

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Wickenden Manor, Chilling Street, East Grinstead, RH19 4JB

Client:

Netherhall Educational Association

Survey date:

18th June 2025

Project:

This report is prepared to inform a planning application with the Mid Sussex District Council. The proposal is described as: *The renovation and extension of the Manor house, the Lodge and the Stables.*

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The site survey was undertaken by Jamie-Lee Anderson BSc (Hons), Consultant Ecologist, (Class 2 Natural England Bat Licence Number: 2024-12356-CL18-BAT).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
18/06/2025	22.8	55	0	2.9	None
Background					
Arboriculture: Canopy Consultancy produced an Arboricultural Impact Assessment and Method Statement in October 2020. Preliminary Ecological Appraisal (PEA): Urban Edge Environmental Consulting produced a PEA in August 2020, and made recommendations for: • presence/absence surveys for great crested newts in ponds P1 and P2 on site, • presence/absence surveys for roosting bats within the Manor House (B1) and Lodge (B2), • a ground level tree assessment for roosting bats within woodland and scattered trees, if tree removals are required. <i>Bats:</i> The Preliminary Roost Assessment (PRA) concluded that buildings B1 and B2 were both confirmed bat roosts, and bat droppings were observed within the accessible roof voids of both buildings. Building B6 was of moderate suitability, all remaining buildings were assessed as negligible. Urban Edge Environmental Consulting produced a Bat Survey report in September 2020. Two dusk emergence surveys, and four dawn re-entry surveys were undertaken in June and July 2020. Three surveys were undertaken on B1 and B2, which revealed 29 bat roosts: supporting serotine, common pipistrelle, soprano pipistrelle, and brown long-eared bats. Details of specific roost types and location can be found within the Bat Survey report (Urban Edge Environmental Consulting, 2020). <i>GCN:</i> eDNA surveys returned positive results for both ponds P1 and P2.					

Executive summary	
BNG	The development will be required to demonstrate a minimum 10% net gain in biodiversity through use of the latest Defra Biodiversity Metric as to comply with legislation (Environmental Act 2021).
Invasive species	Rhododendron and giant rhubarb will need to be dug up and disposed on in line with appropriate controlled waste measures.
CEMP	Best practice measures to minimise the possibility of pollution affecting the on-site ancient woodland must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this.
Bats	Bat emergence and re-entry surveys (BERS) are required on B1 (the Manor House) and B2 (the Lodge). An updated internal inspection of the loft spaces prior to the first BERS is also required.
eDNA	eDNA surveys are required on the two onsite ponds, and the five additional ponds within 250m of the survey site.
PWM	Precautionary working methods (PWM) have been recommended for birds, reptiles, badgers, hazel dormouse, and hedgehog. Additional surveys are considered disproportionate.

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see Habitat Map in Appendix 1, Location Plan in Appendix 2, Proposal Plan in Appendix 3, Photos in Appendix 4, Condition Assessments in Appendix 5, Pond Map in Appendix 6, and BERS Map in Appendix 7). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	Site Context The survey site is centred on National Grid Reference TQ 38695 31853 and has an area of approximately 5.9ha. The survey site lies to the south of East Grinstead town centre, and to the east of Sharpthorne village. The site comprises the grounds of Wickenden Manor, the lodge, and associated outbuildings. To the east of the site, Chilling Street borders the

	grounds. The west and south of the site is bordered by grazing pasture fields and woodland. The wider landscape comprises woodland and grassland, with arable fields occasionally. The south of the site is dominated by woodland, which comprises Ancient Woodland. This extends outside of the site ownership and forms a part of Hang Wood Ancient Woodland. There is an extensive network of mature hedgerows in the vicinity. There are also seven ponds within 250m of the survey area. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles. A review of LandIS revealed the on-site soil information to be slightly acid loamy and clayey soils with impeded drainage. The texture is described as loamy some clayey. The fertility of this soil is assessed as moderate to high. The site contains ponds, and ancient woodland, which are listed as habitats of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Further notable habitats are present within 2km. Other habitats within the site are common and widespread and have low ecological value. The site also contains grassland and woodland which are of good quality and could be of value to local wildlife populations (as detailed in subsequent sections of this table). The remaining habitats are common and widespread and have low ecological value. No protected or notable plant species were recorded during the survey. On-site habitat descriptions • Buildings – u1b5 ○ There were numerous buildings on site. Manor house (B1), the Lodge (B2), the derelict stables (B3) are detailed in the bat section below. Additional associated outbuildings, such as garages and storage sheds are present and not due to be affected by the proposed development. The location of each building is clearly labelled in Appendix 2b. ○ Condition assessment: N/A. • Developed land; sealed surface – u1d ○ There are areas of hardstanding and paving, providing pedestrian and vehicular access around the site. ○ Condition assessment: N/A.
--	---

	• Broadleaved woodland – w1g ○ The site comprises large areas of woodland, particularly to the north, south and west. The woodland was generally homogenous in structure across the site. Pedunculate oak (<i>Quercus robur</i>) formed the dominant species. Other species comprised maple (<i>Acer spp.</i>), beech (<i>Fagus sylvatica</i>), silver birch (<i>Betula pendula</i>), cherry (<i>Prunus spp.</i>), willow (<i>Salix spp.</i>), yew (<i>Taxus baccata</i>), and common lime (<i>Tilia × europaea</i>). Some of the trees possessed features which could be utilised by roosting bats, such as rot holes and cracked limbs. Condition assessment: Poor, see Appendix 5. • Bramble scrub – h3d ○ Dense bramble (<i>Rubus spp.</i>) scrub was present in scattered areas of the site, and along the derelict stable buildings. The bramble had scattered bindweed and holly saplings within it. ○ Condition assessment: N/A. • Scattered trees – u, 32 ○ There were numerous trees which did not form part of the woodland, scattered amongst amenity lawn for example. Species comprised common lime (<i>Tilia × europaea</i>), apple trees (<i>Malus spp.</i>) within the walled garden, oak (<i>Quercus robur</i>), yew (<i>Taxus baccata</i>), birch (<i>Betula pendula</i>), sycamore (<i>Acer spp.</i>), gum (<i>Liquidambar spp.</i>) and cherry (<i>Prunus spp.</i>). ○ There were 41 trees that did not form part of the woodland, 16 were small, 15 were medium, 7 were large, and 3 were very large. All trees are due to be retained. ○ Condition assessment: Good, see Appendix 5. • Introduced shrub – u, 847 ○ There are planted areas of introduced shrubs which comprise ornamental cultivars, including rhododendron (<i>Rhododendron ponticum</i>) which is extensive and has established itself within the woodland. Other ornamental species include hydrangea and rose species. ○ Condition assessment: N/A.
--	---

	• Other lowland dry acid grassland - g1a6 ○ The amenity lawn south of B1 is mown to a homogenously short sward length. Species comprise: ○ Soft brome (<i>Bromus hordeaceus</i>), wavy hair-grass (<i>Deschampsia flexuosa</i>), bitter-vetch (<i>Lathyrus linifolius</i>) ○ A: Common dog-violet (<i>Viola riviniana</i>), mouse-ear hawkweed (<i>Pilosella officinarum</i>) ○ F: Soft rush (<i>Juncus effusus</i>), bird's foot trefoil (<i>Lotus corniculatus</i>), lady's bedstraw (<i>Galium verum</i>) ○ O: Sorrel (<i>Rumex acetosa</i>), tormentil (<i>Potentilla erecta</i>), lesser hawkbit (<i>Leontodon saxatilis</i>), devil's bit scabious (<i>Succisa pratensis</i>) ○ R: Common cat's-ear (<i>Hypochaeris radicata</i>), lawn daisy (<i>Bellis perennis</i>) ○ Condition assessment: Moderate, see Appendix 5. This habitat type would benefit from a more relaxed mowing regime. • Other neutral grassland – g3c ○ The verge along the western boundary to the north and south comprised other neutral grassland. Species comprise: ○ D: Common bent (<i>Agrostis capillaris</i>), Yorkshire fog (<i>Holcus lanatus</i>) ○ A: Cock's foot (<i>Dactylis glomerata</i>), false oat grass (<i>Arrhenatherum elatius</i>) ○ F: Soft rush (<i>Juncus effusus</i>), yarrow (<i>Achillea millefolium</i>) ○ O: Silverweed (<i>Potentilla anserina</i>), creeping buttercup (<i>Ranunculus repens</i>) ○ R: Common fleabane (<i>Pulicaria dysenterica</i>), cleavers (<i>Galium aparine</i>) ○ Condition assessment: Good, see Appendix 5. • Modified grassland – g4 ○ Species-poor amenity lawn was present on site, comprising common and widespread species, including: ○ D: Sweet vernal grass (<i>Anthoxanthum odoratum</i>), Yorkshire fog (<i>Holcus lanatus</i>), creeping buttercup (<i>Ranunculus repens</i>), lawn daisy (<i>Bellis perennis</i>) ○ A: Common sorrel (<i>Rumex acetosa</i>) ○ F: White clover (<i>Trifolium repens</i>), tormentil (<i>Potentilla erecta</i>)
--	---

