



Preliminary Ecological Appraisal

Land at Grove Farm, Ashurst Wood

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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 may be 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 Nicolas Pople to undertake a Preliminary Ecological Appraisal (PEA) for land at Grove Farm, Cansiron Lane, Ashurst Wood, RH19 3SG, hereafter referred to as the 'site' (Figure 1). The planning application red line boundary (Figure 2) includes land outside the site survey red line boundary (Figure 1). The impacts of the proposed development are limited to the site (Figure 1).

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 (TQ431366) is located east of Ashurst Wood in West Sussex. It covers an area of approximately 0.08ha and mostly consists of grazed grassland. Beyond the low-density residential development of Ashurst Wood's outskirts to the west, the site is mostly surrounded by agricultural fields and sporadic woodland parcels.



Figure 1: Site Survey Red Line Boundary.

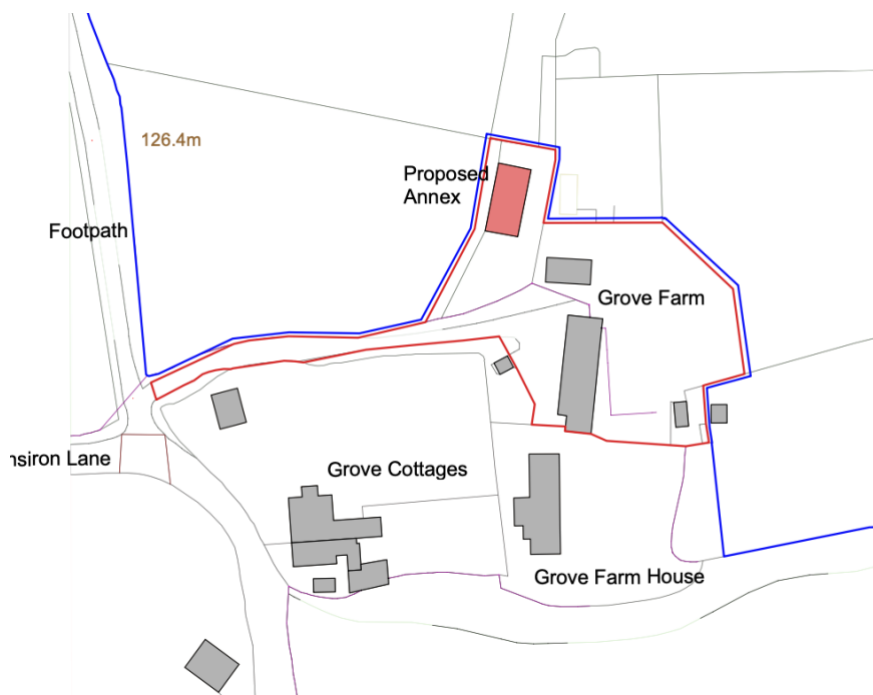


Figure 2: Planning Red Line Boundary.

Proposed Development

- 1.4 The proposals are for the renovation of the main building on site into an annex for the existing adjacent property (Figure 3).



Figure 3: Proposed Development.

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 and the Wealden 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 DP17:** Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)
- **Policy DP18:** Setting of the South Downs National Park
- **Policy DP37:** Trees, Woodland and Hedgerows
- **Policy DP38:** Biodiversity

Wealden District Core Strategy Local Plan (Adopted 2013):

- **Policy WCS12:** Biodiversity
- **Policy WCS13:** Green Infrastructure

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 8th October 2024 by principal ecologist Eddie Selwyn BSc (Hons) MSc ACIEEM 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

- 2.3 The buildings were internally and externally 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 the building 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.

Ground Level Tree Assessment

- 2.5 The trees on site were assessed externally from the ground 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 PRFs.

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 (Collins 2023), breeding birds (BTO 2020), hazel dormice *Muscardinus avellanarius* (Bright *et al.* 2006), great crested newts *Triturus cristatus* (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. The site was visited once, as such seasonal variations cannot be observed and potentially only a selection of all species that potentially occur within the site have been recorded. 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 4). **Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA)** is located approximately 2.2km south of the site. Designated for its expanse of internationally important Northern Atlantic wet heath and European dry heath

habitats, as well as important assemblages of associated wildlife including heather, bog-mosses, lichens, butterflies, dragonflies, damselflies, and beetles.

