



ROAVR | GROUP

Project: 26_BNG_03_77
Site: Top road, RH19 4HU
Client: Peter Pomfrett



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Project Number:	26_BNG_03_77
Report Type:	Biodiversity Net Gain (BNG) Assessment
Site Address:	Top road, RH19 4HU

Role:	Name:	Date:
Instructing Party	Leader Express (UK) Ltd	Mar 2026
Customer	Peter Pomfrett	Mar 2026
Surveyor	Andrew S. Waller, ASW Ecology Ltd	10/03/2026
Consultant	ROAVR Ecology / Rodrigo Sanchez	Mar 2026

Revision History		
Date:	Version number:	Summary of changes:
01/04/2026	1.0	First Review (Internal)
01/04/2026	1.0	First Issue

ROAVR Group were instructed by Leader Express (UK) Ltd to undertake a Biodiversity Net Gain (BNG) assessment and UK Habitat Classification (UKHab) mapping for land at Top Road, RH19 4HU, in order to map and assess on-site habitats to support a proportionate BNG assessment.

The proposals comprise minor landscape and infrastructure works within the site, including the retention of existing habitats, the removal of two small conifer trees of negligible ecological value, and the planting of four small urban trees. These measures are designed to provide a modest but measurable enhancement in biodiversity value within the red line boundary.

A desk study was undertaken to review statutory and non-statutory designated sites, priority habitats and protected species records within an appropriate search area. Data were obtained from Natural England, DEFRA datasets (including MAGIC) and other relevant publicly available sources, alongside the findings of the existing Preliminary Ecological Appraisal (PEA).

Baseline habitat information for this BNG assessment is taken from the existing PEA walkover survey completed by the client's appointed surveyor on 10 March 2026, following relevant good practice guidance (including CIEEM). No additional UKHab walkover survey was undertaken by ROAVR Group for the purposes of this desktop BNG assessment.

The Defra Statutory Biodiversity Metric demonstrates that the proposals deliver an increase in habitat units from 0.12 to 0.13, equating to a net gain of +0.01 units (+11.12%). No baseline hedgerow or watercourse units are present within the site; however, the proposals deliver 0.30 hedgerow units through on-site habitat creation. The calculated uplift is primarily associated with the planting of four small urban trees, which offset the loss of two small conifer trees. The Metric confirms that the Trading Rules are satisfied and that the statutory 10% BNG requirement is achieved on-site.

Delivery of the proposed biodiversity enhancements should be secured through an appropriate landscape plan and a 30-year habitat management and monitoring commitment. This should include the successful establishment and ongoing maintenance of the proposed trees (e.g. watering during establishment, mulching, protection where required, and replacement of any failures), alongside general site management to prevent habitat degradation and control invasive or undesirable species. Should the design or layout change, the Biodiversity Metric should be reviewed and updated to ensure that a minimum 10% net gain continues to be achieved.

Rodrigo Sánchez
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ROAVR Group

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Acknowledgements:

Data referred to within this report has been sourced from publicly available datasets, including DEFRA MAGIC, together with information provided by the client and project team. This includes the Preliminary Ecological Assessment prepared for South View, Cookhams, Top Road, Sharpthorne, East Grinstead, West Sussex RH19 4HU, and the associated architectural and landscape drawings for the proposed new dwelling. The assessment has been informed primarily by the habitat, species and photographic information contained within the March 2026 PEA, alongside the latest available scheme drawings reviewed at the time of writing.

Client Documents:

This report has been completed on the assumption that the documents and drawings reviewed at the time of issue remain current and that the proposals will be delivered broadly in accordance with them. Should the red line boundary, site layout, footprint or design of the proposed dwelling, access arrangement, hardstanding extents, tree removal or retention proposals, landscaping scheme, or biodiversity enhancement measures change, the BNG assessment and metric outputs may require review and update. A schedule of the principal documents used to inform this assessment is provided in the table below.

Table: Documents provided by the client as of March 2026

Plans provided by client as of 18/03/26
ASW Ecology Ltd (March 2026). Preliminary Ecological Assessment: South View, East Grinstead, West Sussex RH19 4HU. Report No. ASW/LEL/146/29/2026.
Scene Architects Ltd. SOUTHVIEW // General Arrangement Drawing. Rev PL01 – Planning issue.
Scene Architects Ltd. SOUTHVIEW // Preliminary Landscape Plan. Drawing No. STHV SCN XX 1215 DR A 01.003 A3. Rev P00 – Preliminary Issue, dated 02/03/2026.

