

Preliminary Ecological Appraisal

Survey site:

Land adjacent to 3 Heathview Cottages, Copthorne Common, RH10 3LF

Client:

Steadfast Home Designs Ltd

Survey date:

27/07/2026

Project:

This report is prepared to inform a planning application with Mid Sussex District Council. Up to four dwellings.

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until January 2028, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

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 the proceeding sections of this report.

Table 1: Summary of key findings arising from this survey.

Key Findings
• A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition. • Various precautionary working methods have been recommended which have been fully detailed within the fauna section of this report.

1. 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.

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 - 2025](#).

Survey Details

The site survey was undertaken on 27/07/2026 by James Marsh BA (Hons), MSc, accredited on Class 2 Natural England Bat Licence Number: 2025-83880-CL18-BAT., Graduate Ecologist.

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
22.2	41.0	0	18.0	None

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

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.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference TQ 33102 39143 and has an area of approximately 0.19ha.

Priority Habitats

There are four priority habitats within 2km of the site. These comprise deciduous woodland, ancient & semi-natural woodland, traditional orchard and wood pasture and parkland. The closest priority habitat comprises deciduous woodland, located 15m N from the site.

The site is well connected to nearby habitats such as woodland and traditional orchards due to their close proximity and through tree lined fields and vegetated gardens. In particular this connects the site to more extensive areas of woodland to the south.

Designated Sites

Statutory Designations within 2km

There is one statutory designation within 2km of the site, as detailed below:

Table 3: The statutory designated sites within 2km of the site boundary.

Designation	Distance from Site
Hedgecourt Site of Special Scientific Interest (SSSI)	1925m NE

Statutory Designations within 10km

There are two national network sites (SAC, SPA, Ramsar) located within 10km, as detailed below:

Table 4: The additional national network sites within 10km of the site boundary.

Designation	Distance from Site
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Ashdown Forest Special Area of Conservation (SAC)	8755m SE
Ashdown Forest Special Protection Area (SPA)	8755m SE

SSSI Risk Zone

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

Non-Designated Sites

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.

2.2 Foreseen Impacts

No direct impacts to any designated sites will occur as a result of the proposed development. However, due to the proximity of the site to notable habitats such as deciduous woodland, and the possible presence of non-statutory designations in the vicinity, indirect effects such as pollution during construction, or increased recreational pressure, could occur.

2.3 Recommendations

Best practice measures to minimise the possibility of pollution, damage to adjacent habitats must be implemented during construction. A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition. This should include the following measures:

- Retained trees adjacent to the site will be protected in line with the measures outlined in the British Standard 'Trees in Relation to Design, Demolition and Construction to Construction - Recommendations' (BS 5837) (2012).
- Appropriate buffering between the development zone and retained habitats (e.g. 15m for ancient woodland)
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto adjacent habitats.

3. ONSITE HABITATS

This section 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.

3.1 Summary of Survey Findings

Artificial unvegetated, unsealed surface (u1c)

The site had been cleared ahead of the survey visit, meaning it consisted exclusively of artificial unvegetated surface. Whilst much of this surface was made up of gravel and construction materials, a section in the west of the site was comprised of wood chippings. A number of scattered trees are present within the site, as well as a stump of a previously removed tree.

Species present within this habitat include sycamore (*Acer pseudoplatanus*), oak (*Quercus robur*) and lawson cypress (*Chamaecyparis lawsoniana*). Full details of scattered trees within this habitat are provided in Table 5 below.

In accordance with the Statutory Biodiversity Metric, this habitat is not subject to a condition assessment.

Scattered Trees (32)

Three scattered trees were noted across the site, comprising a mix of native and non-native species. A large, mature oak (*Quercus robur*) stands prominently, while a medium, mature sycamore (*Acer pseudoplatanus*) and a medium, mature lawson cypress (*Chamaecyparis lawsoniana*) are also present. These individual trees contribute to the limited arboreal diversity within the surveyed area. Ecological niches present include deadwood and ivy.

In accordance with the Statutory Biodiversity Metric Condition Assessment Sheets, the trees were assessed as follows (see Appendix 5 for full condition assessments):

Table 5: The condition assessment scores for the scattered trees on site.