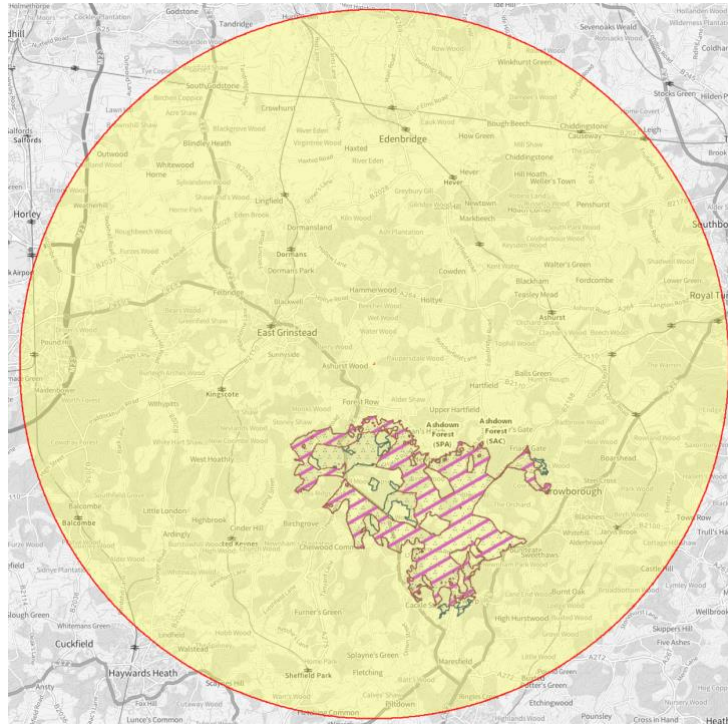


Figure 4: International statutory designated sites within 15km (red circle) of the site.

- 3.2 There is one national statutory designated site located within 2km of the site (Figure 5). **Mills Rocks Site of Special Scientific Interest (SSSI)** is located approximately 1.7km west of the site. Mills Rocks SSSI has been designated for supporting a county-rare outcrop of Tunbridge Wells Sandstone with associated rare vegetation including reed fescue grass *Festuca altissima* and hay-scented buckler fern *Dryopteris aemula*.

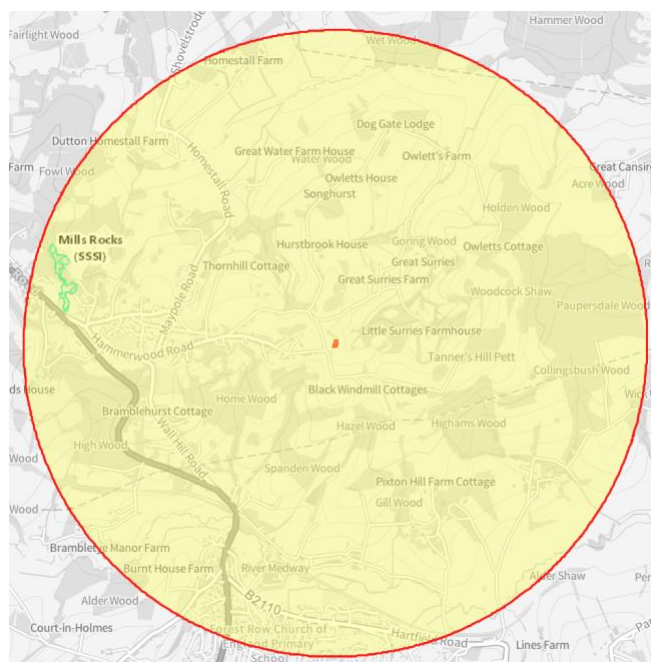


Figure 5: National statutory designated sites within 2km (red circle) of the site.

