



Preliminary Ecological Appraisal & Preliminary Roost Assessment

Survey site:

Oak Lawn, Sandy Lane, Crawley, West Sussex, RH10 4HR

Client:

Jason Dixon

Survey date:

30th March 2026

Project:

This report is prepared to inform a planning application with Mid Sussex District Council. This proposal can be described as the construction of a 6-bedroom detached dwelling.

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

Executive Summary

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Tables 1, 3 & 4 of this report.

Key Findings

The following has been recommended for your proposed development:

- One bat emergence or re-entry survey is required for B1 during the active bat season (optimal June to August) to confirm presence or likely absence of a bat roost in the building. Two surveyors with infrared cameras will provide coverage of B1.
- Depending on finalised proposed plans the site may require a Biodiversity Net Gain assessment.
- Mitigation measures for foraging and commuting bats, nesting birds, reptiles, great crested newt, [REDACTED] and hedgehog.
- A Construction Ecological Management Plan (CEMP) will be required, outlining best practice measures delineate the construction zone and to minimise the possibility of pollution and habitat damage during construction.

Contents

Introduction and Context.....	3
Introduction	3
Methodology.....	3
Limitations.....	3
Results, Impacts and Recommendations	4
Site Location and Landscape Context	4
Habitats and Flora	5
Fauna.....	9
Appendix 1: Proposed Development Plan	24
Appendix 2: Site Location Plan.....	25
Appendix 3: Habitat Survey Plan.....	26
Appendix 4: PRA Plan	27
Appendix 5: BERS Plan	28
Appendix 7: Site Photographs.....	29
Appendix 8: Baseline Condition Assessments	33
Limitations and Copyright.....	36
Version Control	36

Right-click and select 'Update Field' to generate table of contents

Introduction and Context

Introduction

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development. The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

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.](#)

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

No proposed development plans were available at the time of writing this report and therefore a detailed impact assessment could not be made. This report should be updated once the plans are available.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location						
The survey site is centred on National Grid Reference TQ 34025 37996 and has an area of approximately 0.27ha. The site is situated within the semi-urban town of Crawley, comprising two buildings, artificial unvegetated, unsealed surface, developed land; sealed surface, vegetated garden and a small area of lowland mixed deciduous woodland bounding the northern boundary. Surrounding habitats include numerous woodland parcels and pastoral fields to the north and urban developments including residential housing with associated roads and gardens to the south, east and west.						
Priority Habitats and Designated Sites						
Summary of Survey Findings <u>Priority Habitats</u> There are 5 priority habitats located within 2 km of the site, including deciduous woodland, which is on-site. These comprise deciduous woodland, traditional orchard, ancient & semi-natural woodland, ancient replanted woodland and wood pasture and parkland. The site is well connected to nearby habitats via hedgerows and treelines, particularly to the north <u>Designated Sites</u> There are no other statutory sites within 2 km of the site. There are 2 statutory sites within 10 km of the site. These are listed below: <i>Table 1a: Statutory sites within 10km of the site.</i> <table><tr><th>Designation</th><th>Distance from site</th></tr><tr><td>Ashdown Forest SPA 10km</td><td>7280m SE</td></tr><tr><td>Ashdown Forest SAC 10km</td><td>7285m SE</td></tr></table>	Designation	Distance from site	Ashdown Forest SPA 10km	7280m SE	Ashdown Forest SAC 10km	7285m SE
Designation	Distance from site					
Ashdown Forest SPA 10km	7280m SE					
Ashdown Forest SAC 10km	7285m SE					

The site does fall within the impact risk zone for Hedgecourt SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

Recommendations

No recommendations.

Habitats and Flora

The site survey was undertaken by Miriam Anderson BSc(Hons), Consultant Ecologist.

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
07/04/2026	9	42	75	14	None

Table 3: Habitats and flora

Habitats and Flora: Conclusion, Impact or Recommendations

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.

Onsite habitats

Summary of Survey Findings

Artificial unvegetated, unsealed surface (u1c)

Leading into the site from Sandy Lane is an area of pea shingle utilised as a drive way. This area houses multiple cars. In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a poor condition.

Developed land; sealed surface (u1b) - Residential building (818)

There are two buildings present within the site; building B1 is a residential building and B2 is a garage/outbuilding.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a poor condition.

Vegetated garden (828) - Vegetated garden (828)

The site is dominated by a residential garden regularly managed and pruned. Located within the centre of the garden is a short sward grassland lawn bounded by introduced shrubs on either side.

Species present within this habitat include perennial rye-grass (*Lolium perenne*), spear thistle (*Cirsium vulgare*), daisy (*Bellis perennis*), creeping buttercup (*Ranunculus repens*), ground-ivy (*Glechoma hederacea*), garden parsley (*Petroselinum crispum*), hybrid bluebell (*Hyacinthoides x massartiana*), rhododendron (*Rhododendron ponticum*), cherry laurel (*Prunus laurocerasus*), mexican orange (*Choisya ternata*), holly sp. (*Ilex* sp.), primrose (*Primula vulgaris*), sasanqua camellia (*Camellia sasanqua*), red robin (*Photinia x fraseri*) and bamboo sp. (*Bambusa* sp.).

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a poor condition.

Lowland mixed deciduous woodland (w1f)

Along the northern boundary is a small area of woodland classified as deciduous. This area of woodland consists primarily of invasive and non-native species such as rhododendron and cherry laurel.