Tree / Group	Common Name	Primary Habitat	Condition Score
T1	Sycamore (medium)	Artificial unvegetated, unsealed surface (u1c)	Moderate
T3	Oak (large)	Artificial unvegetated, unsealed surface	Good

		(u1c)	
T14	Lawson Cypress (medium)	Artificial unvegetated, unsealed surface (u1c)	Moderate

Building (u1b5)

There is one building on site; a caravan for residential use.

3.2 Foreseen Impacts

Artificial unvegetated, unsealed surface will be replaced with four new dwellings and associated landscaping.

3.3 Recommendations

The site is not expected to require a Biodiversity Net Gain calculation as it falls below the minimum requirement of 0.2ha and does not contain any habitats that are notable or of principle importance, and is therefore considered exempt.

4. INVASIVE SPECIES

This section 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.

4.1 Summary of Survey Findings

No non-native invasive or otherwise problematic plants were recorded on site or are considered likely to be on site.

4.2 Foreseen Impacts

None.

4.3 Recommendations

No further surveys but remain vigilant.

5. FAUNA: BATS

This section 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.

5.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are 3 EPSLs within a 2km radius of the site, as detailed below:

Table 6: EPSL survey returns for bats within a 2km radius.

EPSL Reference	Bat Species Affected	Distance from Site (EPSL records are accurate to 100m)	Impacts Allowed by Licence
EPSM2012-5030	Brown Long-Eared	~400m NW	Destruction of a resting place
2018-36616-EPS-MIT	Brown Long-Eared, Common Pipistrelle	~1km NE	Destruction of a resting place
EPSM2012-4307	Brown Long-Eared, Common Pipistrelle	~1.5km SE	Affecting and destroying a breeding place, destruction of a resting place

The site is not within the zone of influence of a bat-designated SAC.

Foraging and commuting habitat

Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of scattered trees, and offsite within 2km including deciduous woodland, ancient & semi-natural woodland, traditional orchard and wood pasture and parkland. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.

Roosting habitat

Buildings and trees to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There is a total of one building on site; caravan for residential use (B1). Trees and buildings on site were deemed to have no habitat value for roosting bats.

Buildings

B1 : Other

Building B1 is a temporary, timber-framed caravan for residential use. It is currently disused and will be removed as part of the development. It has no habitat value for protected species such as roosting bats or nesting birds.



Building B1

5.2 Foreseen Impacts

Roosting habitat [Buildings]

Bats are very unlikely to be roosting within B1 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.

Roosting habitat [Trees]

T1, T3 and T14 will be retained and therefore no impacts to roosting bats are anticipated.

Foraging and commuting habitat

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.

Artificial lighting

The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.

5.3 Recommendations

Roosting habitat [Buildings]

In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Roosting habitat [Trees]

In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>

Suggested biodiversity enhancements

The installation of two bat boxes per new building at the site will provide additional roosting habitat for bats.

The bat boxes will be incorporated into the fabric of the new dwellings. Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative

brand.

Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.

6. FAUNA: BIRDS

This section 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.

6.1 Summary of Survey Findings

Buildings

No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.

Trees and vegetation

No bird nests were identified within the vegetation on-site, however scattered trees offer nesting opportunities and nest-building resources for birds.

Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.

Barn Owls

The site does not appear to provide any suitable nesting sites for barn owls.

6.2 Foreseen Impacts

Buildings / trees

No impacts are anticipated on nesting birds as a result of the proposed development.

Trees and vegetation

None foreseen.

Barn Owls

None foreseen.

6.3 Recommendations

Buildings / trees

Precautions should be taken with machinery and noise levels when working close to any retained habitats so as not to disturb any nearby nesting birds during construction works.

Trees and vegetation

No additional surveys required.

Barn Owls

No further barn owl surveys required.

Suggested biodiversity enhancements

The installation of a minimum of two bird boxes on integrated within the new buildings will provide additional nesting habitat for birds. Suitable models include Schwegler No 17 Swift Nest Box (buildings), Schwegler 1SP Sparrow Terrace (buildings), Schwegler 1B Nest Boxes (trees), Schwegler 2H Robin Boxes (trees), Woodstone Nest Box (buildings or trees) or a similar alternative brand.

Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.

Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

7. FAUNA: REPTILES

This section 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.

7.1 Summary of Survey Findings

EPSL data and local records

A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.

Habitat suitability

There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. However, the site is bordered to the south by habitats that provide good suitability and connectivity to the wider landscape. urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such while it's unlikely the site will prove useful to reptiles it may previously have functioned within part of a more extensively suitable landscape.