	○ O: Cinquefoil (<i>Potentilla</i> spp.), orchard grass (<i>Dactylis glomerata</i>) ○ R: Bugle (<i>Ajuga reptans</i>), dandelion (<i>Taraxacum</i> spp.) ○ Condition assessment: Moderate, see Appendix 5. • Tall ruderal and ephemeral – u, 81 ○ Scattered areas of unmanaged vegetation were found on site. These unmanaged areas had well-established ruderal and ephemeral vegetative growth, species comprised nettle (<i>Urtica dioica</i>), thistle (<i>Cirsium</i> spp.), bramble (<i>Rubus</i> spp.), dock (<i>Rumex</i> spp.), teasel (<i>Dipsacus fullonum</i>) and cleavers (<i>Galium aparine</i>). ○ Condition assessment: Good, see Appendix 5. • Ponds – r1g ○ Two ponds were present on site. P1 is found closest to B1 and is comprised of numerous connected small ponds. P2 is nearer to the derelict stables at the southwest of the site's boundary. ○ P1 is approximately 49m² and is located at TQ 38646 31828. There was a diverse mix of vegetation surrounding P1, species comprised common reed (<i>Phragmites</i> spp.), common fleabane (<i>Pulicaria dysenterica</i>), yellow iris (<i>Iris pseudacorus</i>), water lily (<i>Nymphaea</i> spp.), black knapweed (<i>Centaurea nigra</i>), ragwort (<i>Jacobaea vulgaris</i>), silverweed (<i>Potentilla anserina</i>), bindweed (<i>Convolvulus arvensis</i>), lady's mantle (<i>Alchemilla</i> spp.), loosestrife (<i>Lythrum salicaria</i>), bird's foot trefoil (<i>Lotus corniculatus</i>), giant rhubarb (<i>Gunnera manicata</i>) and knapweed (<i>Centaurea</i> spp.). Condition assessment: Moderate, see Appendix 5. ○ P2 is approximately 290m² and is located at TQ 38676 31707. Species surrounding P1 included giant rhubarb (<i>Gunnera manicata</i>), sedge sp. (<i>Carex</i> spp.), bracken (<i>Pteridium aquilinum</i>), and squinancywort (<i>Asperula cynanchica</i>). Condition assessment: Poor, see Appendix 5. • Non-native and ornamental hedgerow – h2b ○ There were numerous species-poor hedges on site. These hedges comprised individual species, including holly (<i>Ilex aquifolium</i>), beech (<i>Fagus sylvatica</i>), and yew (<i>Taxus baccata</i>). ○ Condition assessment: N/A.
--	---

	- Artificial unvegetated, unsealed surface – u1c - There is a new gravel access track which joins the main access road to the stable area. - Condition assessment: N/A. - This habitat parcel has been intentionally left off the habitat map, to reflect an accurate baseline for the biodiversity net gain calculation. Local notable habitats Patches of deciduous woodland and ancient woodland are present near the site. The site is surrounded in all directions by deciduous woodland, which is immediately adjacent. Ancient woodland is present on site and extends offsite to the south. The trees on-site likely have functional connectivity to these patches of woodland, given their proximity to the site. Further priority habitats are present within 2km of the site, including Traditional Orchards (~90m southeast), Woodpasture and Parkland (~1070m east), and Lowland Heathland (~1170m east).
<i>Foreseen Impacts</i>	On-site habitats The proposed development will result in the loss of grassland, introduced shrub and sealed surface. This will result in a net loss in biodiversity at the site. Notable habitats No direct impacts to any notable habitats will occur because of the proposed development. However, due to the proximity of the site to ancient woodland (on site), deciduous woodland (adjacent to the site), as well as on-site ponds, indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.
<i>Recommendations</i>	On-site habitats Retained trees should 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).

	The development will be required to demonstrate a minimum 10% net gain in biodiversity through use of the latest Defra Biodiversity Metric as to comply with legislation (Environmental Act 2021). It is noted that the development is not exempt from demonstrating a compliant biodiversity net gain, as per current Natural England Guidance: https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments. Notable habitats Best practice measures to minimise the possibility of pollution affecting the nearby ancient woodland must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this.								
Locality and Designated Sites									
Summary of Survey Findings	On-site designations								
	The site sits within the High Weald National Landscape. High Weald is known for its distinctive geology and rich biodiversity.								
	Statutory designated sites (within 2km)								
	There are two statutory sites within 2km of the site, as described below.								
	<table><thead><tr><th>Name</th><th>Approximate distance from site</th><th>Reason for notification</th></tr></thead><tbody><tr><td>Ashdown Forest Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC)</td><td>1090m east</td><td>Ashdown Forest is an extensive area of common land lying between East Grinstead and Crowborough. The soils are derived from the predominantly sandy Hastings Beds. It is one of the largest single continuous blocks of heath, semi-natural woodland and valley bog in south-east England, and it supports several uncommon plants, a rich invertebrate fauna, and important populations of heath and woodland birds.</td></tr></tbody></table>	Name	Approximate distance from site	Reason for notification	Ashdown Forest Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC)	1090m east	Ashdown Forest is an extensive area of common land lying between East Grinstead and Crowborough. The soils are derived from the predominantly sandy Hastings Beds. It is one of the largest single continuous blocks of heath, semi-natural woodland and valley bog in south-east England, and it supports several uncommon plants, a rich invertebrate fauna, and important populations of heath and woodland birds.		
Name	Approximate distance from site	Reason for notification							
Ashdown Forest Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC)	1090m east	Ashdown Forest is an extensive area of common land lying between East Grinstead and Crowborough. The soils are derived from the predominantly sandy Hastings Beds. It is one of the largest single continuous blocks of heath, semi-natural woodland and valley bog in south-east England, and it supports several uncommon plants, a rich invertebrate fauna, and important populations of heath and woodland birds.							

	<table><tr><td>West Hoathly SSSI</td><td>1370m northwest</td><td>West Hoathly is a working brickclay pit.</td></tr></table> The site lies within the impact risk zone for Ashdown Forest SSSI, and proposed development type is not listed as a possible high risk for this designation. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Sussex Biodiversity Information Centre.	West Hoathly SSSI	1370m northwest	West Hoathly is a working brickclay pit.
West Hoathly SSSI	1370m northwest	West Hoathly is a working brickclay pit.		
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.			
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites None required.			
Invasive / Non-native species				
<i>Summary of Survey Findings</i>	Rhododendron and giantrhubarb were identified on the site, which are listed as an invasive, non-native species under Schedule 9 of the Wildlife and Countryside Act 1981.			
<i>Foreseen Impacts</i>	Construction could result in the spread of rhododendron and giant rhubarb.			
<i>Recommendations</i>	Giant rhubarb should be dug up, including roots, and disposed of in line with appropriate controlled waste measures.			

