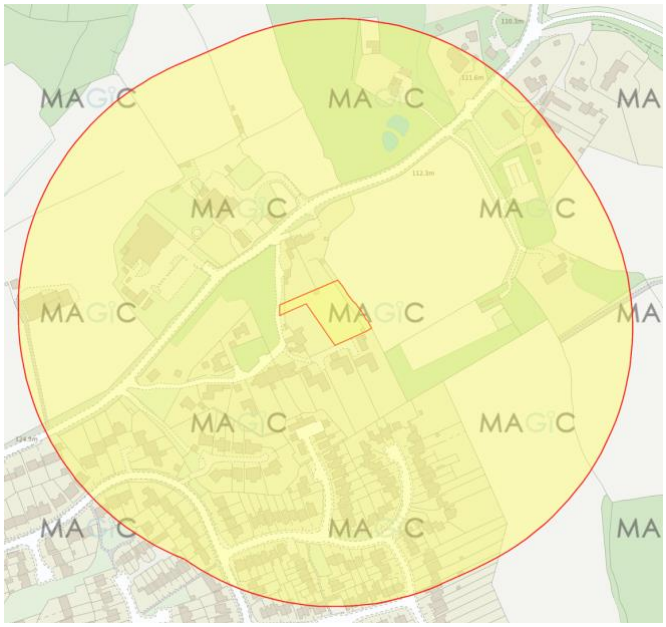


Figure 5: Ponds located within 250m of the site.

3.5 The closest past European Protected Species (EPS) licences for each species are:

- **Bat** – located approximately 260m southwest of the site, 2014-2016 licence for the destruction of a resting place for common pipistrelle *Pipistrellus pipistrellus* and brown long-eared bat *Plecotus auritus.*
- **Great Crested Newt** – located approximately 815m south of the site, 2020-2030 licence for the damage and destruction of a resting place.
- **Dormouse** – located approximately 4.7km northeast, 2020-2025 licence for the destruction of a breeding site and resting place.

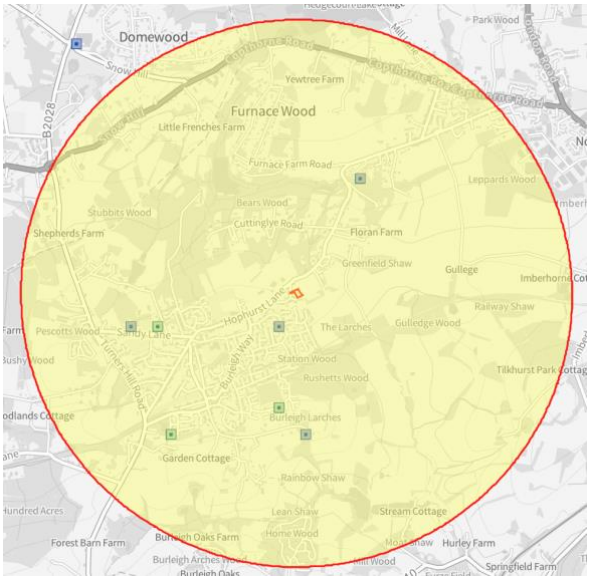


Figure 6: EPS Licences granted within 2km of the site (Dark blue square – bat; light green square – great crested newt).

3.6 The closest great crested newt class survey licence return with great crested newts present is approximately 815m south of the site.

Habitat Survey

3.7 Site photos are in **Appendix 1** and the habitat map is presented in **Appendix 2**.

Vegetated garden

3.8 The site is a vegetated garden subject to regular management. The grassland supports a short sward height and is dominated by Yorkshire fog *Holcus lanatus,* perennial ryegrass *Lolium perenne,* and red fescue *Festuca rubra*. Additional species include common daisy *Bellis perennis,* creeping buttercup *Ranunculus repens,* white clover *Trifolium repens*, and selfheal *Prunella vulgaris.*

3.9 Patches of introduced shrubs are scattered throughout the site and along the margins of the vegetated garden. Species include bride's feathers *Aruncus dioicus*, wild privet *Ligustrum vulgare*, rose *Rosa sp.,* hydrangea *Hydrangea sp.,* tutsan *Hypericum androsaemum*, snowberry *Symphoricarpos sp.*, comfrey *Symphytum sp.,* lavender *Lavandula sp.,* meadow crane's bill *Geranium pratense,* and cut-leaved crane's bill *Geranium dissectum.*