7.2 Foreseen Impacts

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

7.3 Recommendations

No further reptile surveys required.

Suggested biodiversity enhancements

The site could be enhanced for reptiles post-development with the inclusion of log piles (created from felled materials) and planting of areas of native shrubs, to provide sheltering opportunities.

8. FAUNA: AMPHIBIANS

This section 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.

8.1 Summary of Survey Findings

EPSL and survey data

A review of the MAGIC database returned one EPSL record for amphibians within 2km of the site. The MAGIC database also returned evidence indicating the presence of great crested newts (GCN) resulting from historic pond surveys undertaken in 2017. These records are located ~1.6km SE. Great crested newts exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). As such, the great crested newt metapopulation known to be present ~1.6km SE are not suitably connected to the site.

Table 7: EPSL survey returns for amphibians within a 2km radius.

EPSL Reference	Amphibian Species Affected	Distance from Site <i>(EPSL records are accurate to 100m)</i>	Impacts Allowed by Licence
2017-30804-EPS-MIT	GCN	~1.7km SE	Destruction of a resting place

A review of the MAGIC database for EPSL for great crested newts (GCN) within a 2km radius of the site has been completed. 1 EPSL was identified, as detailed below:

A check was also completed for great crested newt class survey licence returns and historic pond surveys. 2 records were identified, as detailed below:

Table 8: Great crested newt search results.

Record type	Distance from Site
GCN class survey licence return	~1.6km SE
GCN class survey licence return	~1.6km SE

Aquatic habitat suitability (including ponds within 500m)

Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).

There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of 16 ponds within 500m. The closest pond is located ~150m S.

A pond map showing approximate pond locations is provided in Appendix 6.

Terrestrial habitat suitability

The site provides no suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of developed land offer sub-optimal terrestrial habitat for amphibians. However, habitats directly adjacent to the south of the site provide good commuting habitat and possible connectivity to ponds within the wider landscape.

8.2 Foreseen Impacts

When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of no suitable habitat for great crested newts. As such, if great crested newts are present within the ponds with connectivity to the site (all except P14), when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a green risk score, which states: Offence unlikely.

8.3 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:

- 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 outside the amphibian hibernation window 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.

9. FAUNA: RIPARIAN ANIMALS

This section 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.

9.1 Summary of Survey Findings

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed for riparian animals (otters and water voles). No EPSLs relating to riparian animals are present within a 2km radius of the site.

Habitat suitability

There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.

9.2 Foreseen Impacts

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

9.3 Recommendations

No further surveys for riparian animals required.

10. FAUNA: HAZEL DORMOUSE

This section 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.

10.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed for hazel dormouse. No EPSLs relating to hazel dormouse are present within a 2km radius of the site.

Habitat suitability

Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low.

10.2 Foreseen Impacts

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

10.3 Recommendations

No further hazel dormouse surveys required.

11. FAUNA: BADGERS

This section 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.

11.1 Summary of Survey Findings

No evidence of badgers was noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of habitat features such as fruiting trees, scrub, arable land or grassland. However, the site is bordered by suitable foraging and commuting habitat to the south which provides connectivity within the wider landscape.

11.2 Foreseen Impacts

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

11.3 Recommendations

No further badger surveys required.

Suggested biodiversity enhancements

Planting fruit bearing trees and species-rich grassland to increase foraging opportunities for badgers.

12. FAUNA: INVERTEBRATES

This section 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.

12.1 Summary of Survey Findings

The habitats present on-site likely provide common invertebrates with no good opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.

12.2 Foreseen Impacts

None foreseen.

12.3 Recommendations

No further surveys.

Suggested biodiversity enhancements

The incorporation of bee bricks (e.g. Ibstock BeeHabitat or similar alternative brand) into the fabric of the new buildings would provide sheltering opportunities for pollinators. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation. The site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.

13. FAUNA: OTHER NOTABLE SPECIES

This section 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.

13.1 Summary of Survey Findings

The developed, unsealed surface provides no habitat suitability for small mammals such as hedgehogs for sheltering, foraging or commuting.

13.2 Foreseen Impacts

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

13.3 Recommendations

As commuting opportunities to the site for small mammals are readily available, 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.
- 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 hedgehogs 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.