Species present within this habitat include English oak (*Quercus robur*), cherry laurel (*Prunus laurocerasus*), rhododendron (*Rhododendron ponticum*), silver birch (*Betula pendula*) and hawthorn (*Crataegus monogyna*). In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the lowland mixed deciduous woodland was assessed to have a poor condition value.

Building (u1b5)

There are two buildings on site; one is a dwelling and one is a storage. Full details for buildings on site are included within Table 4.

Impacts

No direct impacts to any notable habitats will occur as a result of the proposed development. However, indirect effects such as pollution or habitat damage could occur during construction, whilst encroachment on the grassland and garden areas by contractors and machinery could result in plants and biodiversity value being dug up or trampled on.

Recommendations

Best practice measures to minimise the possibility of pollution must be implemented during construction. This should include the following measures:

- Remove only the minimum of habitat required to facilitate the development
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto retained habitats.
- Protect retained turf and soil resource from destruction and compaction using plastic matting and wooden boarding. Do not store skips and other heavy materials on retained turf.
- Grasscrete, cell web or any other porous surface treatment facilitating recovery of vegetation is preferred to hard standing.

A Construction Ecological Management Plan (CEMP) will be required, outlining best practice measures delineate the construction zone and to minimise the possibility of pollution and habitat damage during construction.

The proposed development may require a Biodiversity Net Gain assessment, to calculate the value of habitats on site and ensure the delivery of a minimum of 10% measurable biodiversity net gain.

Invasive / Non-native species**Summary of Survey Findings**

Rhododendron was identified on the site which is listed as an invasive, non-native species under Schedule 9 of the Wildlife and Countryside Act 1981.

Impacts

Construction could result in the spread of Rhododendron.

Recommendations

Rhododendron present on site will be sensitively removed prior to the commencement of works to prevent the spread of a non-native, invasive species listed on Schedule 9 of the WCA (see Appendix 4). The Rhododendron will be removed using hand tools only. The most effective method of removal is through hand pulling, which results in minimal soil disturbance. Hand pulling young shrubs will typically result in the full removal of the shrub and associated root network, which will prevent the re-establishment. Mature shrubs are likely to have a deeper and more established root network unlikely to be removed in full by hand pulling alone. Where there are mature shrubs, removal should be aided using hand tools to expose the root network in full so the entire shrub and associated roots can be removed. Development works will not commence until Rhododendron has been successfully removed from the site.

Fauna

Table 4: Fauna

Fauna: Conclusion, Impact or Recommendations

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.

Roosting Bats

Summary of Survey Findings

A review of the MAGIC database for European Protected Species Licences (EPSL) for bats within a 2km radius of the site has been completed. 4 EPSL were identified, as detailed below:

Table 4a: EPSL records within 2km of the site - bats

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
EPSM2012-4307	Common pipistrelle & Brown long-eared	100m east	Destruction of a resting and breeding place
2014-3084-EPS-MIT	Common pipistrelle & Brown long-eared	1,100m east	Destruction of a resting place
2017-31276-EPS-MIT	Brown long-eared	1,500m southeast	Damage and destruction of a resting place and damage of a breeding site
EPSM2012-5030	Brown long-eared	1,800 northwest	Destruction of a resting place

No trees were present on site with suitable roosting features for bats to utilise.

Buildings

Building B1 Description

B1 is a two-storey, detached, brick-built dwelling. The main roof is pitched-hipped and constructed of clay tiles. Some defects were noted to the roof, including localised gaps along the southern aspect just above the guttering. Internal voids were recorded within the building. No bat evidence was found during the survey.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have low habitat value for roosting bats due to the building contains several openings in the tiles, allowing access to internal voids and crevices between the lining and tiles. The presence of old wasp nests may suggest that bats are less likely to roost, as wasps are territorial and typically do not share nesting or roosting sites with bats. However, these nests were inactive at the time of the survey, and therefore the potential for roosting bats cannot be ruled out.



B1 - southeast elevations



B1 - northern elevation



B1 - Internal roof void

	Feature	Materials	Condition/Suitability	Photographs	
	Roof	Clay tiles	The roof is constructed of clay tiles and is pitched and hipped. Some defects were observed, including localised gaps along the southern elevation. These gaps beneath the tiles were visible externally and corresponded with light ingress from within the roof void, creating suitable access points and roosting opportunities for crevice- and void-dwelling bats.	 <i>Roof tiles along the southern elevation.</i>  <i>Roof tiles along the southern elevation.</i>	

	Voids	unknown	The roof void is accessible and appears to be entirely empty, not used by the building's residents. Areas of light ingress were observed along the southern aspect in alignment with locations of gaps in tiles externally. Several inactive wasp nests were also observed, indicating that access into the space is possible. This suggests that bats could also gain entry via the same routes, and therefore the potential for roosting cannot be discounted.	 <i>Light ingress seen internally of gaps in the inner lining and roof tiles (southern elevation).</i>  <i>Inactive wasp nests located on the apex of the internal void.</i>
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				 <i>Internal roof space inaccessible due to lack of flooring.</i>	
Building B2 Description					
B2 is a single-storey, detached structure currently used for storage. The building features a pitched roof clad with clay tiles. No bat evidence was recorded during the survey. In line with Good Practice Guidelines (Collins, J (Ed) 2023), B2 is assessed to have negligible habitat value for roosting bats due to the building appears to be tightly sealed, with no identifiable access points or features suitable for bat roosting. Furthermore, the internal area is densely filled with stored items, leaving very limited void space for bats that rely on such environments.				 <i>Building B2</i>	



B2 aged but intact soffit boxes



B2 tightly fitted roof tiles.