3.10 There are various small trees scattered around the site, including silver birch *Betula pendula*, sycamore *Acer pseudoplatanus*, holly *Ilex aquifolium,* yew *Taxus baccata*, pine *Pinus sp.,* oak *Quercus sp.,* and apple *Malus domestica.*

Tall forbs

3.11 An area of tall forbs is present along the northeastern margin of the site. Species present here include broad-leaved dock *Rumex obtusifolius*, cleaver *Galium aparine*, hart's-tongue *Asplenium scolopendrium*, hedge woundwort *Stachys sylvatica,* wood avens *Geum urbanum*, herb robert *Geranium robertianum,* pendulous sedge *Carex pendula*, and common nettle *Urtica dioica.*

Treeline

3.12 Along the northeastern margin of the site is a treeline consisting of hazel *Corylus avellana*, yew, sycamore *Acer pseudoplatanus*, holly, cherry *Prunus sp.,* hawthorn *Crataegus monogyna*, and sweet chestnut *Castanea sativa*.

Buildings

3.13 The site includes three buildings. Building B1 is a single-skin wooden shed featuring shiplap cladding, a pitched flat felt roof, and a window on one side. Building B2 is a similarly constructed wooden shed with multiple windows on three sides. Building B3 is a glass greenhouse.

Ditch

3.14 An artificial ditch is located along the eastern boundary. The ditch did not hold water during the site visit in June 2024 and September 2025. The ditch does not support any aquatic vegetation or any species indicative of a wet environment. Species present within the ditch include those detailed in the tall forbs.

Protected Species

Bats

Ground Level Tree Assessment

3.15 A Ground Level Tree Assessment (GLTA) of trees on site was carried out at the time of the survey. The trees did not support PRFs, which indicates that the trees are not suitable for roosting bats.

Preliminary Roost Assessment

3.16 The site includes three buildings, which were assessed internally and externally for their suitability for roosting bats (Table 1).

Table 1: Summary of preliminary roost assessment results

Building number	Building type	Description	Bat roost potential
1	Shed	Single skin, constructed of wood with shiplap cladding and pitched felt roof. No loft void or crevices for supporting bats. A window on one side filled the internal space with natural light, making it unsuitable as a day roost. No bats or evidence recorded.	**Negligible**
2	Shed	Single skin, constructed of wood with normal cladding and pitched felt roof. Multiple windows on three sides filled the internal space with natural light. No bats or evidence recorded.	**Negligible**

3	Greenhouse	Glass greenhouse. Not suitable for roosting bats.	**None**

Foraging and commuting habitat

3.17 The majority of the site provides limited opportunities for foraging and commuting bats. The tree line provides the greatest opportunities for foraging and commuting bats, however, based on the proximity of the garden wall, bats would likely utilise the opposite side of the tree line in the adjacent field.

Badgers and other mammals

3.18 No evidence of badgers or other mammals was noted on the site.

Birds

3.19 The individual trees and the treeline on site have the potential to support nesting birds.

Dormice

3.20 The lack of suitable habitat on site suggests that dormice are unlikely to be present. Furthermore, the closest EPS licence for dormice is considerably distant (approximately 4.7km northeast of the site). As such, this species will not be discussed further in this report.

Great Crested Newts

3.21 The adjacent garden pond was subject to an eDNA survey and the survey returned a negative result, which indicates that great crested newts are not present.

3.22 Two additional ponds are located within 250m of the site and both ponds are over 100m in distance from the site and separated by Hophurst Lane. Where present, great crested newts tend to remain in close proximity to their breeding pond and whilst a maximum routine migratory range has been estimated as approximately 250m from a breeding pond (Franklin, 1993; Oldham and Nicholson, 1986; Jehle, 2000). One study by Robert Jehle, (2000) demonstrated a 'terrestrial zone' of 63m, within which 95% of summer refuges were located. A further study (Jehle, R & Arntzen, JW. 2000) showed that after the breeding season, 64% of newts were recorded within 20m of the pond edge. As such, ponds further afield and certainly outside the 250m are not considered a constraint, considering the poor quality of terrestrial habitat present on site. Core

terrestrial habitat for the species is recognised by Natural England as within 50m of a breeding pond for licencing purposes.