3.3 There are five priority habitats identified within 1km of the site (Figure 6). The closest of each type are:

- **Deciduous Woodland** located approximately 140m east of the site.
- **Ancient and Semi-Natural Woodland** located approximately 160m east.
- **Traditional Orchards** located approximately 200m west.
- **Ancient Replanted Woodland** located approximately 400m southeast.
- **Lowland Meadows** located approximately 590m southeast.

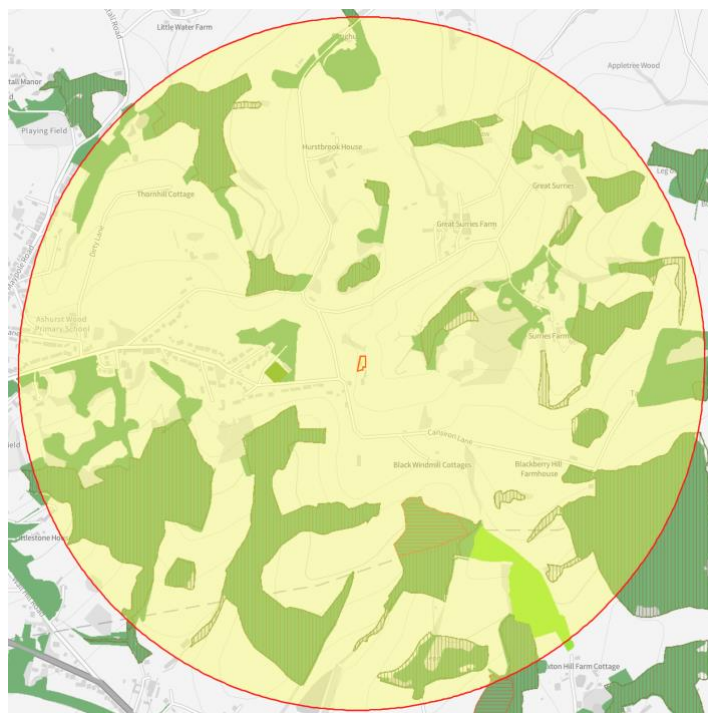


Figure 6: Priority habitats within 1km of the site. Habitats present included: ancient and semi-natural woodland (vertical stripes), ancient replanted woodland (horizontal stripes), deciduous woodland (dark green), lowland meadows (bright green) and traditional orchard (lime green).