1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Biodiversity Net Gain (BNG) Assessment for land at South View, Cookhams, Top Road, Sharpthorne, East Grinstead, West Sussex RH19 4HU (hereafter referred to as 'the site'). The assessment has been prepared in relation to the proposed residential development at the site.
- 1.2 The assessment comprised a desk study and UK Habitat Classification (UKHab) mapping undertaken on a desktop basis, informed by the existing Preliminary Ecological Assessment (PEA) prepared by ASW Ecology Ltd and the submitted architectural and landscape drawings. Baseline habitat information has been taken from the PEA site survey and accompanying habitat plan, and no additional site walkover survey was undertaken by ROAVR Group for the purposes of this BNG assessment.

- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for avoidance or mitigation and biodiversity enhancement are provided.
- 1.4 This report has been prepared to support a planning submission for the proposed works at the site. Full details of the development proposals are provided within the submitted drawings and accompanying application documents reviewed as part of this assessment.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct (CIEEM, 2022).

SITE DESCRIPTION

- 1.6 The survey site covers an area of approximately 0.14 ha and is centred on National Grid Reference (NGR) TQ374323.
- 1.7 The site is located within a semi-rural residential setting in Sharpthorne. It is associated with an existing residential property and is bordered by surrounding dwellings, access areas, boundary fencing and adjacent tree cover, with a small woodland located immediately to the west of part of the site.
- 1.8 The site is dominated by pea gravel hardstanding and areas of short-mown amenity grassland, together with a metal storage container and two small conifers of negligible ecological value within the surveyed footprint. Boundary treatment is primarily formed by fencing, with adjacent trees and woodland providing the principal vegetated context beyond the immediate development footprint.

DEVELOPMENT PROPOSALS

- 1.9 The proposals comprise the construction of a new detached dwelling with associated access, hardstanding and landscaping works within the site. The development will result in the loss and replacement of areas currently comprising modified hardstanding and amenity grassland within the application boundary, together with the introduction of a new landscape scheme and biodiversity enhancement measures as shown on the submitted drawings.

SCOPE OF WORKS

- 1.10 The aims of this assessment were to:
 - identify the likely ecological constraints associated with the proposed development;
 - identify suitable mitigation measures (if required);
 - determine whether further surveys are necessary;
 - identify opportunities for ecological enhancement

2 Methodology

DESKTOP STUDY

- 2.1 Site-specific information in relation to land designations, protected species and habitats within a 2km search area was sourced from DEFRA MAGIC and other relevant published datasets for England, together with information contained within the existing Preliminary Ecological Assessment (PEA) for the site. The desktop review was also informed by the submitted architectural and landscape drawings for the proposed residential development at South View.
- 2.2 In order to ensure the ecological baseline was proportionate and relevant to the proposed development, desk study information was reviewed alongside the findings of the March 2026 PEA. Published records and designations were considered in the context of their relevance to the site, the nature of the proposals and the limited ecological value identified within the development footprint.
- 2.3 The results of the desktop study should be regarded as indicative and are intended to inform a proportionate BNG assessment of the site. The findings have been interpreted alongside the existing survey information and the submitted design drawings.

UKHAB SURVEY

- 2.4 UKHab baseline habitat information for this BNG assessment is derived from the existing PEA walkover survey completed on 10 March 2026. The original survey recorded the development footprint as comprising amenity grassland, pea gravel hardstanding and a metal storage container, with two very small conifers present adjacent to the container. No additional UKHab walkover survey was undertaken by ROAVR Group for the purposes of this desktop BNG assessment.
- 2.5 ROAVR Group undertook desktop habitat mapping and area measurements within the red line boundary using the PEA findings and the submitted drawings to inform the extent of baseline habitats and the proposed development footprint. Where necessary, baseline mapping was aligned with the current red line boundary and latest available design information, including the proposed dwelling layout and preliminary landscape proposals.
- 2.6 A Site Habitat Map was produced in accordance with the UK Habitat Classification Manual (Butcher et al., 2020). (Appendix 3).

LIMITATIONS

- 2.15 The baseline habitat information used to inform this BNG assessment is reliant on a single external site visit undertaken in late winter / early spring.

As such, identification of some plant species and the detailed assessment of habitat condition may be constrained by seasonality. However, the broad habitat types present at the site were clearly identifiable, and the information available is considered sufficient to inform a proportionate BNG assessment for the proposed works.

- 2.16 The appended mapping has been produced on a desktop basis using available base mapping, the existing PEA information and the client's submitted drawings. The accuracy of habitat extents and post-development land take is therefore dependent upon the accuracy and completeness of the documents reviewed. Some spatial tolerance must be allowed for, and the BNG assessment may require review should the red line boundary, dwelling layout, hardstanding extents, tree removal or retention proposals, landscaping scheme, or other material aspects of the development change.