	Rhododendron present within the grasslands and within the woodland (i.e. close to the development area, and therefore likely to be impacted by construction) will be sensitively removed prior to the commencement of works to prevent the spread of a non-native, invasive species listed on Schedule 9 of the WCA (see Appendix 1a). The Rhododendron will be removed using hand tools only. The most effective method of removal is through hand pulling, which results in minimal soil disturbance. Hand-pulling young shrubs will typically result in the full removal of the shrub and associated root network, which will prevent the re-establishment. Mature shrubs are likely to have a deeper and more established root network unlikely to be removed in full by hand pulling alone. Where there are mature shrubs, removal should be aided using hand tools to expose the root network in full so the entire shrub and associated roots can be removed. Development works will not commence until Rhododendron has been successfully removed from the site. The removal of rhododendron will also enhance the condition of the woodland.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including grassland, woodland, shrubs, hedgerow and ponds, likely provide invertebrates with opportunities to forage and shelter.
<i>Foreseen Impacts</i>	Grassland, introduced shrub, and sealed surfaces will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to the presence of more extensive habitat locally.
<i>Recommendations</i>	No further surveys are required. 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. Habitat enhancements recommended within the separate biodiversity net gain report will also be beneficial for local invertebrate populations.
Bats	

Summary of Survey Findings

EPSSL data

A search of the magic.gov.uk database for granted EPSSLs 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 near the licensed site. There is one EPSSL within a 2km radius of site as detailed below:

EPSSL reference	Bat species affected	Distance from site	Impacts allowed by licence
2020-44710-EPS-MIT	Common pipistrelle and soprano pipistrelle	1100m southwest	Impact on a breeding site, destruction of a breeding site, and destruction of a resting place

Foraging and commuting habitat

Habitats recorded on site are assessed to provide optimal foraging and commuting opportunities for bats in the form of grassland, woodland, scattered scrub, ponds and hedgerow with scattered trees. 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 to be impacted by the proposed development are assessed for their suitability to support roosting bats below. No evidence of roosting bats was identified on or within any of the buildings on site. No loft spaces were shown during the internal inspection. **Upon review of the ecology report issued by Urban Edge Environmental Consulting (2020), loft spaces within B1 and B2 are present. An updated internal loft inspection prior to the first bat emergence survey will be required, and the results incorporated into this report.** This is not anticipated to alter the recommendations, however.

Building B1

B1 (the Manor House) is a three-storey, brick and stone built building (Figure 1). The brickwork around the building appears in excellent condition with no gaps or cracks in which bats can roost. The building has a multi pitched roof, clad in clay tiles.



Figure 1: B1 (the Manor House) – southwest elevation.

A loft space is present, as can be seen in the report from Urban Edge Environmental Consulting (2020). This was not accessed during the survey and will need to be inspected prior to the first secondary survey.

B1 Suitability Assessment

Given the number of features identified on the property and the presence of excellent bat habitat around the site (i.e. trees and woodland), it is assessed that B1 provides **high** habitat value for roosting bats. Furthermore, previous surveys have revealed that the buildings comprise numerous confirmed roosts. Please refer to Appendix 4 for additional photos and descriptions of the building's construction.

Building B2

B2 is a two-storey, brick-built building which is rendered (Figure 2). The brickwork around the building appears in excellent condition with no gaps or cracks in which bats can roost. The roof of B2 is pitched and hipped and clad in clay tiles.



Figure 2: B2 (the Lodge) – south elevation.

A loft space is present, as can be seen in the report from Urban Edge Environmental Consulting (2020). This was not accessed during the survey and will need to be inspected prior to the secondary survey.

B2 Suitability Assessment

Given the number of features identified on the property and the presence of excellent bat habitat around the site (i.e. trees and woodland), it is assessed that B2 provides **high** habitat value for roosting bats. Furthermore, previous surveys have revealed that the buildings comprise numerous confirmed roosts. Please refer to Appendix 4 for additional photos and descriptions of the building's construction.

Building B3a & B3b

B3 comprises two rectangular derelict stable blocks. They are single-storey, brick-built buildings (Figure 3). The brickwork around the building appears in poor condition with no gaps or cracks in which bats can roost.



Figure 3: B3a (left) & B3b (right) – south elevation.

B3 Suitability Assessment

Given the absence of features identified on the property, it is assessed that B3 provides **negligible** habitat value for roosting bats. Please refer to Appendix 4 for additional photos and descriptions of the building's construction.

The remaining buildings on site were not subject to survey, as they fall outside the area of potential impact from the proposed development and will remain unaffected by the proposed development. Additionally, these structures are located at a considerable distance from the development footprint.

Foreseen Impacts

Roosting habitat [Buildings]

	The proposed development will result in the demolition of B3, the renovation of B2, and the renovation and extension of B1. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats within B1 or B2. Bats are very unlikely to be roosting within B3, and as such, there are not anticipated to be any impacts on bats in this location because of the proposed development. Roosting habitat [Trees] A ground level tree assessment (GLTA) will be required on any trees due to be felled. The current development shows all trees are due to be retained, no roosting features will therefore be impacted. 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.
<i>Recommendations</i>	Roosting habitat [Buildings] One updated internal inspection of the loft spaces within Buildings B1 and B2, along with three bat emergence/re-entry surveys during the active bat season (May to September), are required to determine whether any changes have occurred to the known roosts within these structures. These surveys will also serve to update existing data and provide an accurate characterisation of the roosts, as the previous surveys were conducted five years ago and are now considered outdated.

	These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. One of the surveys could be a dawn re-entry survey, or all three can be at dusk if supported by night vision aids (NVA). Six surveyors are required to provide full coverage of B2, and nine surveyors are required for B1, to look for emerging/re-entering bats. Infrared cameras should also be employed as part of the survey to see where any specific roost locations are located. Lighting mitigation may be required based on the outcome of the night bat survey(s). An EPSL application to Natural England will be required. The EPSL application requires that all surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. 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/our-work/buildings-planning-and-development/lighting-2 Suggested biodiversity enhancements Enhancements are dependent on the outcome of further surveys.
Birds	

<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within B1, or B2. B1 and B2 are deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. Nests were found within the interior of B3a. Trees and vegetation No bird nests were identified within the woodland, hedgerow, or scattered trees on-site; however, they all offer abundant nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees

	The demolition of B3 should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of four integrated swift bricks (e.g. Ibstock Swift Eco Habitat or similar alternative brand) at the site will provide additional nesting habitat for birds in line with the measures outlined in the British Standard " Integral nest boxes. Selection and installation for new developments. Specification" (BS 42021:2022). Swift bricks should be integrated into the fabric of the building during construction. Boxes should be positioned close together (0.6-1.0m between bricks) as swifts prefer to nest gregariously. The boxes should be placed at least 5m above ground level under the eaves of a building, on a north or east elevation, where they will be sheltered from prevailing wind, rain and strong sunlight. To be suitable for swifts, the bricks require an open aspect with no trees or large shrubs potentially obstructing the birds' flight path up to 5m from the brick.
--	---

	Swift bricks are a "universal nest brick" for small bird species, including red-listed species such as common swift, house sparrow, house martin, and starling.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability Habitats recorded on site are assessed to provide limited suitable foraging, commuting, and refuge opportunities for reptiles in the form of tall ruderal and ephemeral vegetation, scrub, and taller grassland areas. The predominant shortly mown grassland and woodland provide sub-optimal habitat for reptiles. Although potential connectivity to the site for reptiles is limited in extent, the presence of a small population of common reptiles cannot be fully discounted, albeit limited to peripheral vegetation.
<i>Foreseen Impacts</i>	Grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of reptiles, if present.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