3.4 OS mapping and aerial images indicate there are three ponds located within 250m of the site (Figure 7).

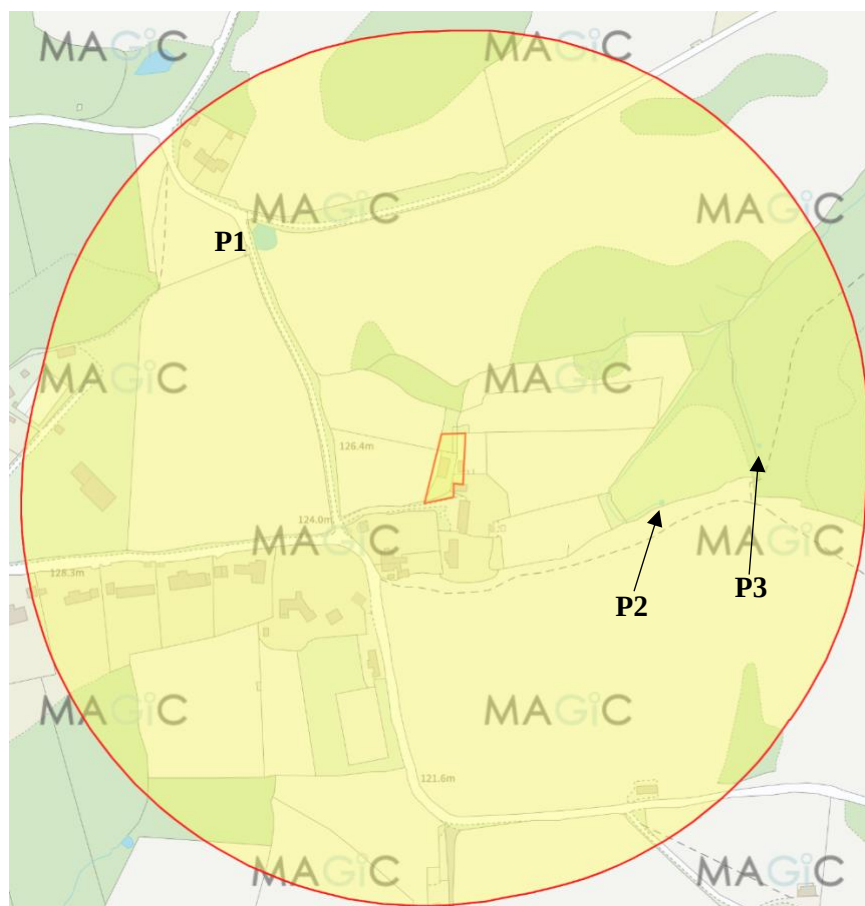


Figure 7: Ponds within 250m (red circle) of the site.

3.5 The closest past European Protected Species (EPS) licences for each species are (Figure 8):

- **Bat** – located approximately 1.1km southeast of the site, 2020-2025 licence for the destruction of a resting place for common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, and brown long-eared bat *Plecotus auritus*.
- **Great Crested Newt** – located approximately 5.5km northeast of the site, 2010-2012 licence for the destruction of a resting place.
- **Dormouse** – located approximately 1.4km southwest, 2017-2018 licence for the destruction of a breeding site and resting place.

3.6 The closest great crested newt class survey licence return with great crested newts present is approximately 2.2km northwest of the site.

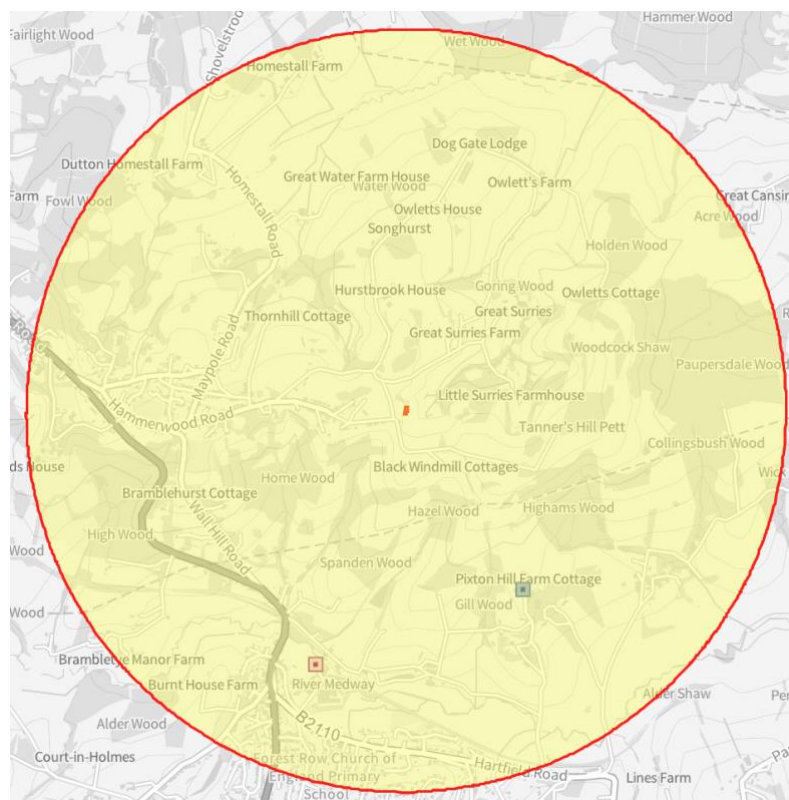


Figure 8: EPS Licences granted within 2km of the site (Blue square – bat; pink square – dormouse).

Habitat Survey

- 3.7 The full species list is in **Appendix 1**, site photos are in **Appendix 2** and the habitat map is presented in **Appendix 3**.