Impacts

Proposed plans include the demolition of Building B1, this could result in the destruction of any bat roosts present and may lead to disturbance, injury, or death of bats.

Recommendations

- One bat emergence/re-entry survey will be required on B1, requiring 2 surveyors with IR cameras to provide full coverage of the building's elevations. If bat roosts are confirmed in the building two additional surveys may be required to characterise the roost and to inform an EPSL application to Natural England.

These surveys must take place 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 and the survey visits should be at least three weeks apart. Completing surveys in the sub-optimal season, early May and September, would require greater justification of timing e.g., weather conditions, known local bat activity.

Every surveyor should be equipped with an infrared camera as part of the survey to determine specific roost locations.

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 impact the building B1 as it would involve the destruction/disturbance 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.

Foraging and Commuting Bats

Summary of Survey Findings

The woodland edge and introduced shrub habitats could be used by local bat populations for foraging and commuting. In addition, the site is well connected to more suitable habitats in the wider landscape such as woodland and hedgerows.

Impacts

Proposed plans could result in the loss are areas of vegetated garden including grassland lawn and introduced shrubs. This could reduce the availability of foraging or commuting resources in the locality and could also disrupt dispersal corridors for bats leaving or returning to roosts in the wider area.

In addition, construction works and external lighting fixtures on the proposed development could include the use of lighting which could spill onto bat foraging and commuting habitat and could deter bats from using these areas.

Recommendations

A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting¹.

Amphibians

Summary of Survey Findings

A review of the MAGIC database for EPSL for great crested newts (GCN) within a 2km radius of the site has been completed. 3 EPSL were identified, as detailed below:

Table 4b: EPSL records within 2km of the site - Great Crested Newts

EPSL reference	Distance from site	Impacts allowed by licence
2017-30804-EPS-MIT	290m east	Destruction of a resting place
EPSM2011-3224	810m south	Destruction of a resting place
2020-44432-EPS-MIT-1	1,300m southeast	Damage and destruction of a resting place

A check was also completed for great crested newt class survey license returns and historic pond surveys. 5 records were identified, as detailed below:

Table 4c: Great crested newt class survey license returns and historic pond surveys

Record Type	Distance to Site
Great crested newt class survey license returns	300m east
Great crested newt class survey license returns	400m east
Great crested newt class survey license returns	1,400m southeast
Great crested newt pond surveys 2017-2019	1,800m east
Great crested newt pond surveys 2017-2019	1,900m southeast

No ponds are located on, or adjacent to, the site. Through a review of MAGIC map application there are 6no. ponds located within 500m of the site.

The site is considered to offer low suitability for great crested newts due to the generally poor quality of available terrestrial habitat. The garden is subject to regular management, with the grassland maintained as a short lawn, offering limited shelter, foraging opportunities, or connectivity for this species. While the introduced shrub planting may provide some minor refuge, its extent and structure are unlikely to support a significant population. In addition, the woodland area contains very sparse ground flora, with large areas of bare ground beneath the trees, further reducing its value for shelter and foraging. Overall, the lack of diverse, undisturbed vegetation and suitable refugia suggests the site has low potential to support great crested newts, although their presence cannot be entirely ruled out.

Impacts

As the full extent of specific impacted areas is not known at this stage, a precautionary approach has been adopted for this assessment. The entire site has been assumed to be lost as a worst-case scenario, equating to approximately 0.27ha of grassland, shrub, and woodland habitats within 100–250m of a potential breeding pond, should great crested newts be present. Based on the rapid risk assessment methodology published by Natural England (2015), the proposed development results in a '**GREEN**' risk score, indicating that an **offence is highly unlikely**.

Recommendations

Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures:

- Any site clearance will be undertaken outside of the amphibian hibernation season (November to February) insofar as is possible. (If refugia)
- Site clearance works will be undertaken during the amphibian hibernation season (November to February) insofar as is possible. (If no refugia)
- A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area.
- Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians 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 common amphibians 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.
- In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Reptiles

Summary of Survey Findings

The introduced shrub planting on site provides some suitable opportunities for shelter, hibernation, and foraging for reptiles, although its value is reduced by the active management of the site and the short sward of the grassland. The surrounding landscape offers habitats of higher suitability, including woodlands and field margins, which are more likely to support reptile populations. As such, while the site is of relatively low suitability, the presence of reptiles cannot be discounted.

Impacts

The proposed development will potentially result in the loss of grassland lawn and introduced shrubs. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more suitable habitat locally. However, site clearance could result in the death or injury of reptiles, if present.

Recommendations

Owing to the nature of the proposed development and the low potential for impacts to reptiles, further surveys are considered to be disproportionate. A precautionary working method will be implemented for widespread reptiles during construction, including the following measures:

- Any site clearance will be undertaken outside of the reptile hibernation season (November to February) insofar as is possible.
- A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any

reptiles to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter reptiles from the working area.

- Any refugia piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent reptiles from utilising these areas.
- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any reptiles 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.

Birds

Summary of Survey Findings

No evidence of nesting birds was identified on or within B1 or B2, however the site provides suitable nesting and foraging habitat for birds. The building, trees and introduced shrubs provide suitable shelter and could be used by common nesting 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.