13.4 Suggested Biodiversity Enhancements

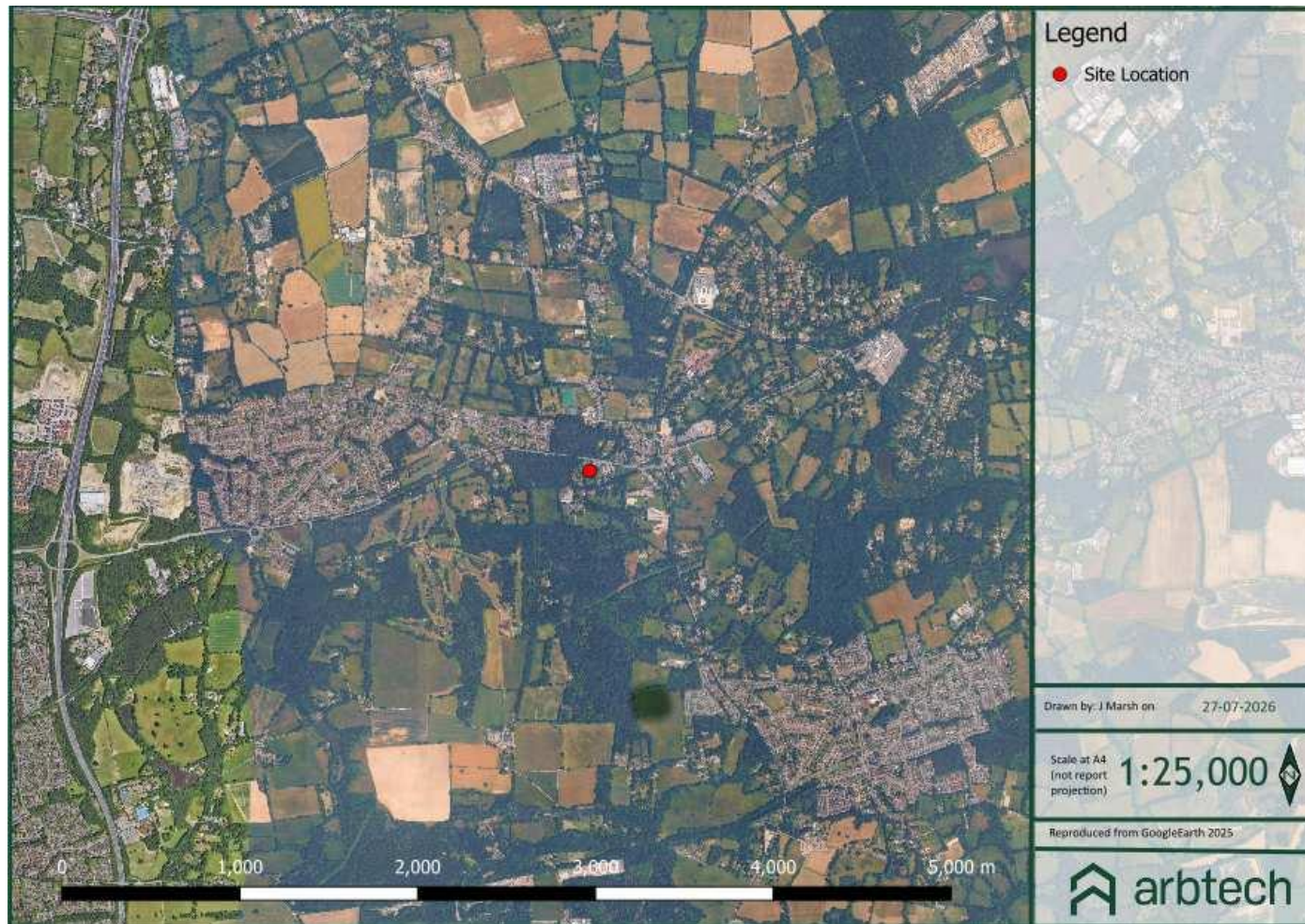
The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:

- Planting fruit bearing trees and species-rich grassland to increase foraging opportunities.
- Creation of brash piles or installation of hedgehog houses in shady areas.
- Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