	In the unlikely event that a reptile is identified, works must cease and advise must be sought from a suitably qualified ecologist. 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.												
Amphibians													
Summary of Survey Findings	EPSL and survey data A review of the MAGIC database returned one granted EPSL records for great crested newts within 2km of the site. The reference number is 2018-35130-EPS-MIT, and it is located approximately 1900m northwest of the site and is for the damage and destruction of a resting place. Further, one positive class survey licence return from 2017 was returned from approximately 1900m northwest of the site. 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 <i>et al.</i> 2001). Habitat suitability There are two ponds on the site, P1 and P2. P1 is approximately 49m² and is located at TQ 38646 31828. P2 is approximately 290m² and is located at TQ 38676 31707. <table><tr><th>SI Description</th><th>SI Value P1</th><th>SI Value P1</th></tr><tr><td>Geographic location</td><td>1</td><td>1</td></tr><tr><td>Pond Area</td><td>0.03</td><td>0.1</td></tr><tr><td>Pond Permanence</td><td>0.9</td><td>0.9</td></tr></table>	SI Description	SI Value P1	SI Value P1	Geographic location	1	1	Pond Area	0.03	0.1	Pond Permanence	0.9	0.9
SI Description	SI Value P1	SI Value P1											
Geographic location	1	1											
Pond Area	0.03	0.1											
Pond Permanence	0.9	0.9											

	Water Quality	0.5	0.67																							
	Shade	0.8	1																							
	Waterfowl Effect	1	1																							
	Fish Presence	0.7	0.7																							
	Pond Density	1	1																							
	Terrestrial Habitat	1	1																							
	Macrophyte Cover	0.9	0.9																							
	HSI Score	0.61	0.72																							
	HSI Category	Average	Good																							
There are a further five ponds within 250m of the site, please refer to Appendix 6 for a Pond Location map.																										
	<table><tr><th>Pond number</th><th>Distance of pond from nearest site boundary (approximate)</th><th>Distance of pond from development area (approximate)</th><th>Suitably connected?</th></tr><tr><td>1</td><td rowspan="2">On site</td><td>35m</td><td rowspan="7">Yes, there are no significant barriers to dispersal.</td></tr><tr><td>2</td><td>170m</td></tr><tr><td>3</td><td>177m</td><td>295m</td></tr><tr><td>4</td><td>130m</td><td>265m</td></tr><tr><td>5</td><td>225m</td><td>360m</td></tr><tr><td>6</td><td>200m</td><td>400m</td></tr><tr><td>7</td><td>250m</td><td>450m</td></tr></table>	Pond number	Distance of pond from nearest site boundary (approximate)	Distance of pond from development area (approximate)	Suitably connected?	1	On site	35m	Yes, there are no significant barriers to dispersal.	2	170m	3	177m	295m	4	130m	265m	5	225m	360m	6	200m	400m	7	250m	450m
Pond number	Distance of pond from nearest site boundary (approximate)	Distance of pond from development area (approximate)	Suitably connected?																							
1	On site	35m	Yes, there are no significant barriers to dispersal.																							
2		170m																								
3	177m	295m																								
4	130m	265m																								
5	225m	360m																								
6	200m	400m																								
7	250m	450m																								
Foreseen Impacts	When georeferencing the proposed development plans over scaled mapping of the site, if great crested newts are present within the ponds P1 and P2, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces an Amber risk score , which states: Offence Likely .																									

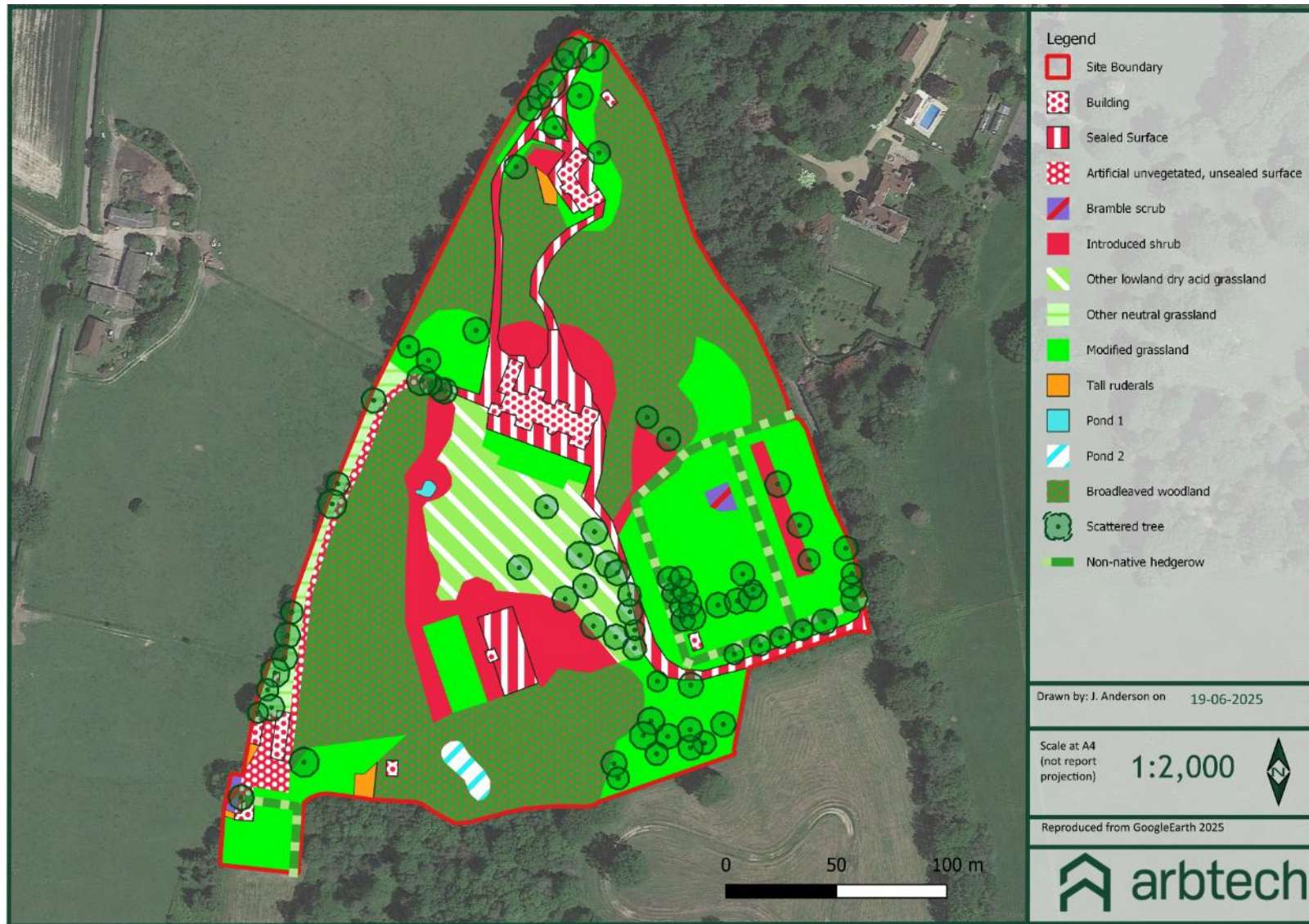
<i>Recommendations</i>	Environmental DNA (eDNA) surveys will be required of any ponds within 250m, including the two ponds on site (where accessible) to determine the presence or absence of great crested newts. This will comprise collecting water samples and sending them off for laboratory analysis and such surveys must be undertaken between mid-April and June, in accordance with current survey guidelines (Biggs et al, 2014). The surveys are likely to be required before planning permission can be granted. Suggested biodiversity enhancements The site could be enhanced for amphibians' post-development through creation of amphibian hibernacula using rubble and logs from site clearance. Information on how to construct a hibernaculum can be found here: https://www.wiltshirewildlife.org/hibernaculum
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. However, the site was considered suitable for badger sett excavation and foraging habitat. The presence of fruit trees, woodland, hedgerow and tall ruderals provide opportunities for foraging, sett excavation and commuting.
<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. Grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are disproportionate. A precautionary working method will be implemented during construction, including the following measures: • A toolbox talk will be given to contractors regarding the possible presence of badgers at the site. • A pre-commencement inspection of the site will be undertaken for any new badger activity if works do not commence within three months. • Heras fencing will be erected around the working area to prevent encroachment into retained habitats where badger setts could be present.