3 Policy and Legislative Context

- 3.1 This section summarises the planning policy and legislative context relevant to Biodiversity Net Gain (BNG) and biodiversity matters for the proposed residential development at South View, Cookhams, Top Road, Sharpthorne, East Grinstead, West Sussex RH19 4HU. Where relevant, ecological legislation protecting habitats and species is referenced, while species-specific considerations are addressed within the assessment and recommendations sections of this report.

NATIONAL PLANNING POLICY

- 3.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied in the presumption in favour of sustainable development. It provides requirements for the planning system, only to the extent that they are relevant, proportionate and necessary to do so, and is a material consideration for local planning authorities in determining applications.
- 3.3 Planning Practice Guidance is relevant in covering the Natural Environment alongside the NPPF. Therefore, features of ecological value should be considered in the context of conserving and enhancing the natural environment.
- 3.4 The Government's planning objectives include promoting sustainable development and conserving, enhancing and restoring biodiversity. In relation to this site, these objectives are relevant to the replacement of low-value baseline habitats with a residential scheme that incorporates biodiversity enhancement and seeks to deliver measurable net gain.

LOCAL PLANNING POLICY

- 3.5 This report has been commissioned to support a planning submission to the relevant Local Planning Authority and to demonstrate compliance with the NPPF and relevant local planning policy, together with any applicable supplementary guidance, in relation to biodiversity protection, enhancement and Biodiversity Net Gain.

NATIONAL AND INTERNATIONAL LEGISLATION

- 3.6 Bern Convention on the Conservation of European Wildlife and Natural Habitats (1982)
- 3.7 Convention on the Conservation of Migratory Species of Wild Animals (1983)
- 3.8 Countryside and Rights of Way Act (2000)
- 3.9 National Parks and Access to the Countryside Act (1949)

- 3.10 Natural Environment and Rural Communities Act (2006)
- 3.11 Protection of Badgers Act (1992)
- 3.12 The Conservation of Habitats and Species Regulations (2017)
- 3.13 The Convention of International Trade in Endangered Species of Wild Fauna and Flora (1975)
- 3.14 The Hedgerows Regulations (1997)
- 3.15 Wildlife and Countryside Act (1981)
- 3.16 Wild Mammals (Protection) Act (1996)
- 3.17 Environment Act 2021 (biodiversity gain / BNG framework)

4 Desktop Study

SITE DESIGNATIONS

4.1 There are seven designated sites within the 2km search area.

Table 4.1.1: Designated sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)
Nitrate Vulnerable Zone (FID 232)	RQ 037 032	6079.62	0 km on-site
High Weald National Landscape (AONB)	RQ 037 032	146173.78	0 km on-site
Nitrate Vulnerable Zone (FID 582)	RQ 037 032	2663.34	0.04 km (ENE)
West Hoathly SSSI	RQ 037 032	0.66	0.21 km (NNE)
Philpot's and Hook Quarries SSSI	RQ 035 032	2.57	1.71 km (W)
Weir Wood Reservoir SSSI	RQ 038 034	153.46	1.89 km (NNE)
Weir Wood Reservoir LNR	RQ 038 034	32.56	1.89 km (NNE)

*Data from DEFRA MAGIC; AONB - Area of Outstanding Natural Beauty, SSSI - Site of Special Scientific Interest, LNR - Local Nature Reserve.

LOCAL HABITAT

4.2 More than 110 priority habitat records were identified within the 2km search area, primarily deciduous woodland, together with areas of traditional orchards, ponds and semi-improved grassland.

Table 4.2.1: Priority habitats formerly mapped within a 2km radius of the survey site.

Habitat	Approx. Closest Distance from Site (km)
Deciduous woodland	0.00 (WNW)
Deciduous woodland	0.08 (NNE)
Deciduous woodland	0.19 (WSW)
Deciduous woodland	0.22 (E)
Deciduous woodland	0.32 (SE)
Deciduous woodland	0.35 (NW)
Deciduous woodland	0.43 (ESE)