Impacts

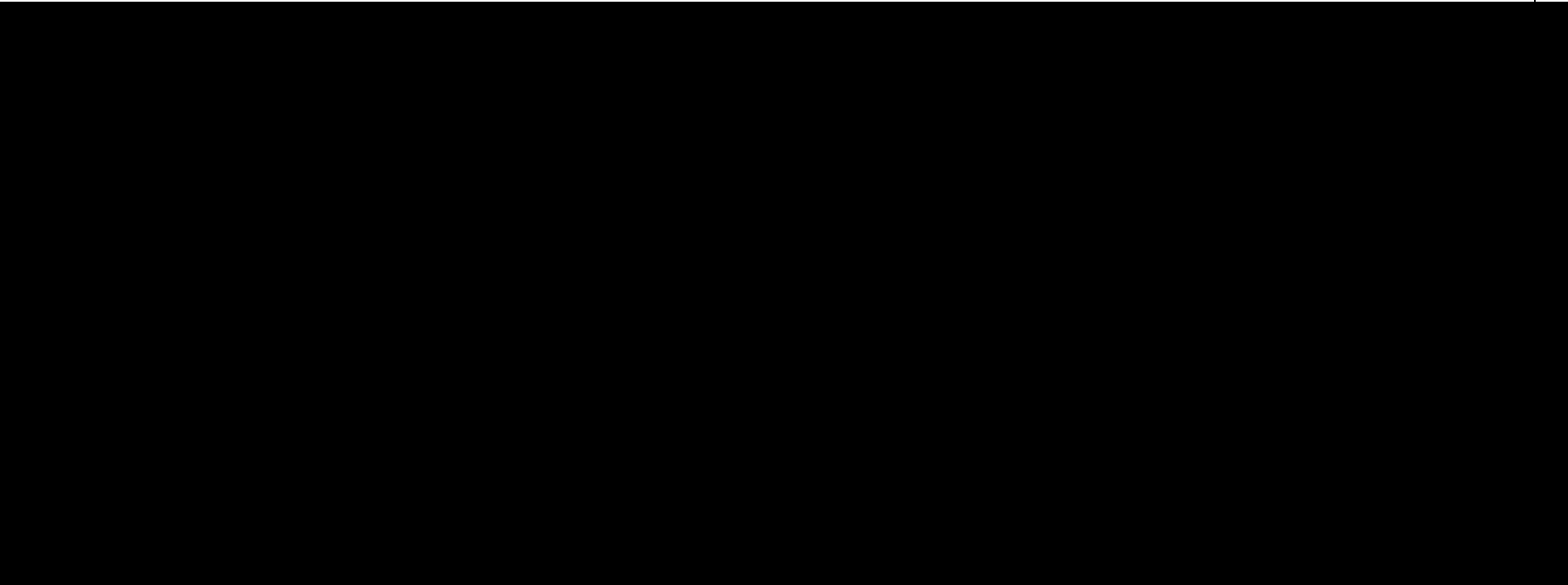
Buildings and vegetation that may be removed during construction is likely to be inconsequential to local bird populations owing to their low value and the presence of more extensive habitat locally. However, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Recommendations

Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the buildings and 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, depending on species present, until the young have fledged.

[REDACTED]



Riparian animals

Summary of Survey Findings

There are no riparian habitats on or adjacent to the site.

Impacts

No impacts are anticipated on riparian animals as a result of the proposed development.

Recommendations

None.

Hazel dormouse**Summary of Survey Findings**

There are no suitable habitats on site to support hazel dormice. The woodland is heavily dominated by cherry laurel and lacks a dense, diverse understory, making it unlikely to provide the shelter, food resources, or connectivity required to support a population of this species.

Impacts

No impacts are anticipated on hazel dormice as a result of the proposed development.

Recommendations

None.

Invertebrates**Summary of Survey Findings**

The site provides limited habitat value for a variety of commonplace species but is unlikely to support important species and assemblages.

Impacts

The loss of habitats onsite is likely to be inconsequential to local invertebrate populations owing to the presence of more extensive habitat locally.

Recommendations

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for invertebrates:

- Retention of woodland boundary
- Incorporation of log piles/dead wood
- Creation of rock and brash piles

Other e.g. small mammals

Summary of Survey Findings

The introduced shrubs on site offers suitable foraging, sheltering and commuting opportunities for small terrestrial mammals such as hedgehogs. The site is well connected to more extensive habitats such as residential gardens directly east, south and west, and woodland and pastoral land and hedgerow networks to the north, which are likely to host established populations.

As such, the presence of foraging, sheltering and commuting small mammals on site cannot be discounted.

Impacts

The loss of habitats onsite are 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.