3.23 The vast majority of the site (vegetated garden) is unsuitable for great crested newts other than for commuting purposes. The tall forbs and tree lines provide limited opportunities for great crested newts in their terrestrial phase.

3.24 As such, given the limited suitable habitat within the site, the negative eDNA survey from the pond adjacent, the distance of the closest records and the distance of the ponds within the local area, it is considered that great crested newts would not be present within the site and no further surveys are recommended. This species will not be discussed further within this report.

Reptiles

3.25 The majority of the site does not support suitable habitats for reptiles due to the short sward height of the vegetated garden. The habitat behind the garden wall provides limited habitat opportunities, although it's heavily shaded due to the trees and the wall. As such, reptiles are not considered present within the site and will not be discussed further within this report.

Other Species

3.26 Due to a lack of suitable habitat, the site is not considered suitable for other protected species such as water voles and otters. As such, no further surveys are recommended, and these species will not be discussed further within this report.

4.0 DISCUSSION

4.1 The following paragraphs consider the effects of the development on designated sites, priority habitats and protected and priority species. Where the desk study and Phase 1 survey provide sufficient evidence for an assessment of effects on any of these groups to be taken through planning, these are detailed below, the need for additional surveys and when and how these should be completed are summarised, if required.

4.2 Provisional recommendations are also given for means to enhance biodiversity following the principle (CIEEM et al. 2016) of following the mitigation hierarchy of; avoidance, minimisation of loss, compensation on site and biodiversity offset.

Effects on Designated Sites

4.3 The site does not fall within or adjacent to any international or statutory designated sites. The closest international designated site is Ashdown Forest SAC/SPA, located approximately 6.5km southeast. As such the site falls within the Ashdown Forest 7km zones of influence. These zones were created to help ensure suitable mitigation is secured from any proposals which result in a net increase in residential units, with these developments providing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) provisions. The proposals include two new residential dwellings and therefore will need to provide SANG or SAMM provisions.

4.4 As such, with the SANG or SAMM provisions, it is considered that the proposed development will have no direct or indirect impacts on the Ashdown Forest and any designated sites.

Effects on Priority Habitats

4.5 The closest priority habitat is deciduous woodland located 25m to the south of the site. Due to the distance from these priority habitats, it is considered that the proposed development will have no direct or indirect impact on this or any priority habitats.

Effect on On-site Habitats

4.6 The majority of the site includes common and widespread habitats which are of limited ecological value. The tree line provides the greatest ecological value and will be retained as part of the proposed development. The majority of the existing habitats will be retained as part of the proposed development, except for small areas of garden

habitat. It is considered that this limited removal will have a negligible ecological impact.

Effects on Protected Species

Bats

Preliminary Roost Assessment

4.7 All buildings on site were deemed to have **'negligible'** or **'none'** suitability for roosting bats. As such, no further surveys are required and the works on the buildings do not need to consider impacts on bats.

Foraging and commuting habitat

4.8 According to Bat Conservation Trust guidelines, it is important that proportionality is employed when recommending further survey work for bat species on a proposed development site. As stated within section 2.2.19 of the latest survey guidelines (2023), the following points need to be taken into account with regard to planning bat surveys:

- Likelihood of bats being present;
- Type of proposed activities;
- Scale of poposed activities;
- Size, nature and complexity of the site;
- Species concerned;
- Number of individuals.

4.9 Considering the above, the small scale of the proposals and if the proposed development implements a sensitive lighting strategy, it is considered that activity surveys for bats would not be required. Furthermore, with the retention of the treeline on the northeast margin it is considered that the development of the site would not impact the ecological functionality of the local landscape.

4.10 Any proposed lighting scheme as part of the development should consider bats in the surrounding area as well as the site. All bat species are nocturnal, resting in dark conditions during the day and emerging at night to feed. Bats are known to be affected by light levels, which can affect both their roosting and foraging behaviour. Recommendations include:

- Installing lighting only if there is a significant need;

- Using sodium lamps instead of mercury or metal halide lamps where glass glazing is preferred due to its UV filtration characteristics;
- Directing lighting to where it is needed and avoiding light spillage;
- Using baffled lighting where light is directed towards the ground and
- Avoid putting lighting near trees or hedgerows and angling light away from these linear features which are used by commuting and foraging bats.