Habitat	Approx. Closest Distance from Site (km)
Deciduous woodland	0.45 (SSE)
Deciduous woodland	0.47 (NE)
Deciduous woodland	0.48 (S)
Deciduous woodland	0.56 (ENE)
Deciduous woodland	0.57 (NW)
Good quality semi improved grassland	0.58 (WSW)
Deciduous woodland	0.59 (NNW)
No main habitat but additional habitats present	0.61 (SW)
Deciduous woodland	0.62 (SSW)
Ponds	0.63 (ESE)
Deciduous woodland	0.70 (NNE)
Deciduous woodland	0.71 (WNW)
Deciduous woodland	0.74 (S)
Deciduous woodland	0.78 (ESE)
Deciduous woodland	0.80 (NNW)
Deciduous woodland	0.81 (W)
Deciduous woodland	0.82 (NNW)
Deciduous woodland	0.87 (WNW)
Deciduous woodland	0.90 (SE)
Deciduous woodland	0.91 (N)
Deciduous woodland	1.06 (ENE)
Deciduous woodland	1.06 (WSW)
No main habitat but additional habitats present	1.08 (W)
No main habitat but additional habitats present	1.14 (W)
Deciduous woodland	1.14 (WNW)
Traditional orchard	1.16 (W)
Deciduous woodland	1.17 (WNW)
Deciduous woodland	1.17 (W)

Habitat	Approx. Closest Distance from Site (km)
Deciduous woodland	1.19 (E)
Deciduous woodland	1.20 (W)
No main habitat but additional habitats present	1.22 (E)
Deciduous woodland	1.22 (E)
No main habitat but additional habitats present	1.23 (N)
Deciduous woodland	1.28 (NW)
Deciduous woodland	1.28 (ESE)
Deciduous woodland	1.28 (SSE)
Deciduous woodland	1.29 (ESE)
Deciduous woodland	1.29 (ESE)
Deciduous woodland	1.30 (NW)
Deciduous woodland	1.30 (ESE)
Deciduous woodland	1.30 (ESE)
Deciduous woodland	1.30 (ESE)
Deciduous woodland	1.33 (W)
Deciduous woodland	1.34 (ENE)
Traditional orchard	1.34 (NNE)
Deciduous woodland	1.36 (ESE)
Deciduous woodland	1.36 (NW)
Deciduous woodland	1.38 (ESE)
No main habitat but additional habitats present	1.41 (ENE)
Traditional orchard	1.42 (ESE)
Deciduous woodland	1.44 (N)
Traditional orchard	1.46 (NE)
Deciduous woodland	1.48 (SE)
No main habitat but additional habitats present	1.48 (NE)
Deciduous woodland	1.50 (E)
Deciduous woodland	1.53 (SSW)

Habitat	Approx. Closest Distance from Site (km)
Deciduous woodland	1.57 (N)
No main habitat but additional habitats present	1.58 (E)
Deciduous woodland	1.59 (ESE)
Deciduous woodland	1.59 (W)
Deciduous woodland	1.59 (S)
Deciduous woodland	1.62 (NE)
Deciduous woodland	1.63 (ENE)
Deciduous woodland	1.65 (E)
Traditional orchard	1.66 (E)
Deciduous woodland	1.66 (E)
No main habitat but additional habitats present	1.67 (E)
No main habitat but additional habitats present	1.68 (N)
No main habitat but additional habitats present	1.70 (NW)
Deciduous woodland	1.70 (E)
Good quality semi improved grassland	1.73 (SW)
Good quality semi improved grassland	1.74 (NNW)
No main habitat but additional habitats present	1.75 (E)
Deciduous woodland	1.77 (SSE)
Deciduous woodland	1.78 (WNW)
Good quality semi improved grassland	1.80 (NNW)
Deciduous woodland	1.80 (N)
Deciduous woodland	1.83 (WSW)
Good quality semi improved grassland	1.83 (NNW)
Deciduous woodland	1.84 (NNW)
Deciduous woodland	1.84 (ENE)
Good quality semi improved grassland	1.85 (SW)
Deciduous woodland	1.86 (E)

Habitat	Approx. Closest Distance from Site (km)
Deciduous woodland	1.86 (WNW)
Deciduous woodland	1.87 (SW)
Deciduous woodland	1.87 (SSE)
Deciduous woodland	1.88 (SSW)
Deciduous woodland	1.88 (SW)
Deciduous woodland	1.89 (NNE)
No main habitat but additional habitats present	1.89 (NW)
No main habitat but additional habitats present	1.90 (NNE)
Good quality semi improved grassland	1.92 (NW)
Deciduous woodland	1.92 (N)
Deciduous woodland	1.93 (SW)
Deciduous woodland	1.93 (NE)
Deciduous woodland	1.93 (E)
Deciduous woodland	1.94 (SSW)
Deciduous woodland	1.95 (N)
No main habitat but additional habitats present	1.97 (NW)
Deciduous woodland	1.98 (NW)
Deciduous woodland	1.98 (NW)
Deciduous woodland	1.98 (NW)
Deciduous woodland	1.99 (SSW)
Deciduous woodland	2.00 (WSW)
Deciduous woodland	2.00 (NW)

*Data from DEFRA MAGIC

4.3 There is no watercourse situated within a 200m radius of the survey site.

HISTORICAL SPECIES RECORDS

4.4 The absence of records does not confirm absence of a species, as this may reflect limited survey effort or non-submission of data, and historical records do not confirm current presence on the survey site. DEFRA MAGIC was consulted to identify any European Protected Species (EPS) licence records

within a 2 km search area of the site; however, no EPS licence records were returned within this buffer. As such, no EPS licence information is presented for the site in this report.