	- 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 badgers could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist. Suggested biodiversity enhancements Planting fruit bearing trees and species-rich grassland to increase foraging opportunities for badgers.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. 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.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals because of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability Dormice typically rely on a three-dimensional habitat structure to move safely between feeding and breeding sites while minimising exposure to predators. The woodland on site lacks this structural complexity, and the monoculture hedgerows

	offer sub-optimal conditions due to limited foraging resources. Although the likelihood of dormice being present is acceptably low, their presence cannot be entirely ruled out
<i>Foreseen Impacts</i>	Grassland, shrub and sealed surface will be removed during construction. The loss of such habitats is likely to be inconsequential to local dormouse populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of dormice, if present. If plans are altered to include the woodland or the hedgerows, recommendations will need to be updated.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to dormice, further dormouse surveys are disproportionate. A precautionary working method will be implemented during construction, including the following measures: • Site clearance will be undertaken outside of the dormouse hibernation season (November to March) insofar as is possible. • A toolbox talk will be given to contractors regarding the possible presence of dormice at the site. • Heras fencing will be erected around the working area to prevent encroachment into retained habitats where dormice could be present. • A pre-commencement inspection of the site will be undertaken for dormice. In the unlikely event that a dormouse or evidence of dormouse is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The woodland, scrub, and ruderal herb onsite provides foraging and commuting opportunities for hedgehogs. Hedgehogs are well adapted to these habitats, and although no evidence of their presence was found on site during the survey, their future presence on site cannot be discounted.
<i>Foreseen Impacts</i>	Grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	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. 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: Habitat map