Modified grassland

- 3.8 The predominant habitat on the site is modified grassland. Perennial ryegrass is the dominant species here, with abundant white clover and frequent creeping buttercup. This grassland habitat is kept to a short sward height through regular grazing.

Individual trees

- 3.9 There are several individual trees scattered across the site. Species present are hazel, hawthorn, and cherry.

Buildings

- 3.10 There are two buildings within the site's boundaries. The main building (B1), which is the focus of the development, is a single-storey storage shed constructed with a brick wall base, shiplap cladding walls, and a corrugated sheeting roof. Building B2 will not be impacted as part of the development and is an open sides animal shelter

constructed of timber with wooden weatherboarding wall and a flat felt roof, with a small section of tiles.

Hedgerows

- 3.11 A hazel dominated hedgerow is present along the southern boundary of the site.

Protected Species

Bats

Ground Level Tree Assessment (GLTA)

- 3.12 The trees did not support PRFs, which indicates that the trees are not suitable for roosting bats.

Preliminary Roost Assessment

- 3.13 The slight dilapidation of building B1 has produced various potential roosting features (PRFs) which suggests that the building could be used by roosting bats. PRFs include missing cladding, broken sections of the walls and gaps in the roof. Although the building supports multiple gaps, the fabric and dilapidated nature of the building reduces its suitability for roosting bats. As such, the building is considered to have low suitability for roosting bats.
- 3.14 Building B2 will not be impacted as part of the proposed development.

Foraging and commuting habitat

- 3.15 Whilst foraging and commuting habitat within the site is generally limited, the individual trees and hedgerows could provide foraging opportunities. Furthermore, suitable woodland habitat in the surrounding area suggests that bats could utilise the site.

Badgers and other mammals

- 3.16 No evidence of badgers including setts, foraging marks or latrines were recorded within the site. However, good connectivity to suitable woodland habitat in the surrounding area suggests that badgers and other mammals such as foxes and hedgehogs may access the site for foraging and commuting activities.

Birds

- 3.17 The individual trees and hedgerow on site have the potential to support nesting birds.

Dormice

- 3.18 The hedgerow on site provides limited suitable habitat for dormice and will be retained as part of the proposed development. As such, given the proposed development does not impact suitable habitat, no further surveys or consideration is required and this species will not be discussed further in this report.

Great Crested Newts

- 3.19 Whilst 3 ponds have been identified within 250m of the site, the majority of the habitats within the site are unsuitable. The short sward height of the grassland habitat suggests that great crested newt presence on site is unlikely. As such, this species will not be discussed further in this report.

Reptiles

- 3.20 The grassland is subject to regular grazing and therefore the site is not considered suitable for reptiles. As such, reptiles are considered unlikely to be using the site and no further considerations are necessary.

Other Species

- 3.21 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 designated sites. The site falls within the 7km zone of influence for the Ashdown Forest SAC/SPA, which is approximately

2.2km south. Any planning applications for residential development within this zone may need to mitigate potential impacts in the form of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) payments. However, since the development proposals are an ancillary accommodation for an existing adjacent property, they will not result in a net increase in residential units and therefore will not be subject to SANG and SAMM tariffs.

- 4.4 The Impact Risk Zones do not indicate the development will have any likely impact on any other designated sites. As such, due to the distance from these statutory designated sites and the scale of the development, it is considered that the development will have no direct or indirect impacts on any statutory designated sites.

Effects on Priority Habitats

- 4.5 Due to the scale of the proposed development and the distance between the site and the nearest priority habitats, direct and indirect impacts from development are considered unlikely.

Effect on On-site Habitats

- 4.6 The majority of the site includes common and widespread habitats which are of limited ecological value. The trees on site provide 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 modified grassland. It is considered that this limited removal will have ecological /biodiversity impact and ecological enhancements have been recommended to enhance biodiversity post-development.

Effects on Protected Species

Bats

Ground Level Tree Assessment

- 4.7 The trees did not support PRFs and therefore are not suitable for roosting bats. As such, no impacts would be predicted resulting from any tree removal.