Table 4.4.1: Previous protected species licences for bats mapped within a 2km radius of the survey site

Reference, Date and Species	Approx. Distance from Site (km)
No EPS licence records were returned within 2 km of the survey site at the time of search.	-

*Data from DEFRA MAGIC

5 Site Survey

- 5.1 The site walkover habitat survey used to inform this BNG assessment was undertaken on 10 March 2026 as part of the existing Preliminary Ecological Assessment (PEA) for land at South View, Cookhams, Top Road, Sharpthorne, East Grinstead, West Sussex RH19 4HU commissioned by ASW Ecology Ltd. Weather conditions at the time of survey were suitable for habitat identification and mapping, with cloudy conditions (2/8 cloud cover), dry weather, cool temperatures, a light wind and excellent visibility. The survey was undertaken during daylight hours by a suitably qualified ecologist. No additional walkover survey was undertaken by ROAVR Group for the purposes of this BNG assessment.

Table 5.1.1: Weather conditions at the time of survey.

Date of site survey: 10/03/2026	
Weather Conditions:	Cloudy (2/8 cloud cover), dry, cool, light wind, excellent visibility.

UK HABITAT SURVEY

5.2 The habitats presented consist of the following UK Habitat categories:

- **ulc – Artificial unvegetated, unsealed surface:** existing areas of pea gravel hardstanding and access surfacing associated with the main development footprint and site access.
- **g4 – Modified grassland:** managed short-mown amenity grassland forming the rear lawn and narrow verge strips within the survey or red line boundary.
- **ula – Built structure:** existing metal storage container associated with the southern part of the development footprint

5.3 A description of habitat present along with target notes is shown in Table 5.3.1. The location of habitats is shown in the Site Habitat Map, Appendix 3.

Table 5.3.1: Description of habitats present on-site (please also see the Site Habitat Map, Appendix 3).

Habitats and Target Notes	Description	Supporting Photo
Habitat 1 – Modified grassland (g4)	The site includes areas of short-mown amenity grassland forming the rear lawn and narrow verge strips within the red line boundary. The sward is regularly maintained, species-poor and of low structural diversity, reflecting frequent mowing within a residential setting. Overall, this habitat is of low distinctiveness and provides limited ecological function, although it may offer minor foraging opportunities for common urban and semi-rural species.	 Figure 1 Short mown grass lawn

Habitats and Target Notes	Description	Supporting Photo
		 Figure 2 Grass verge and access track  Figure 3 Grass verge along fence line

Habitats and Target Notes	Description	Supporting Photo
Habitat 2 – Artificial unvegetated, unsealed surface (u1c)	A substantial proportion of the site is covered by pea gravel hardstanding forming the main development footprint and access areas. This habitat is regularly disturbed and lacks vegetation, providing negligible ecological value and no habitat for protected or notable species.	 Figure 4 Pea gravel expanse.
TN1 – Metal storage container (u1a – built structure)	The existing metal storage container is of negligible ecological value, offering no suitable habitat for protected species.	 Figure 5 The metal storage container had no interest in wildlife .

Habitats and Target Notes	Description	Supporting Photo
TN2 – Small conifer trees (incidental features)	Two very small ornamental conifer trees are present adjacent to the storage container. Both were inspected and no evidence of bird nesting was recorded at the time of survey. These features are of negligible ecological value.	 Figure 6 The very small conifer tree had no bird nests within.  Figure 7 The second small conifer tree also had no bird nest within.

Habitats and Target Notes	Description	Supporting Photo
TN3 – Adjacent woodland (off-site feature)	A small area of deciduous woodland is present immediately adjacent to the western boundary of the site. This feature lies outside the red line boundary and will not be affected by the proposed development.	 Figure 8 The proposed development will not impact the adjacent small woodland.

6 Biodiversity Net Gain

- 6.1 The proposals have been designed to deliver Biodiversity Net Gain (BNG) through targeted habitat enhancement within the red line boundary. This includes the retention of existing habitats where appropriate, alongside the planting of four small urban trees to provide ecological enhancement. The proposals also involve the removal of two small, low-value conifer trees, which are not considered to provide ecological function.