Appendix 2a: Location map

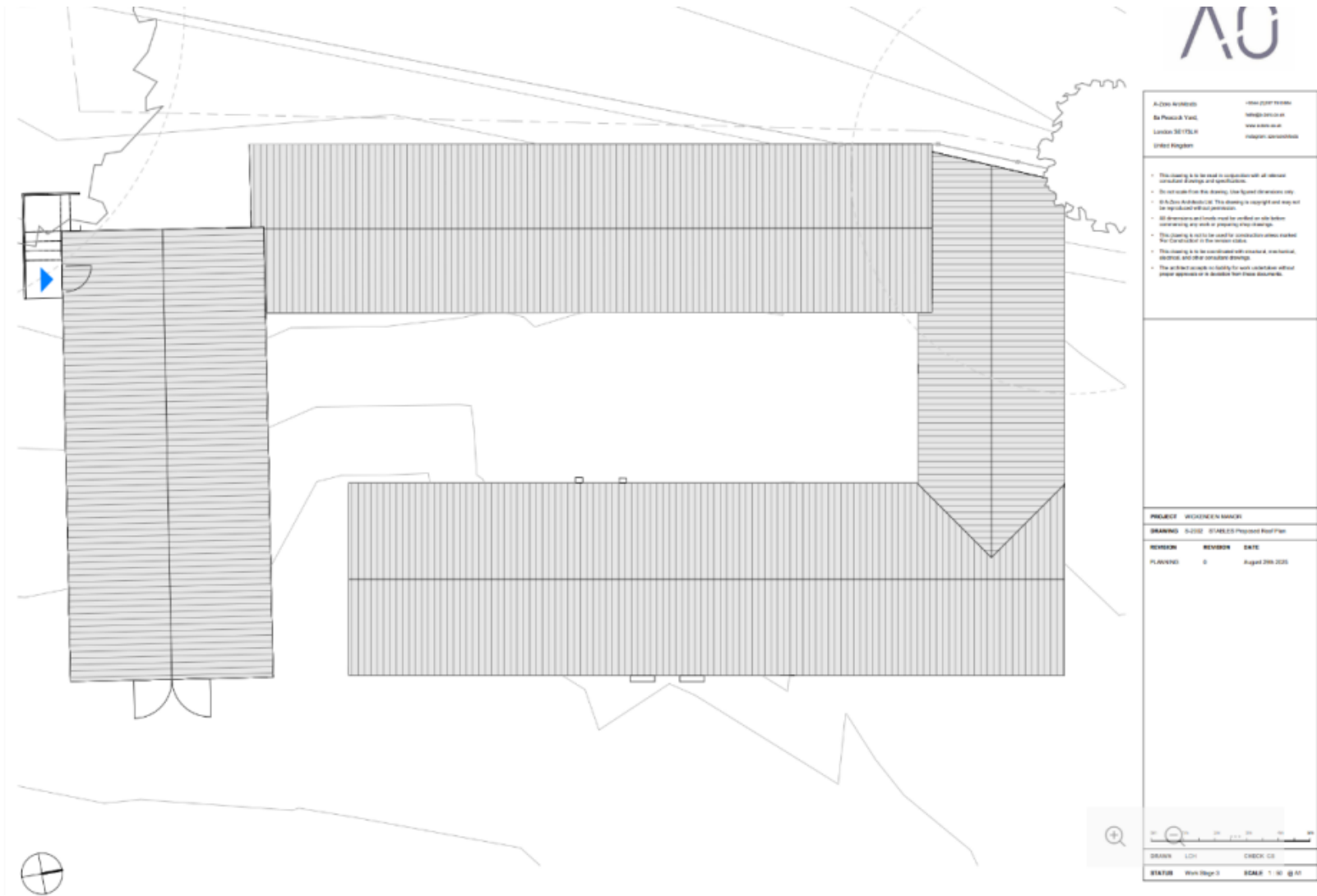


Appendix 2b: Building location map

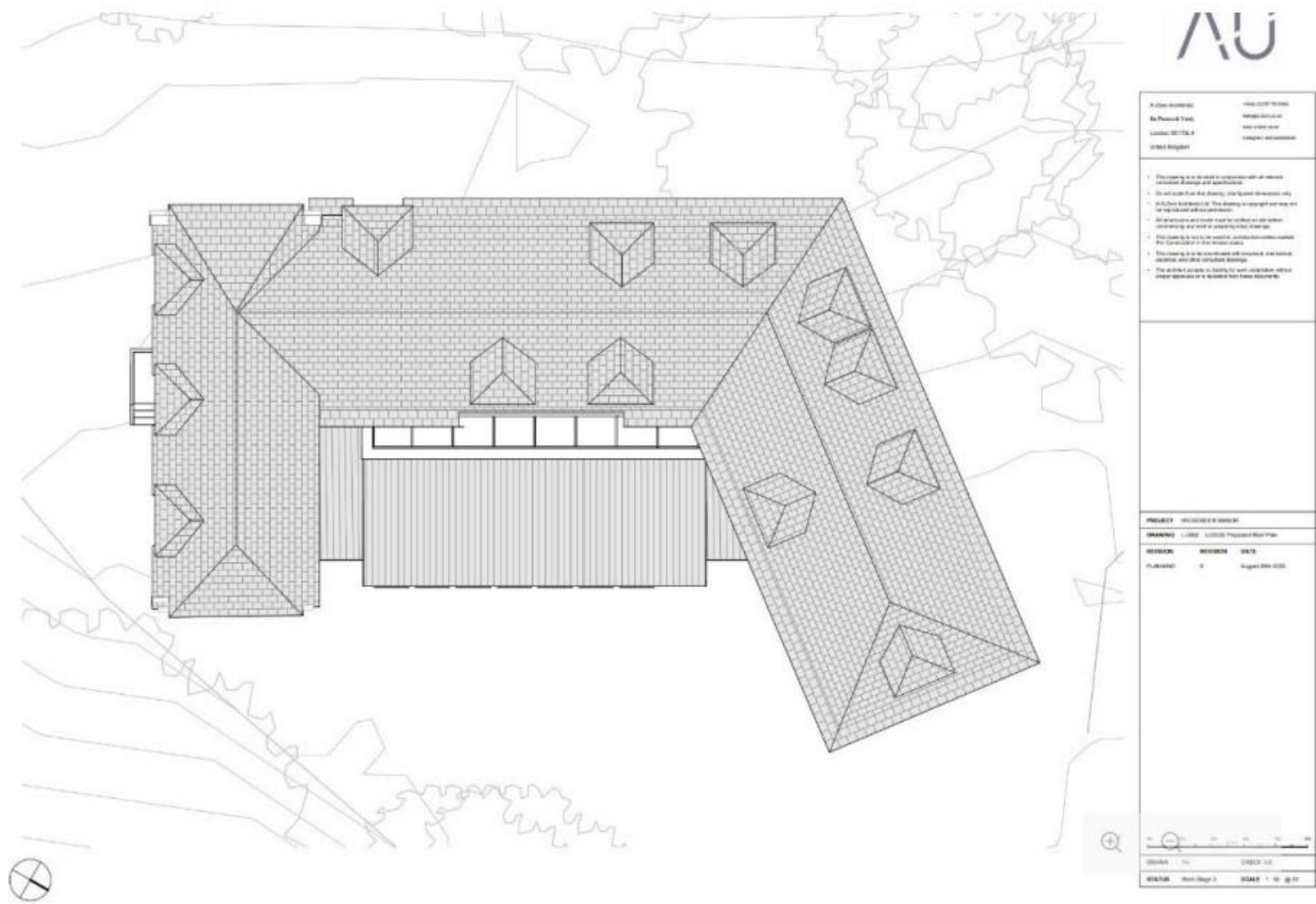


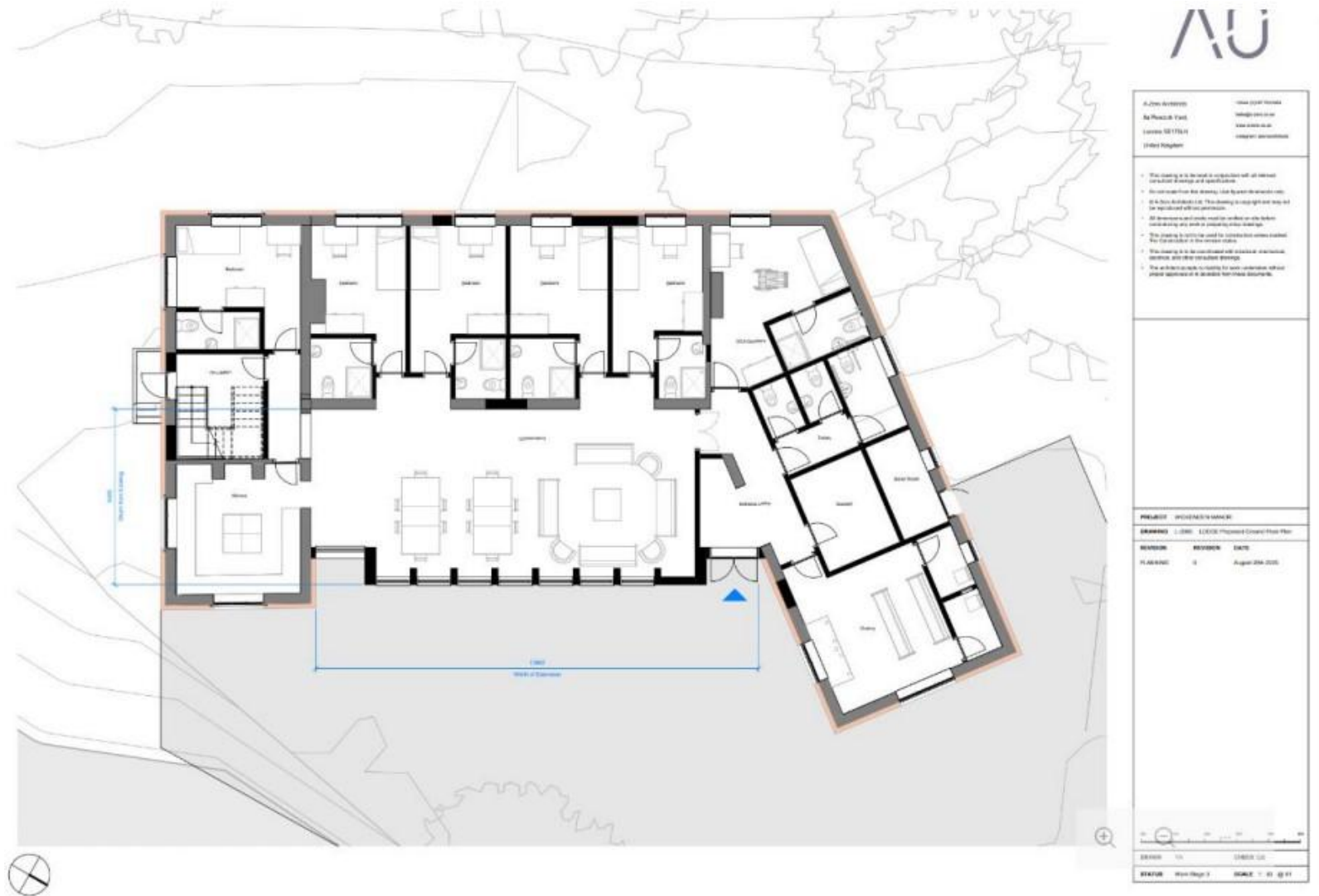
Preliminary Ecological Appraisal and Roost Assessment