Recommendations

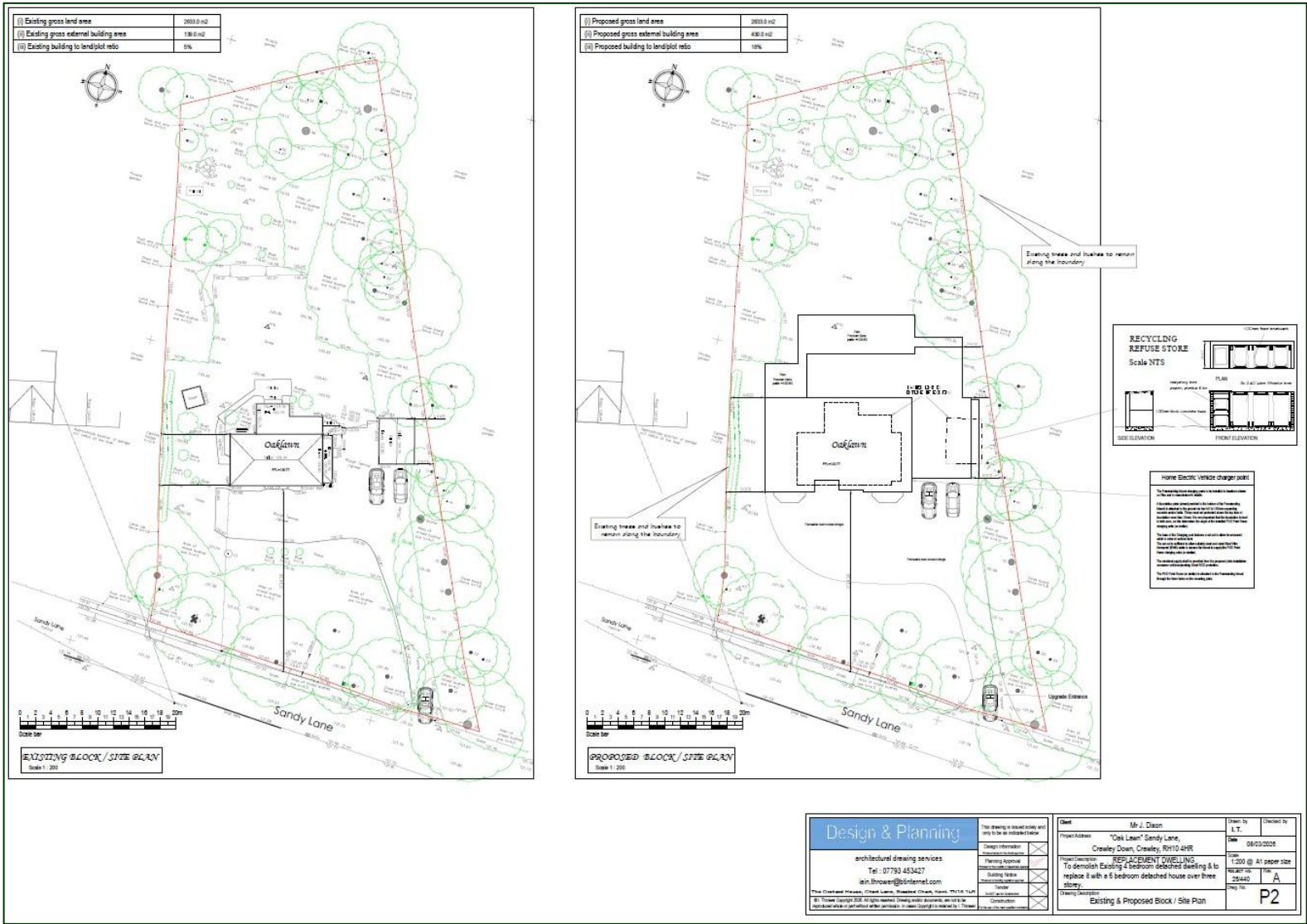
A precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Any pipework exceeding 100mm will be capped overnight.
- 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 small mammals 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.

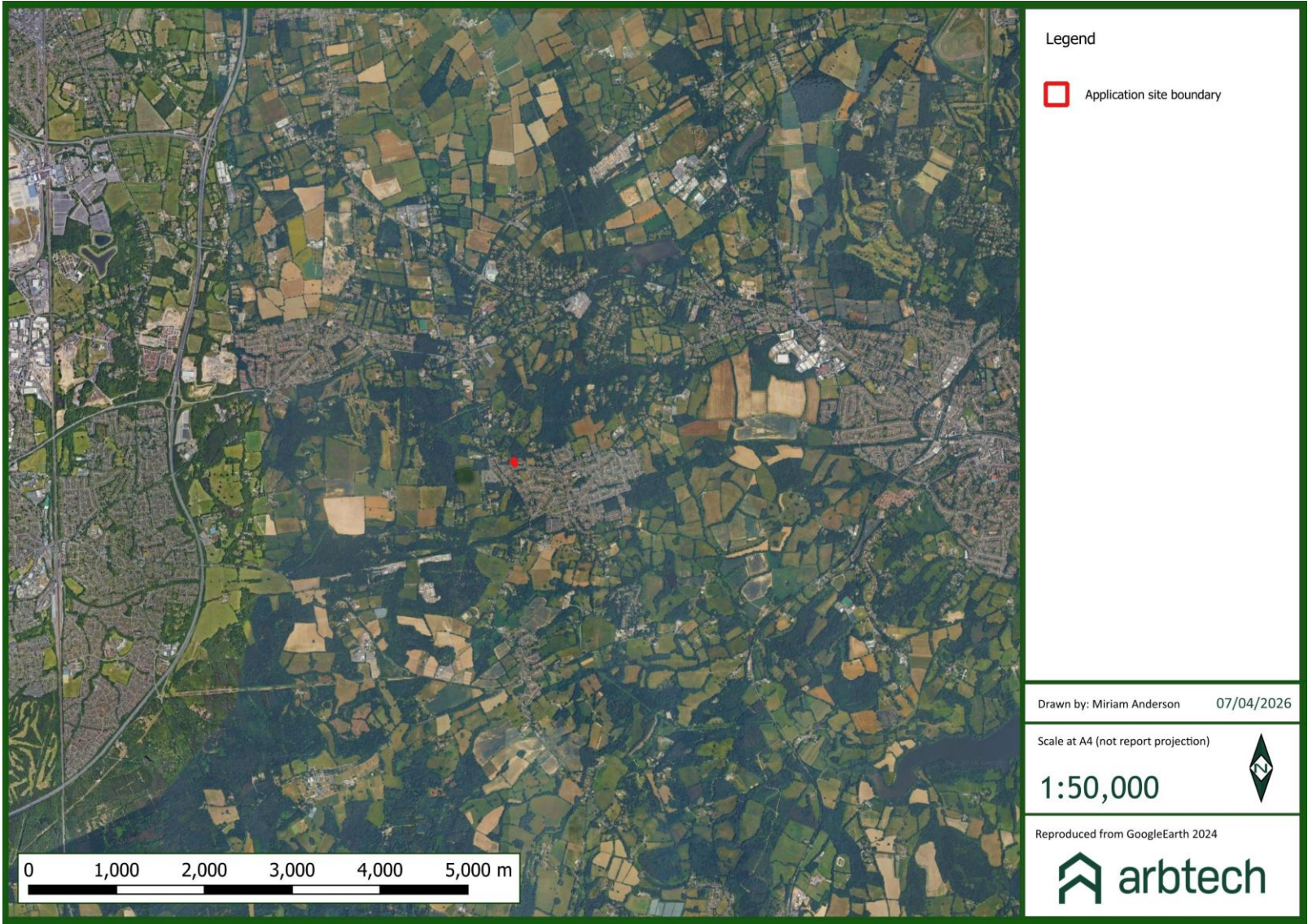
The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:

- Creation of fence gaps (14cm x 14cm) to enable small mammals to travel freely through the site

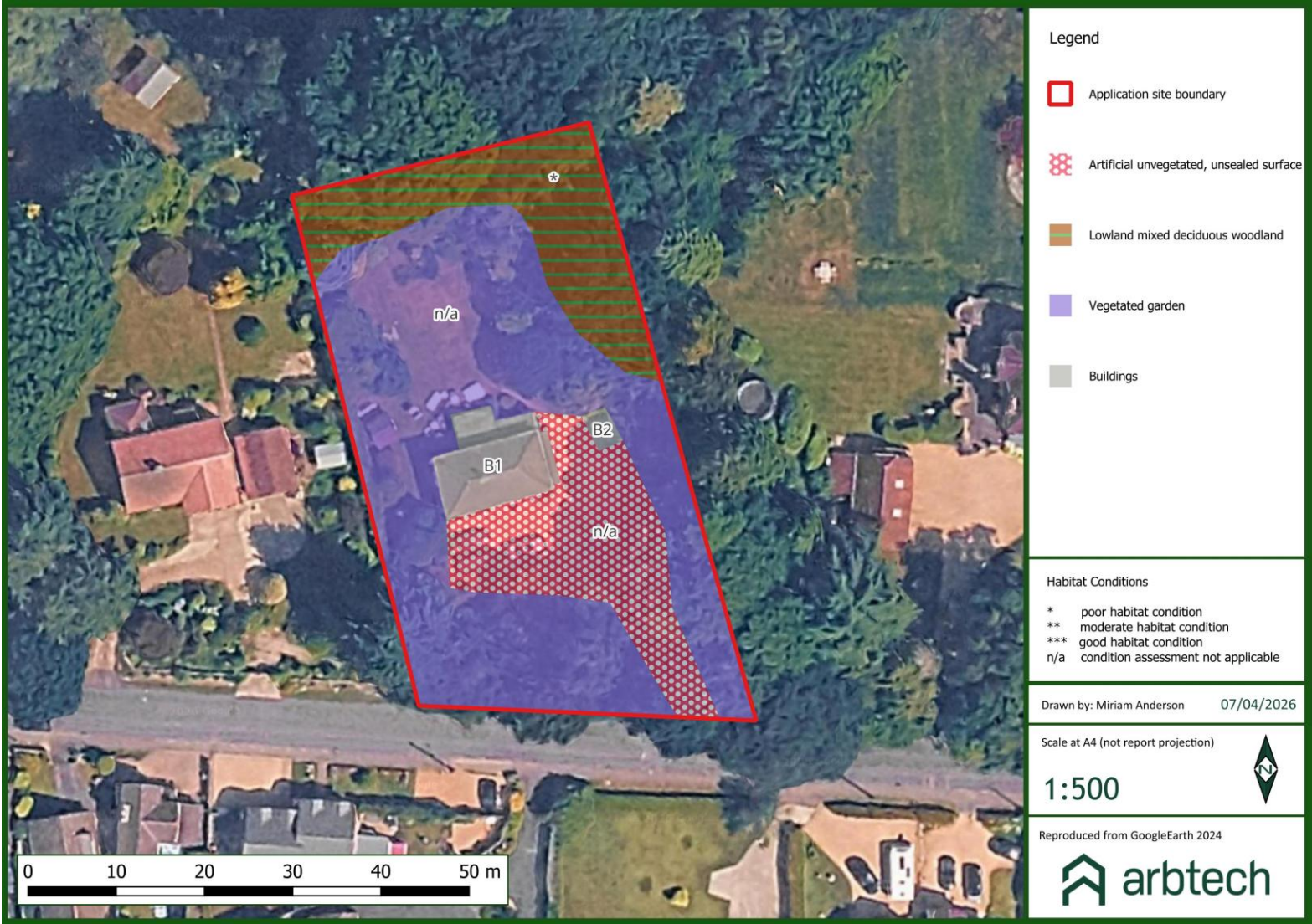
Appendix 1: Proposed Development Plan



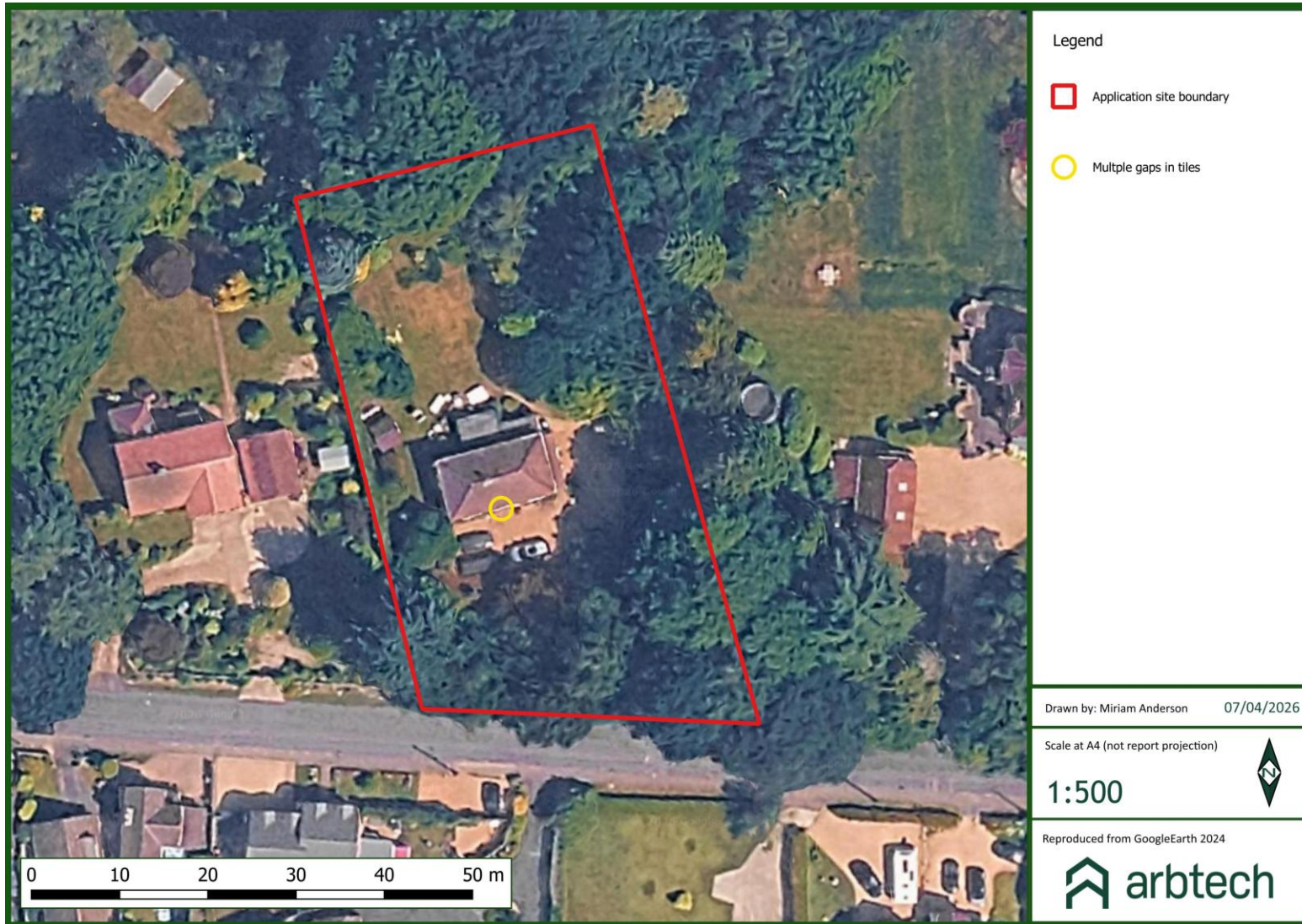
Appendix 2: Site Location Plan



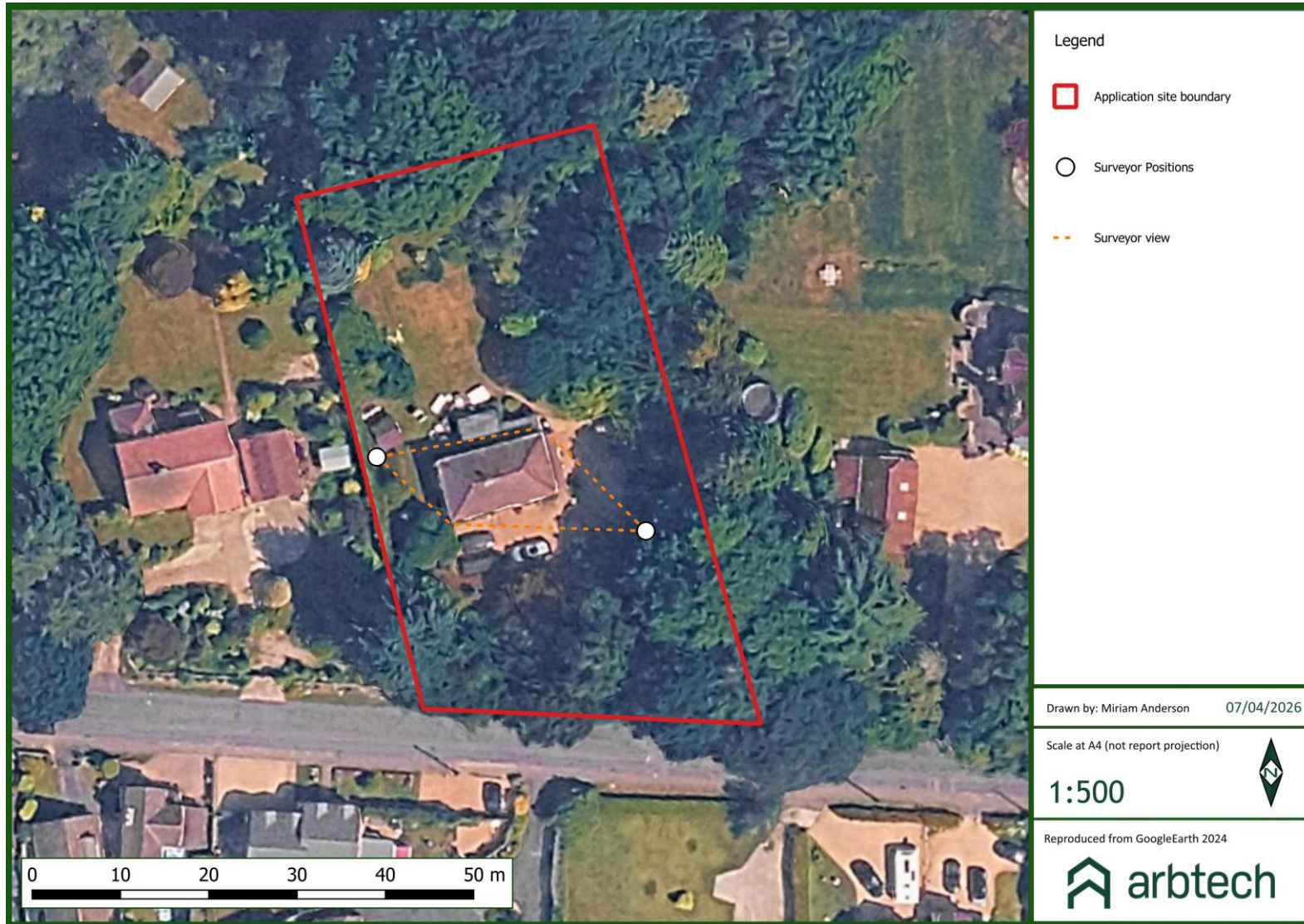
Appendix 3: Habitat Survey Plan



Appendix 4: PRA Plan



Appendix 5: BERS Plan



Appendix 7: Site Photographs

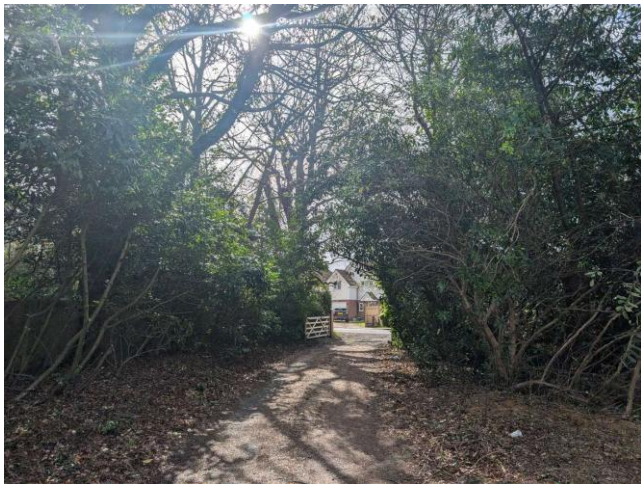


Photo 1: Driveway leading into site from Sandy Lane



Photo 2: Pea-shingle driveway



Photo 3: Building B1 - residential dwelling



Photo 4: Building B2 - garage/outbuilding



Photo 5: Grassland lawn bounded by introduced shrubs



Photo 6: Grassland lawn bounded by introduced shrubs



Photo 7: Lowland mixed deciduous woodland



Photo 8: Lowland mixed deciduous woodland



Photo 9: Lowland mixed deciduous woodland



Photo 10: B1 - southeast elevations



Photo 11: B1 - northern elevation



Photo 12: B1 - Internal roof void



Photo 13: Building B2



Photo 14: B2 aged but intact soffit boxes



Photo 15: B2 tightly fitted roof tiles.

Appendix 8: Baseline Condition Assessments

Table 8a: Lowland mixed deciduous woodland condition assessment.

Category	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score
Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	2
Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in less than 40% of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3
Invasive plant species	No invasive species present in woodland.	Rhododendron ponticum or cherry laurel Prunus laurocerasus not present, and other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species ≥10% cover.	1
Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	2
Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	1
Open space within woodland	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 - 20% temporary open space is	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see	1

	permitted (given the increased ratio of edge habitat to woodland where the woodland is <10ha).		Good category7.	
Woodland regeneration	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	1
Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback.	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.	3
Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	2
Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	1
Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1
Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	1
Woodland	No nutrient enrichment or damaged	Less than 1 hectare in total of	1 hectare or more of nutrient	3

disturbance	ground evident.	nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground.	enrichment, and or 20% or more of woodland area has damaged ground.	
				Total 22/39
	Condition Poor due to scoring 22 out of 39.			

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Version Control

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