Site Baseline

- 6.2 The on-site baseline is 0.12 area units, with 0.00 hedgerow units and 0.00 watercourse units. Baseline units are derived primarily from areas of modified grassland (g4), with extensive areas of artificial unvegetated, unsealed surface (u1c) contributing negligible biodiversity value within the Statutory Metric. A small number of individual trees are present on-site; however, these are of limited ecological value and make a minor contribution to baseline units.

Site As Proposed

- 6.3 Under the proposed development, the site delivers 0.13 habitat units, with 0.30 hedgerow units and 0.00 watercourse units. This equates to a net gain of +0.01 habitat units (+11.12%). The increase in habitat units is primarily associated with the planting of four small urban trees, which more than offset the loss of two small conifer trees of negligible ecological value. The Statutory Metric confirms that the Trading Rules are satisfied, and the mandatory 10% Biodiversity Net Gain requirement is achieved on-site.

Recommended Actions

- 6.4 To secure the delivery of Biodiversity Net Gain, the proposed on-site measures should be implemented and maintained in accordance with an appropriate landscape and ecological management plan. This includes the successful establishment of four small urban trees, with suitable aftercare such as watering during establishment, mulching, installation of protective guards where necessary, and replacement of any failures. The removal of two small conifer trees should be undertaken following standard ecological precautions, including checks for nesting birds if works are carried out during the breeding season. Ongoing management should ensure that newly created habitats establish successfully and are maintained in favourable condition. Should the design or layout change, the Biodiversity Metric should be reviewed and updated to ensure that a minimum 10% net gain continues to be achieved.

7 Limitations

- 7.1 ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 7.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR Group. The assessments made assume that the land use will continue for its current purpose without significant change. ROAVR Group has not independently verified information obtained from third parties.
- 7.3 This report, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 7.4 The ultimate decision to do/not do any work on any structure/tree/feature and any legal consequences of any action taken/not taken lies solely with yourselves and/or your employees/subcontractors. ROAVR Group accepts no liability or responsibility in any way for any actions taken/not taken by you and/or your employees and/or any other person/organisation engaged in carrying out/not carrying out any of the proposed work.

Should you require any further information, please do not hesitate to contact us at any time.

Environmental Scientist
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Rodrigo Sánchez



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Checked by: Ioana Andor BSc(Hons) MSc

Appendix 1: Site Location and Assessment Boundary

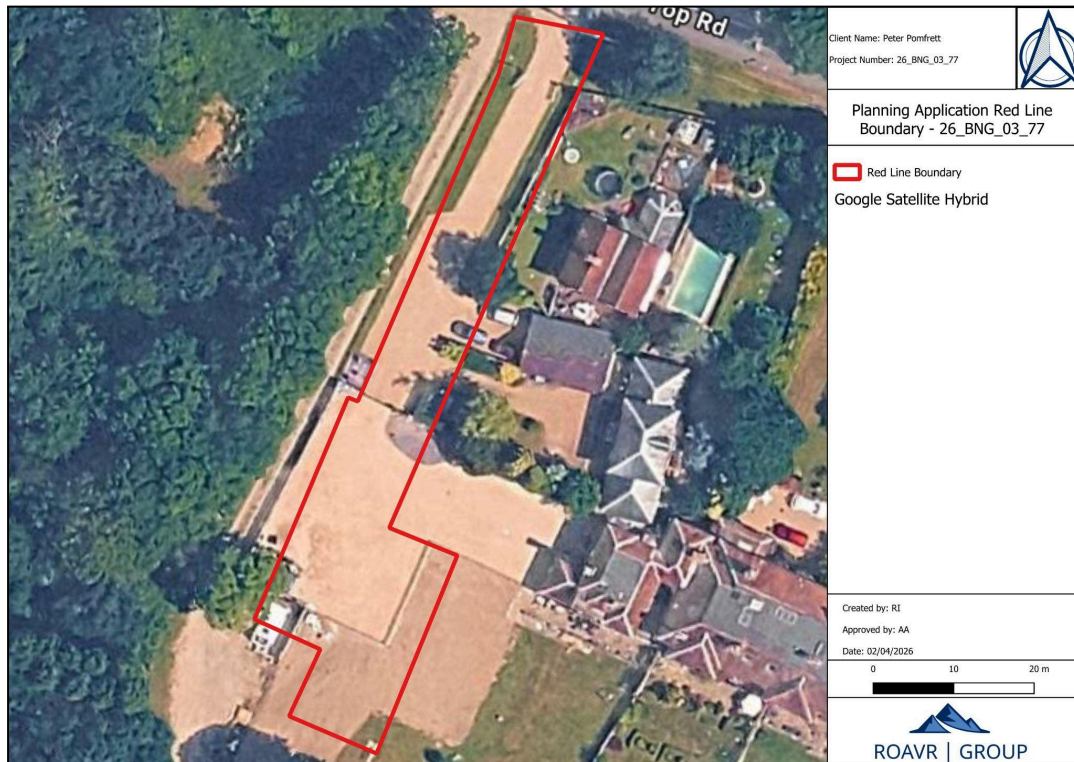


Figure A1.1: Extract from Google Maps showing the site location. (Google, 2025).