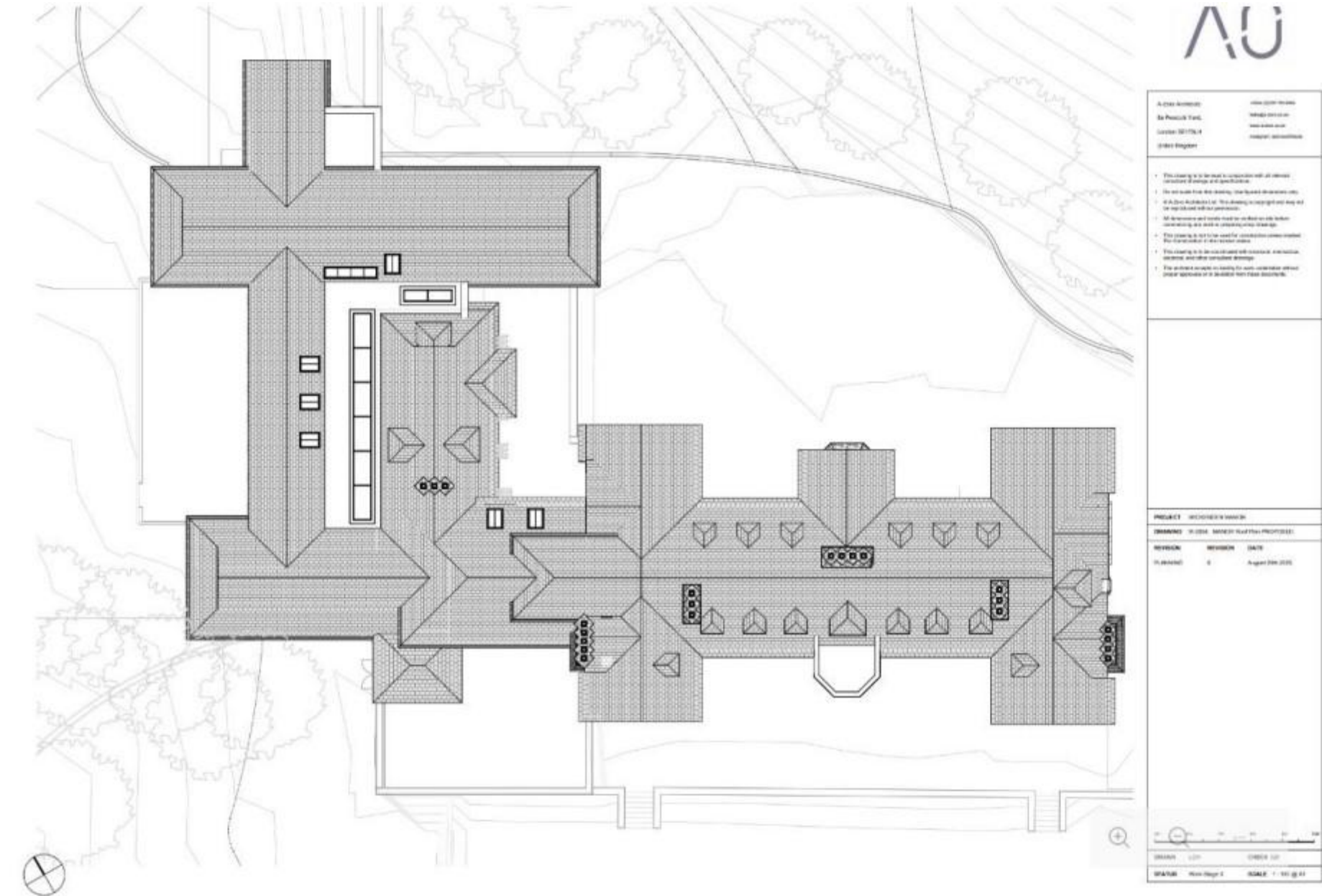












Appendix 4: Photos



Figure 4: B1 – east elevation. Doors and window frames are of timber construction and are tight-fitting to the brickwork.



Figure 5: B1 – south elevation. There are hanging tiles on the dormer windows on all elevations of B1 which possess suitable roosting features in the form of gaps.

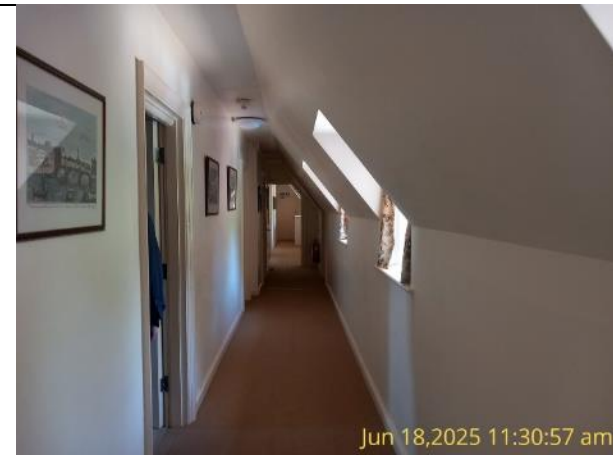


Figure 6: B1 – east elevation. The entire main roof of B1 has clay tiles which are raised in areas. These raised areas provide roosting features for crevice dwelling bats.



Figure 8: B1 – northeast elevation.

Figure 7: B1 – interior. The upper storey of B1 has been converted into habitable living space. **This section will be updated once the accessible loft space has been inspected.**



Figure 9: B1 – north elevation.



Figure 10: B2 – north elevation. There are numerous dormer windows on all elevations of B2. The main roof of B2 provides abundant roosting opportunities for crevice dwelling bats in the form of raised and or broken clay roof tiles.

Figure 11: B2 – close-up. The rendered brickwork appears in good condition throughout.



Figure 12: B2 – dormer window. There are gaps in the timbers of the dormers. These gaps provide suitable roosting features for bats.



Figure 13: B2 – dormer window close-up. Only one dormer window on B2 is clad in hanging tiles.



Figure 14: B3b – east elevation. The roof is single skinned and of corrugated asbestos construction. The building is open due to large doors and missing roof panels.



Figure 15: B3a (left) and B3b (right) – south elevation.



Figure 16: Pond 1.



Figure 17: Pond 2.



Figure 18: Representative photo of other lowland acid grassland.



Figure 19: Representative photo of amenity lawn (modified grassland).



Figure 20: Tarmac access drive leading out of the site, looking east.

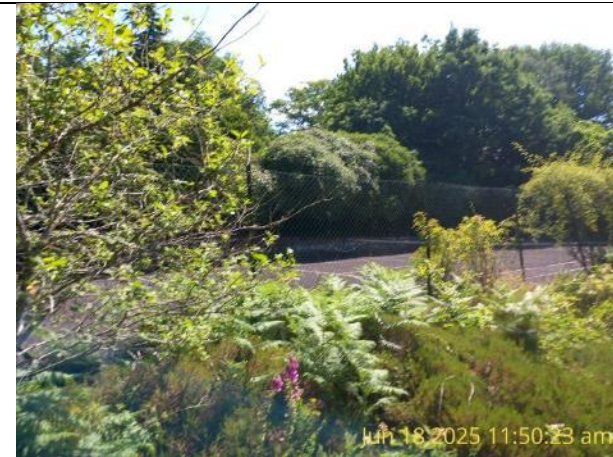


Figure 21: Tennis court and introduced shrubbery.



Figure 22: Representative photo of other neutral grassland.



Figure 23: Interior of B3b.



Figure 24: Birds nest within the interior of B3a.



Figure 25: Birds nest within the interior of B4.



Figure 26: B3c – south elevation.



Figure 27: B4 – west elevation.



Figure 28: The Pheasantry (B5) – east elevation.



Figure 29: Access road adjoining the main road to the stables.

Appendix 5: Condition Assessments

Condition Sheet: WOODLAND Habitat Type					
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	2
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	1
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	2
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	2
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	2
G	Woodland regeneration	All three classes present in woodland ⁸ , trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2

H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	1
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	1
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	2
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	1
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	1

Condition Sheet: INDIVIDUAL TREES Habitat Type

Condition Assessment Criteria		Criterion passed (Yes or No)
A	The tree is a native species (or at least 70% within the block are native species).	Yes
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).	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes
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.	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)		
ukhab – UK Habitat Classification		
Condition Assessment Criteria		Criterion passed (Yes or No)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes
B	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 insects, birds and small mammals to live and breed.	No
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes
E	Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	Yes

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)

[ukhab – UK Habitat Classification](#)

Condition Assessment Criteria	Criterion passed (Yes or No)
A The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes
3 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 insects, birds and small mammals to live and breed.	Yes
3 Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens².	Yes
3 Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes
3 Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	Yes

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)		
Condition Assessment Criteria		Criterion passed (Yes or No)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	No
	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 m ² (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.	
B	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.	No
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes
D	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.	Yes
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes

Condition Sheet: URBAN Habitat Type

Condition Assessment Criteria		Criterion passed (Yes or No)
Core Criteria - must be assessed for all urban habitat types :		
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	Yes
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes
C	Invasive non-native plant species (listed on Schedule 9 of WCA¹) and others which are to the detriment of native wildlife (using professional judgement)² cover less than 5% of the total vegetated area³. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes

Condition Sheet: POND Habitat Type

Condition Assessment Criteria		Criterion passed (Yes or No)
Core Criteria - applicable to all ponds (woodland¹ and non-woodland):		
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Yes
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	Yes
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	Yes
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	No
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	No
F	There is an absence of listed non-native plant and animal species ³ .	No
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes
Additional Criteria - must be assessed for all non-woodland ponds:		
H	Emergent, submerged or floating plants (excluding duckweed) ⁴ cover at least 50% of the pond area which is less than 3 m deep.	Yes
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Yes