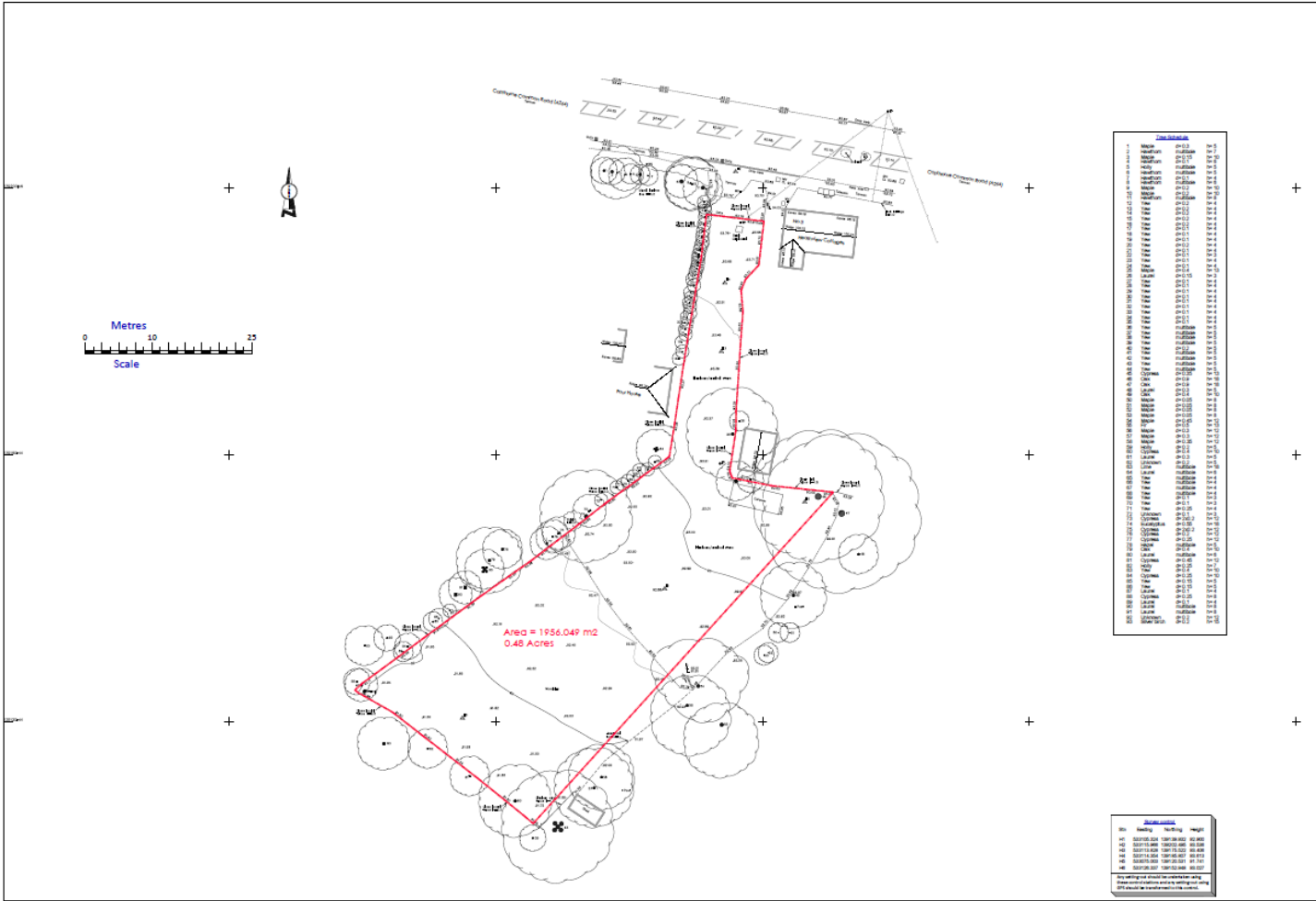
APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN



APPENDIX 4: HABITAT IMAGES



Artificial unvegetated, unsealed surface



Scattered trees; T1



Scattered trees; T3



Scattered trees; T14

APPENDIX 5: BASELINE CONDITION SCORE TABLES

Scattered trees (T1) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	N
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).	Y
C	The tree is mature (or more than 50% within the block are mature).	Y
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.	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N
		Total 3/6
	Condition moderate due to passing 3 of 6 criteria.	