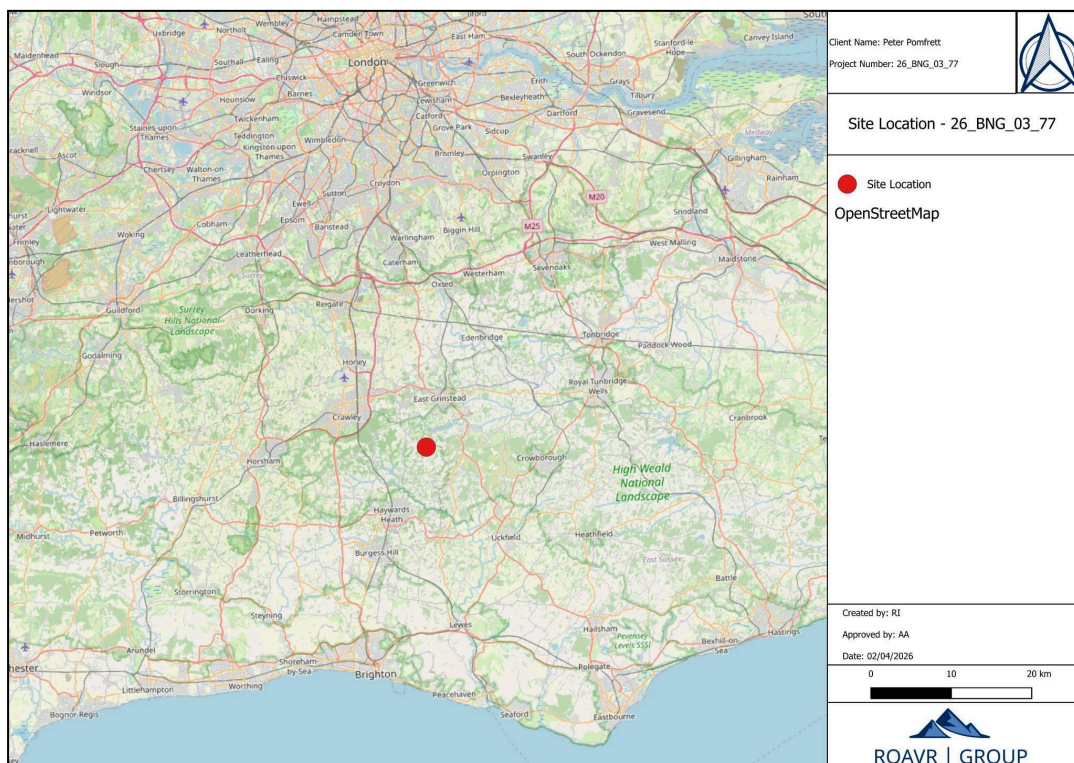


Figure A1.2: Extract from DEFRA MAGIC showing the assessment boundary. (MAGIC, 2025.)

Appendix 2: Desktop Study

*Data from DEFRA.