Preliminary Roost Assessment

- 4.8 Building B1 is considered to have 'low' suitability for roosting bats. As such, a single emergence survey is required prior to any development works. If any roosting bats are recorded during the single survey, then the building will need to be subject to two

additional emergence surveys and will require a licence from Natural England prior to its removal.

Foraging and commuting habitat

4.9 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 proposed activities;
- Size, nature and complexity of the site;
- Species concerned;
- Number of individuals.

4.10 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, it is considered that the development of the site would not impact the ecological functionality of the local landscape.

4.11 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

4.12 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

4.13 The on-site trees and hedgerow 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

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

4.15 Bird boxes can be hung on mature trees to increase the number of breeding opportunities (Figure 9). 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 9: Vivara Small Bird Nest Box.

4.16 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 10) 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 10: Vivara Pro WoodStone Bat Box (left) and Large Multi Chamber WoodStone Bat Box (right)

4.17 To support the invertebrates and bees using the site, Bee Bricks (Figure 11) 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 11: 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 1 below summarises the impacts and required mitigation for each receptor as previously detailed in the discussion.

Table 1: Assessment of effects from the proposal after mitigation and compensation

Feature	Scale of Importance	Mitigation/Compensation Required	Residual Effect
Designated Sites	International and National	Site falls within Ashdown Forest SAC/SPA 7km zone of influence, however due to the nature of this development, no mitigating considerations are required.	Not significant
Priority Habitats	National	None required, due to distance from site and scale of development.	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)	Not determined.	The trees are not suitable for roosting bats. Building B1 has 'low' suitability for roosting bats. At least one emergence survey is required to determine the existence of a roost. If a roost is discovered, a Natural England license will be required to mitigate impacts. Enhancement for bats in the surrounding area is recommended in the form of bat box installation.	Not determined.
Bats (commuting and foraging)	Local	The trees present on site provide opportunities for 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
Reptile	Site	Unsuitable habitat on site suggests reptiles presence is unlikely. No mitigation or compensation required.	Not significant
Great Crested Newts, Dormice Water Voles and Otters	N/A	Considered unlikely to be present on site. No mitigation or compensation required.	Not significant

6.0 CONCLUSION

6.1 Due to the location, scale, and type of the proposed development, direct or indirect impacts on any designated sites or priority habitats are considered unlikely.

6.2 The majority of the site includes common and widespread habitats which are of limited ecological value. The trees on site provide the greatest ecological value and will be retained as part of the proposed development. It is considered that this limited removal will have negligible ecological /biodiversity impact and ecological enhancements have been recommended to enhance biodiversity post-development.

- 6.3 Building B1 is considered to have ‘**low**’ suitability for roosting bats. As such, a single emergence survey is required prior to any development works. If any roosting bats are recorded during the single survey, then the building will need to be subject to two additional emergence surveys and will require a licence from Natural England prior to its removal.
- 6.4 The trees on site displayed no PRFs and are therefore unlikely to support roosting bats. As such no further surveys are required.
- 6.5 The trees on site provide foraging opportunities for bats, and suitable woodland habitat in the surrounding area suggest that bat activity within and around the site is likely. A sensitive lighting scheme will ensure that bat activity is not significantly impacted, and the installation of bat boxes will enhance roosting opportunities post-development.
- 6.6 It is recommended that precautionary construction measures are implemented to avoid impacting foraging/commuting badgers and other mammals that might access the site.
- 6.7 The removal of suitable vegetation and the buildings 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.
- 6.8 Great crested newts and dormice are unlikely to use the site due to a lack of suitable habitat, and the proposed development is unlikely to impact potential habitat in the surrounding area. As such, further surveys and considerations for these species are not necessary.