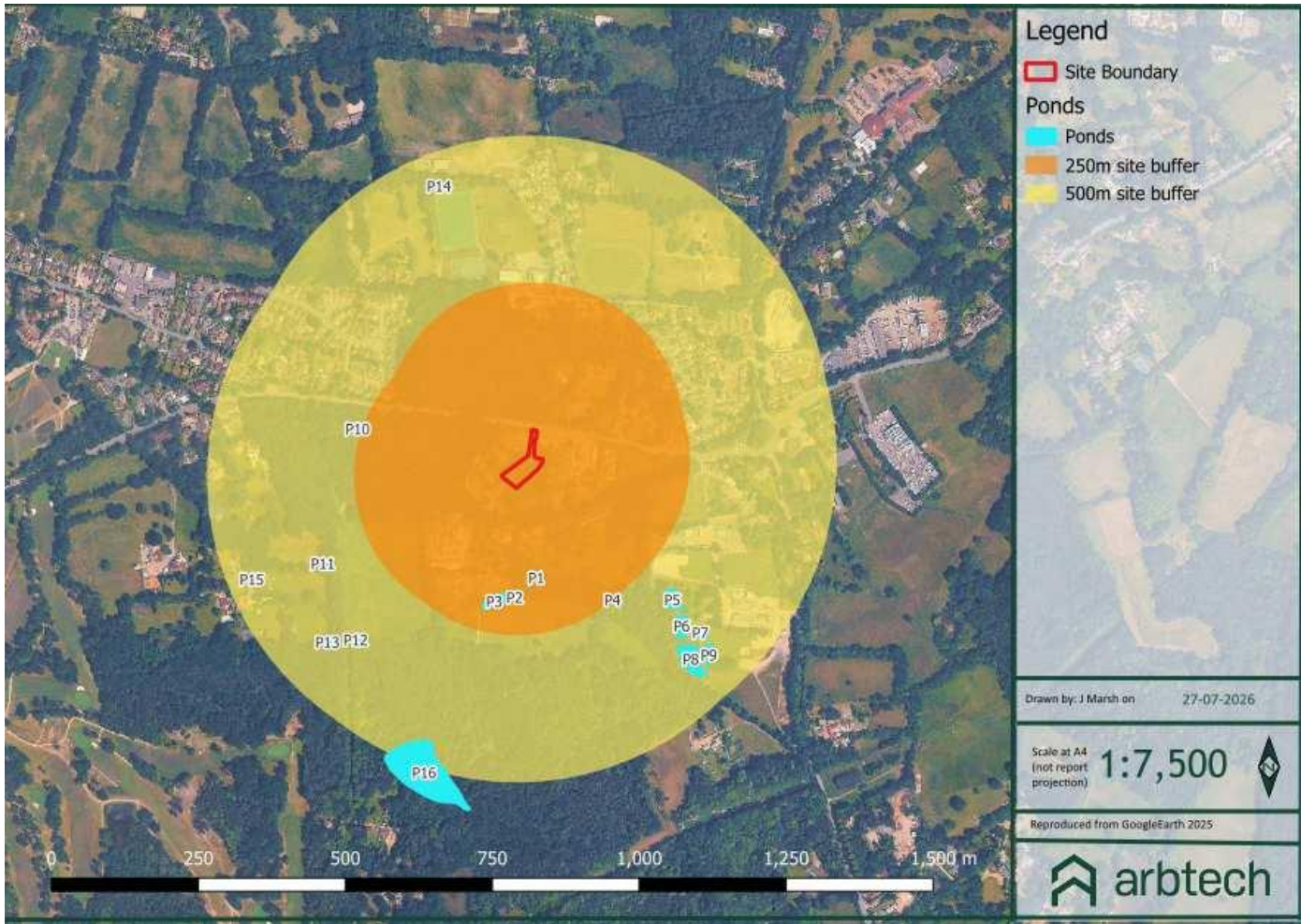
Scattered trees (T2) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	Y
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).	Y
C	The tree is mature (or more than 50% within the block are mature).	Y
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.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 6/6
	Condition good due to passing 6 of 6 criteria.	

Scattered trees (T3) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	N
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).	Y
C	The tree is mature (or more than 50% within the block are mature).	Y
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.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 4/6
	Condition moderate due to passing 4 of 6 criteria.	

APPENDIX 6: PONDS



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VERSION CONTROL

Status	Issue	Name	Date
Draft	0.1	James Marsh BA (Hons), MSc; Graduate Ecologist	27/07/26
Final	1.0	James Marsh BA (Hons), MSc; Graduate Ecologist	30/07/2026