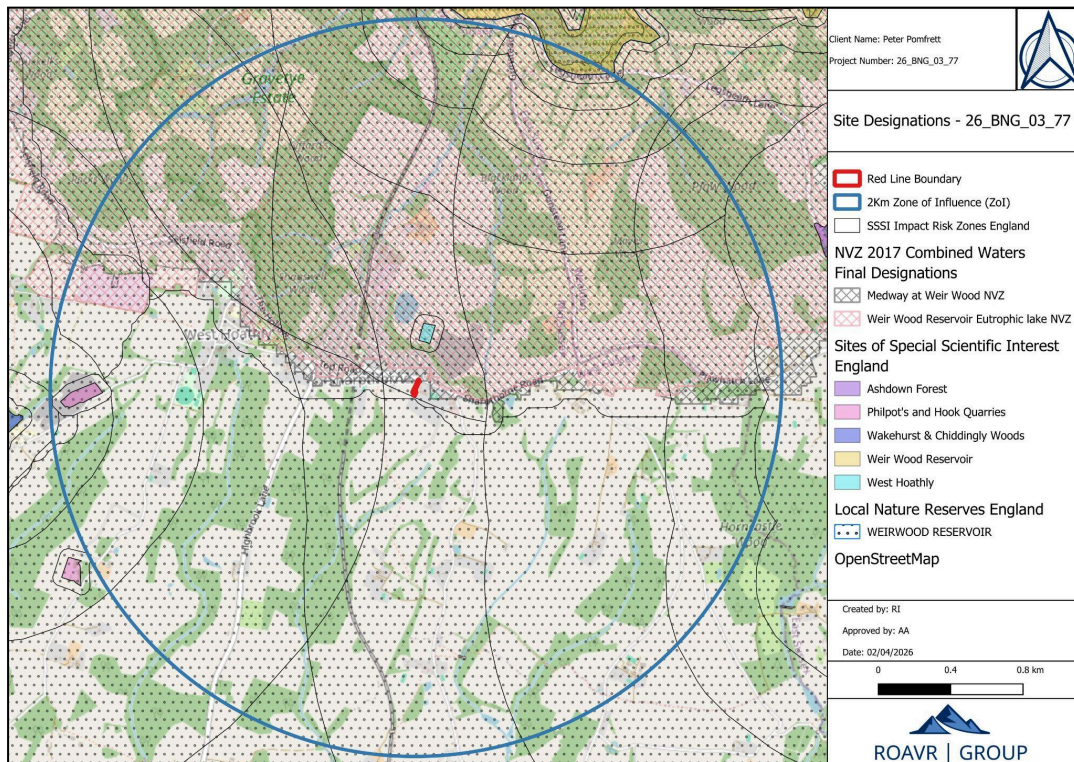


Figure A2.1: Location of designated sites within a 2km search radius of the site.

*Data from DEFRA.

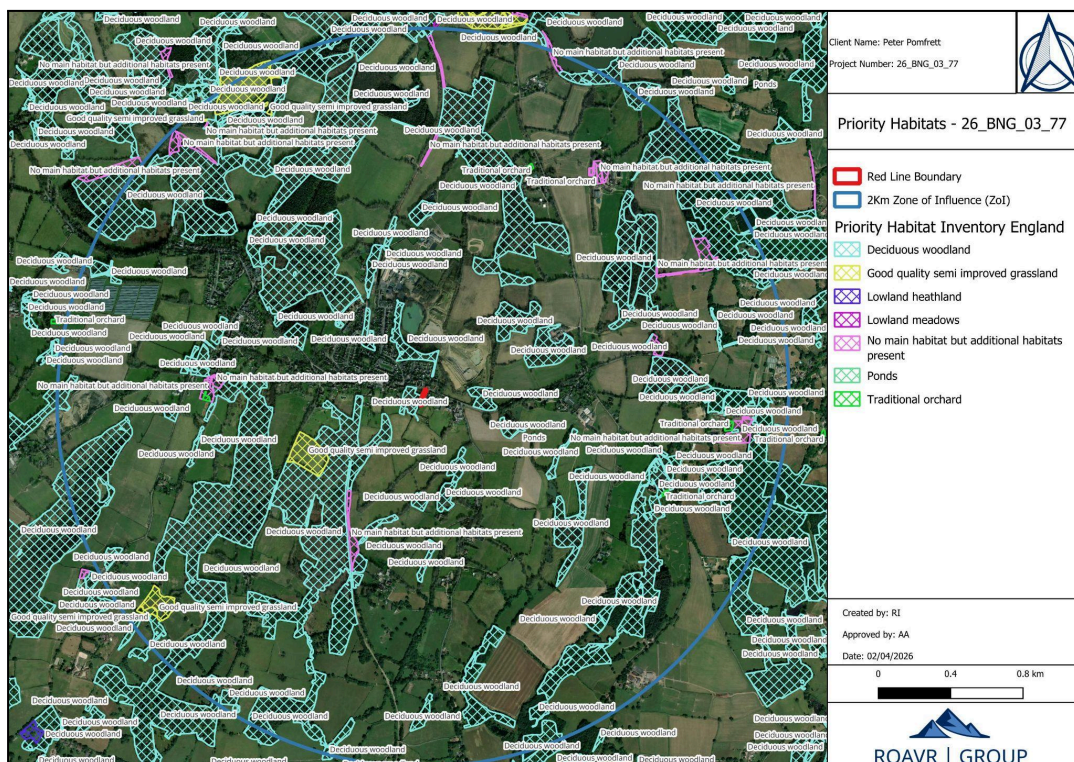


Figure A2.2: Priority habitats formerly mapped within a 2km search radius of the site.

Appendix 3: Site Maps

A3.1 The Site Habitat Map was produced in accordance with the UK Habitat Classification Manual (Butcher et al., 2020).