Badgers and small mammals

4.11 Badgers and other mammals such as foxes and hedgehogs may use the site for commuting and foraging. Therefore, precautionary construction measures are recommended. The guidelines are as follows:

- Any trenches or excavations on site should be either covered over at night or a plank of wood placed in to allow any mammals to escape if they were to accidentally fall in.
- Any open pipes or conduits should be blocked off each night to prevent any small mammals from entering them.
- Disturbances, such as loud noises, vibrations and flood lighting in association with night work should be minimised.

Birds

4.12 The on-site trees have the potential to support nesting birds. It is recommended that the removal of suitable vegetation is undertaken outside of the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist. If active nests are identified, works in the vicinity of the nest must cease until the birds have fledged the nest.

Ecological Enhancements

4.13 Several enhancements can be made to the final development to further opportunities for wildlife.

4.14 Bird boxes can be hung on mature trees to increase the number of breeding opportunities (Figure 7). Bird boxes hung on trees should be woodcrete (or similar) as they provide better thermal properties, are longer lasting and more durable than wooden boxes. The box should be positioned on a north or east facing aspect and at least 2m above the ground if possible.

Figure 7: Vivara Small Bird Nest Box.

4.15 To enhance the local bat population and provide additional roosting opportunities within the site, bat boxes can be hung on trees within the site. These provide good opportunities for crevice-dwelling species such as pipistrelles. The bat boxes should be least 4m from ground level in a location not illuminated by artificial lighting. Habibat, in association with the Bat Conservation Trust, provides a range of boxes which are unfaced for render or designed to match the brickwork of the building. Recommended boxes (Figure 8) include:

- Vivara Pro WoodStone Bat Box – A general purpose bat box that supports a range of species. These can be hung on trees in a variety of heights and aspects in order to provide a variety of micro-climates.
- Large Multi Chamber WoodStone Bat Box – This is a multipurpose box designed for larger colonies and a range of bat species including pipistrelles, noctules and brown long-eared bats. These should be hung on mature trees around the site.

Figure 8: Vivara Pro WoodStone Bat Box (left) and Large Multi Chamber WoodStone Bat Box (right)

4.16 To support the invertebrates and bees using the site, Bee Bricks (Figure 9) can be incorporated into the buildings. The Bee Brick can be used in place of a standard brick or block in construction to create a habitat for solitary bees. Bee Bricks need to be

placed in a warm sunny spot on a south-facing wall at a minimum height of 1m, with no vegetation obstructing the holes. No cleaning or management of the Bee Bricks is required.

Figure 9: Bee bricks to be incorporated into the development.

5.0 IMPACT ASSESSMENT

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

5.2 The approach to this assessment accords with guidance presented within the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM 2018). In essence, an EcIA assesses the activities associated with a proposed scheme that are likely to generate changes within the identified zone of influences, on identified ecological features and receptors. The proposals are subsequently reviewed and mitigation and compensation measures are outlined which help to reduce negative impacts.

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

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

Feature	Scale of Importance	Mitigation/Compensation Required	Residual Effect
Designated Sites	International and National	SANG or SAMM provisions is required for the proposed development. The payments will ensure no direct or indirect impacts on the Ashdown Forest and any designated sites.	Not significant
Priority Habitats	National	The closest priority habitat is deciduous woodland located 25m to the south of the site. Due to the distance from these priority habitats, it is considered that the proposed development will have no direct or indirect impact on this or any priority habitats.	Not significant
On site habitats	Local	The majority of habitats on site are common and widespread across the UK and have limited/negligible ecological value.	Not significant
Bat (roosting)	Site	All buildings on site have at most a **'negligible'** suitability for roosting bats. Enhancement for bats in the surrounding area is recommended in the form of bat box installation.	Not significant
Bats (commuting and foraging)	Local	The habitats present on site provide limited opportunities for commuting and foraging bats. Sensitive lighting schemes should be implemented to avoid impacts on bat activity.	Not significant

Nesting Birds	Site	Mitigating direct harm to nests by removal of any suitable nesting habitat outside of nesting bird season or after a check by a suitably qualified ecologist. Enhancement in the form of the installation of bird boxes.	Not significant
Badgers and other mammals	Site	Construction safeguards should be implemented to avoid impacting badgers and other mammals that might commute or forage within the site. Enhancement could include the implementation of hedgehog houses.	Not significant
Great crested newts, Reptiles, Dormice, Water Voles and Otters	N/A	Considered unlikely to be present on site.	Not significant

6.0 CONCLUSION

6.1 The site does not fall within or adjacent to any international or statutory designated sites. The closest international designated site is Ashdown Forest SAC/SPA, located approximately 6.5km southeast. As such falls within the Ashdown Forest 7km zones of influence. These zones were created to help ensure suitable mitigation is secured from any proposals which result in a net increase in residential units, with these developments providing Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) provisions. The proposals include two new residential dwellings and therefore will need to provide SANG or SAMM provisions.