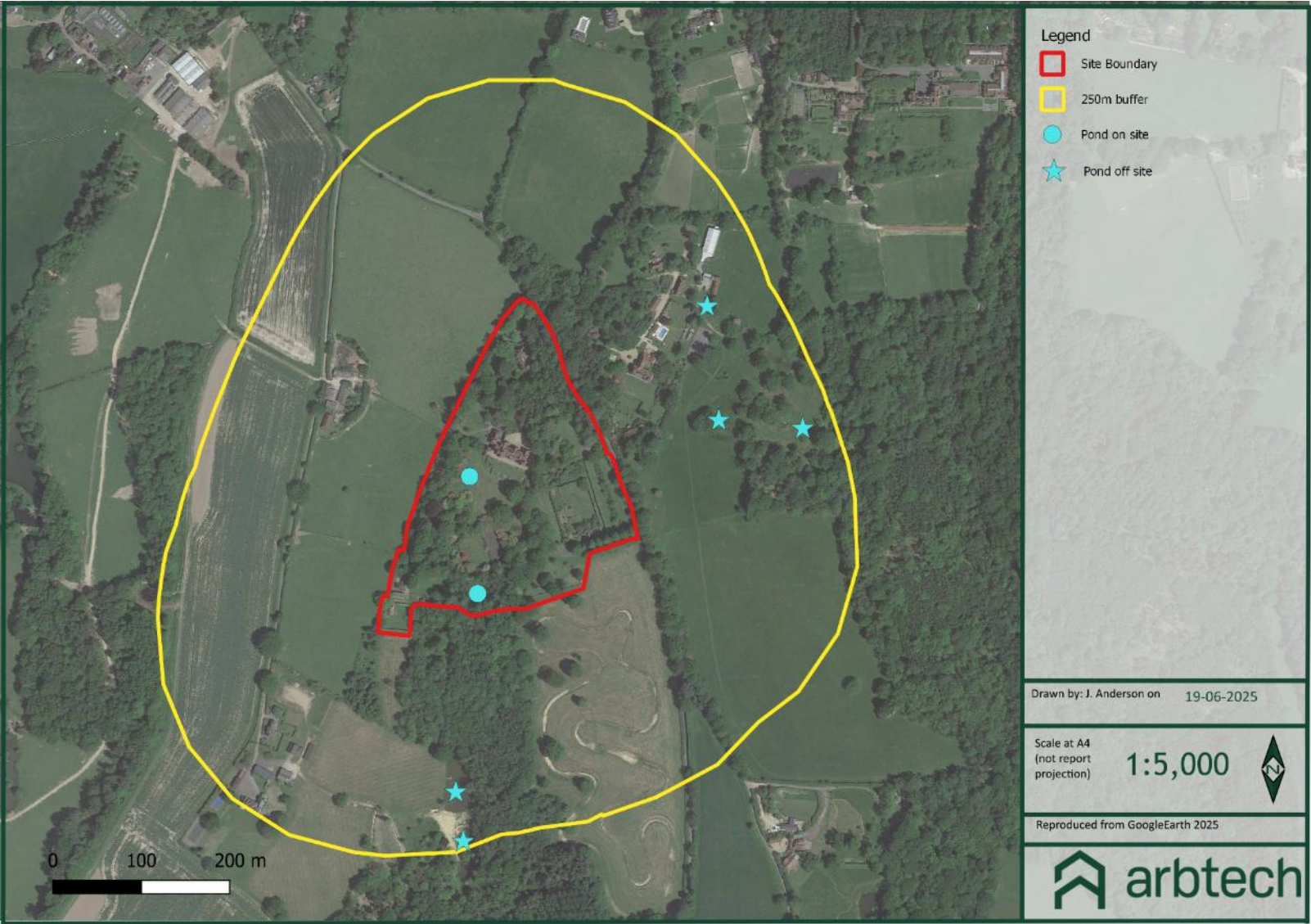
Condition Sheet: POND Habitat Type**Core Criteria - applicable to all ponds (woodland¹ and non-woodland):**

A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	No
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	No
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	No
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	No
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	No
F	There is an absence of listed non-native plant and animal species ³ .	No
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes

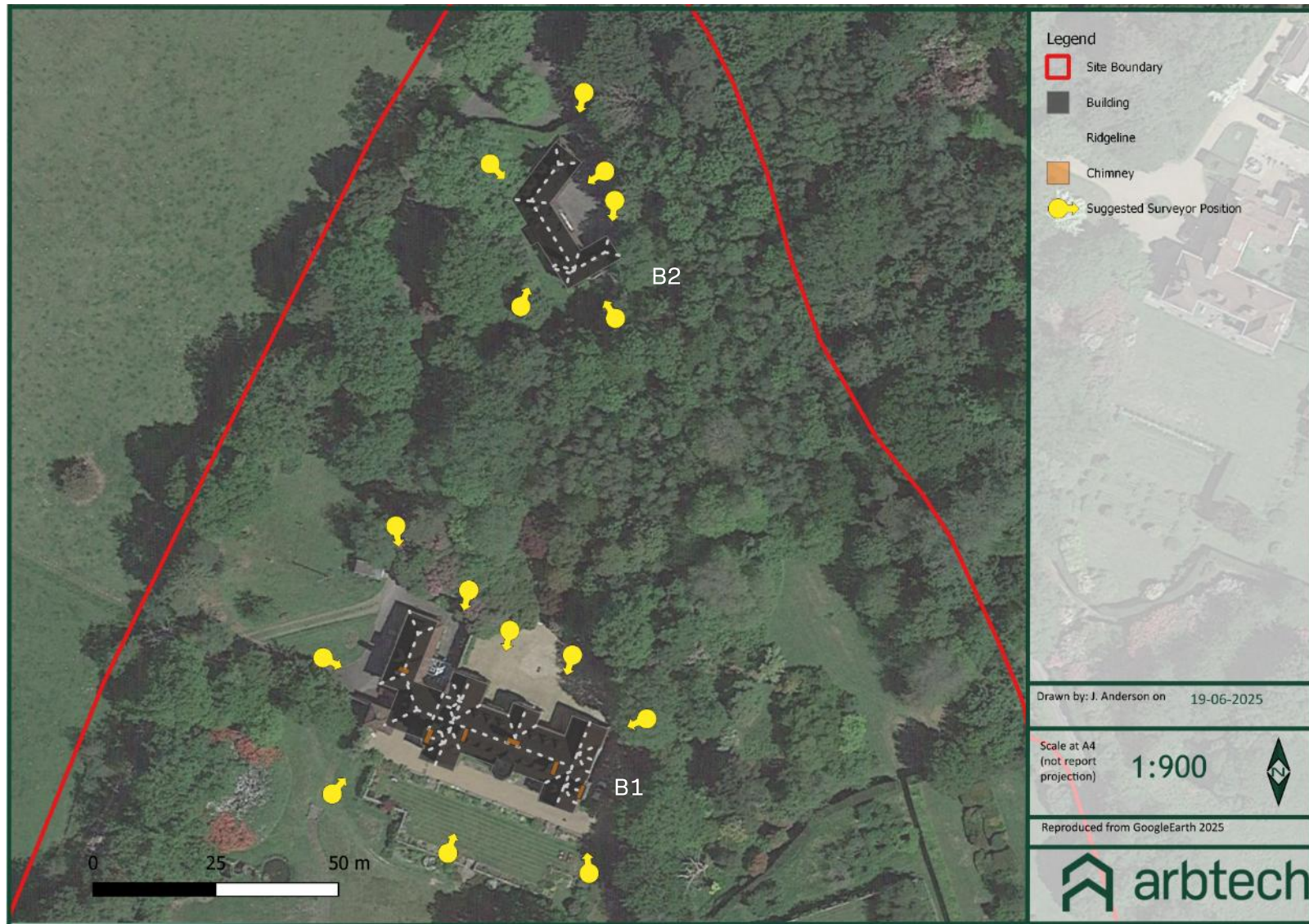
Additional Criteria - must be assessed for all non-woodland ponds:

H	Emergent, submerged or floating plants (excluding duckweed) ⁴ cover at least 50% of the pond area which is less than 3 m deep.	Yes
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Yes

Appendix 6: Pond Map



Appendix 7: BERS Maps



Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Version control			
Status	Issue	Name	Date
Draft	0.1	Jamie-Lee Anderson BSc (Hons), Consultant Ecologist	19/06/2025
Final	1.0	Jamie-Lee Anderson BSc (Hons), Consultant Ecologist	20/06/2025
Updated	2.0	Emma Platts BSc (Hons), Consultant Ecologist	25/09/2025