7.0 REFERENCES

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Internet resources:

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

Magic Interactive Map: www.magic.gov.uk

Appendix 1: Full species list

Modified Grassland		
Common name	Latin name	DAFOR score
Perennial rye grass	<i>Lolium perenne</i>	D
White clover	<i>Trifolium repens</i>	A
Creeping buttercup	<i>Ranunculus repens</i>	F
Dandelion	<i>Taraxacum sp.</i>	O
Greater plantain	<i>Plantago major</i>	O
Self-heal	<i>Prunella vulgaris</i>	O
Common nettle	<i>Urtica dioica</i>	O
Red fescue	<i>Festuca rubra</i>	O
Creeping thistle	<i>Cirsium arvense</i>	R
Common columbine	<i>Aquilegia vulgaris</i>	R
Ribwort plantain	<i>Plantago lanceolata</i>	R
Red clover	<i>Trifolium pratense</i>	R
Common mouse ear	<i>Cerastium fontanum</i>	R
Herb Robert	<i>Geranium robertianum</i>	R
Lesser celandine	<i>Ficaria verna</i>	R

Individual trees			
Tree number	Common name	Latin name	Size
T1	Hazel	<i>Corylus avellana</i>	Small
T2	Hazel	<i>Corylus avellana</i>	Small
T3	Hazel	<i>Corylus avellana</i>	Small
T4	Hawthorn	<i>Crataegus monogyna</i>	Small
T5	Cherry	<i>Prunus avium</i>	Medium
T6	Hazel	<i>Corylus avellana</i>	Small
T7	Hawthorn	<i>Crataegus monogyna</i>	Small
T8	Cherry	<i>Prunus avium</i>	Large

Hedgerow H1	
Common name	Latin name
Hazel	<i>Corylus avellana</i>
Currant	<i>Ribes sp.</i>
Rhododendron	<i>Rhododendron arboreum</i>
Hawthorn	<i>Crataegus monogyna</i>

Ash	<i>Fraxinus excelsior</i>
Common nettle	<i>Ursica dioica</i>
Common bramble	<i>Rubus fruticosus</i>

Appendix 2: Photos

Photograph 1: Building B1 internal (northern section).	
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Photograph 2: Building B1 internal (southern section).	
Photograph 3: Building B1 external.	

Photograph 4:
Building B1 external
and cherry tree.



Appendix 3: Habitat Map



Appendix 2: Condition Assessment Tables

Condition Sheet: INDIVIDUAL TREES Habitat Type									
UKHab Habitat Type(s): Urban tree: Covers the following topographical formations most commonly found in urban areas ¹ : Individual Trees (urban or rural): Young trees over 75mm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.									
Condition Assessment Criteria		T1	T2	T3	T4	T5	T6	T7	T8
A	The tree is a native species (or at least 70% within the block are native species).	P	P	P	P	P	P	P	P
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	P	P	P	P	P	P	P	P
C	The tree is mature (or more than 50% within the block are mature) ¹ .	F	F	F	F	P	F	F	P
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain > 75% of expected canopy for their age range and height.	F	F	F	F	P	F	F	F
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	F	F	F	F	F	F	F	F
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	P	P	P	P	P	P	P	P
Condition		Moderate	Moderate	Moderate	Moderate	Good	Moderate	Moderate	Moderate
Condition Assessment Result									
Good	Passes 5 or 6 criteria								
Moderate	Passes 3 or 4 criteria								
Poor	Passes 2 or fewer criteria								
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.									

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)		
UKHab Habitat Type(s): Grassland - Modified grassland		
Condition Assessment Criteria		Modified Grassland
1	There are 6-8 vascular plant species per m present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Pass
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Fail
3	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90% cover should be classified as the relevant scrub habitat type.	Pass
4	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Fail
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens?).	Fail
6	Cover of bracken is less than 20%.	Pass
7	There is an absence of invasive non-native plant species? (as listed on Schedule 9 of WCA*).	Pass
Condition		Moderate
Condition Assessment Result		
Good	Passes 6 or 7 of 7 criteria including essential criterion 1	
Moderate	Passes 4 or 5 of 7 criteria including passing essential criterion 1	
Poor	Passes 3 or fewer criteria; OR 4-6 of criteria but failing criterion 1	

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