6.2 As such, with the SANG or SAMM provisions, it is considered that the proposed development will have no direct or indirect impacts on the Ashdown Forest and any designated sites.

6.3 The closest priority habitat is deciduous woodland located 25m to the south of the site. Due to the distance from these priority habitats, it is considered that the proposed development will have no direct or indirect impact on this or any priority habitats.

6.4 The majority of the site includes common and widespread habitats which are of limited ecological value. The tree line provides the greatest ecological value and will be retained as part of the proposed development. The majority of the existing habitats will be retained as part of the proposed development except for small areas of garden habitat. It is considered that this limited removal will have a negligible ecological impact.

6.5 All buildings on site have at most a **'negligible'** suitability for roosting bats. Furthermore, the trees on site displayed no PRFs and are therefore unlikely to support roosting bats. As such, no further surveys are required.

6.6 The majority of the site provides limited opportunities for foraging and commuting bats. The tree line provides the greatest opportunities for foraging and commuting bats, however, based on the proximity of the garden wall, bats would likely utilise the opposite side of the tree line in the adjacent field. A sensitive lighting scheme will ensure the woodland adjacent is not subject to lighting and the installation of bat boxes will enhance roosting opportunities post-development.

6.7 It is recommended that precautionary construction measures are implemented to avoid impacting foraging/commuting badgers and other mammals that might access the site.

6.8 The removal of suitable vegetation should be undertaken outside of the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitably qualified ecologist. If active nests are identified, works in the vicinity of the nest must cease until the birds have fledged the nest. As an enhancement, bird boxes could be installed on the on-site trees.

6.9 Given the limited suitable habitat within the site, the negative eDNA survey from the pond adjacent, the distance of the closest records and the distance of the ponds within the local area, it is considered that great crested newts would not be present within the site and no further surveys are recommended.

7.0 REFERENCES

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

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

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

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

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

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

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

English Nature., (2004)., *Reptiles: guidelines for developers.* English Nature, Peterborough.

Froglife., (2015)., *Surveying for Reptiles*. Froglife, Peterborough.

Franklin, J. F. (1993)., 'Preserving Biodiversity: Species, Ecosystems, or Landscapes?', *Ecological Applications*, 3: 202-205.

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

Langton, T.E.S., Beckett, C.L. & Foster, J.P. (2001)., *Great Crested Newt Handbook.* Froglife, Halesworth.

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

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

Neal, E. & Cheeseman, C. (1996)., *Badgers*. T & A D Poyser Ltd. London.

Wilson, G.J., Harris, S. & McLaren, G. (1997)., *Changes in British badger population, 1988-1997.* People's Trust for Endangered Species, London.

Internet resources:

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

Magic Interactive Map: www.magic.gov.uk

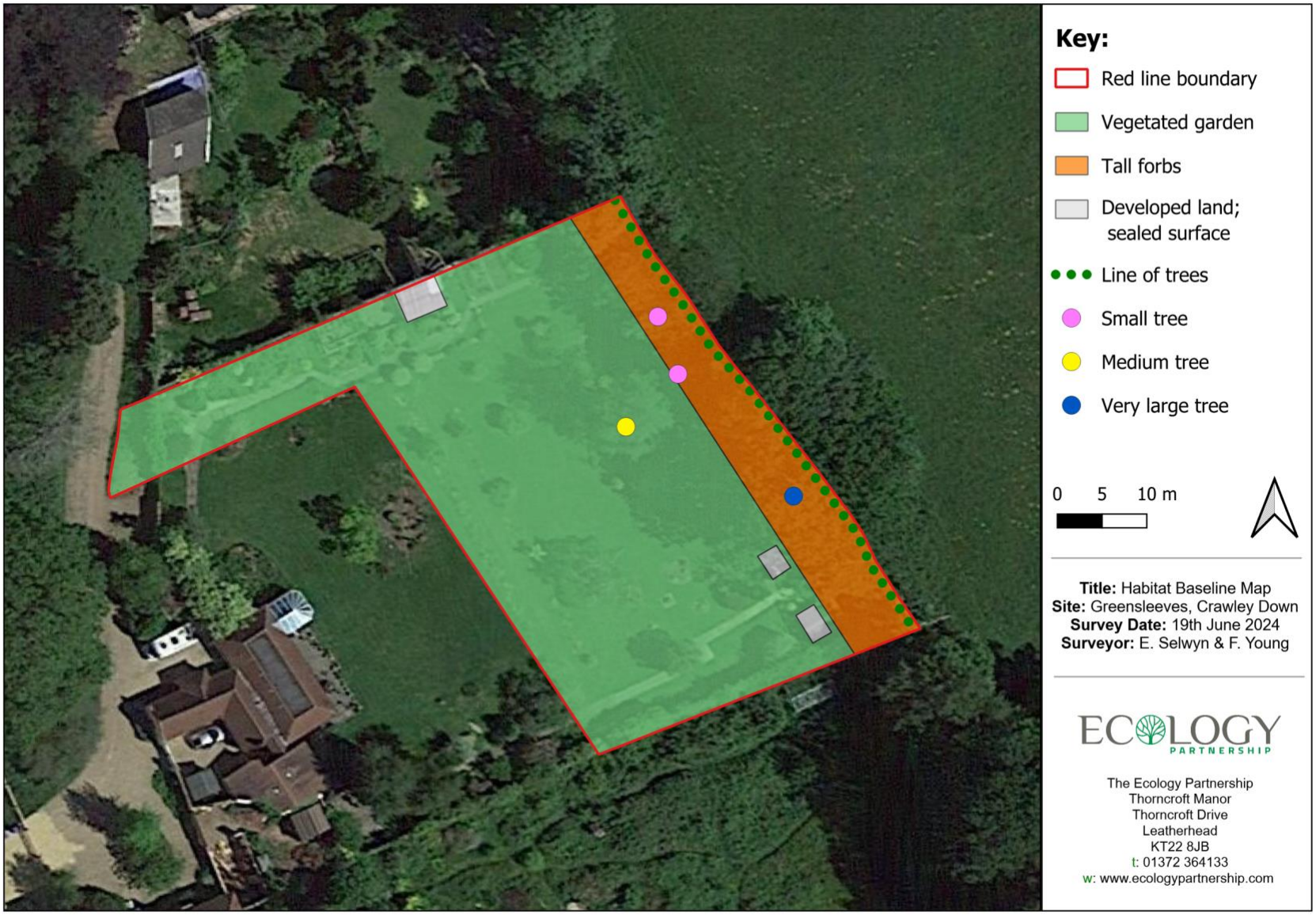
Appendix 1: Photo

Photograph 1: Vegetated garden habitat	
Photograph 2: Building B1	

Photograph 3: Building B1 interior	
Photograph 4: Building B3	

Photograph 5: Area of tall forbs and line of trees.		

Appendix 2: Habitat Map



Appendix 3: eDNA Survey Results

Folio No:	2523-2024
Purchase Order:	WSUS5083
Contact:	The Ecology Partnership
Issue Date:	09.07.2024
Received Date:	27.06.2024

SureScreen Scientifics

GCN eDNA Analysis

Summary

When great crested newts (GCN), *Triturus cristatus* , inhabit a pond, they continuously release small amounts of their DNA into the environment. By collecting and analyzing water samples, we can detect these small traces of environmental DNA (eDNA) to confirm GCN habitation or establish GCN absence.

Results

Lab ID	Site Name	OS Reference	Degradation Check	Inhibition Check	Result	Positive Replicates
7409	Greensleeves, off-site pond	TQ35323824	Pass	Pass	Negative	0/12

Matters affecting result: none

Reported by: Daisy Chambers

Approved by: Jennifer Higginbottom

SureScreen Scientifics Ltd, Morley Retreat, Church Lane, Morley, Derbyshire, DE7 6DE, UK
+44 (0)1332 292003 | scientifics@surescreen.com | surescreenscientifics.com

The Ecology Partnership Ltd

Thorncroft Manor

Thorncroft Drive

Leatherhead

KT22 8JB

Tel: 01372 364 133

www.ecologypartnership.com

Approved: Eddie Selwyn BSc (Hons) MSc ACIEEM

Principal Ecologist

Date: 25/09/2025