PRELIMINARY ECOLOGICAL APPRAISAL

Land at Steton Works, Turners Hill Road, Crawley Down

A REPORT FOR JW STRATTON LTD

This report provides an independent assessment of the habitats within the site and their relative ecological value, alongside a determination of likely constraints and opportunities for enhancement.

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Survey completed in September 2025 and assessment in October 2025

Table 0.1 - Document and Version Control

Author	Georgie Baulcomb BSc (hons) MSc ACIEEM		
Site	Land at Steton Works, Turners Hill Road, Crawley Down		
Reference	CE25207		
Type	Preliminary Ecological Appraisal		
Version	Checked	Approved	Date
V1	Orlando Campbell BSc (Hons) MCIEEM	Giles Coe BSc(hons) MCIEEM	04/11/2025

The surveys and assessment have been drafted to be in accordance with the British Standard for Biodiversity BS42020:2013, Biodiversity - Code for planning and development and the Code of Professional Conduct published by the Chartered Institute of Ecology and Environmental management.

N.B It must be noted that investigations of this sort provide only a snapshot in time of the ecological conditions of a site, are limited in extent and cannot capture the full picture of the biodiversity interests at the given location.

Contents

1 Summary of Assessment

Co-ecology Ltd were commissioned by JW Stratton Ltd to provide advice and support related to the proposed development of Land at the former Steton Works, Turners Hill Road, Crawley Down. The following points summarise the main results of this Preliminary Ecological Appraisal.

1.1. The proposals comprise the construction of two two-storey semi-detached residential properties with associated soft landscaping included around the site. The proposals would result in the loss of a single storey barn structure and modified grassland currently used as amenity space for the adjacent Chelsea Cottage.

1.2. One internationally significant site, Ashdown Forest Special Area of Conservation (SAC) was located 8km south-east of the site boundary. The site is therefore outside of the buffer zones in place for Suitable Alternative Nature Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) requirements. Three Sites of Special Scientific Interest (SSSIs) were located within 5km of the site boundary including Hedgecourt SSSI 2km northeast, Turner's Hill SSSI 2.7km south, and Wakehurst and Chiddingly Woods SSSI 4km south of site.

1.3. One Local Wildlife Site (LWS) was located 580m east of site. Lobb's Wood LWS forms part of an ancient woodland complex loosely connected to the site via tree lines and hedgerow boundaries of large arable fields.

1.4. Due to the reasons for citation and the very small scale of the proposal works, no adverse impacts are predicted to occur to any of the designated protected sites in the wider landscape as a result of the proposals.

1.5. Seven European Protected Species Mitigation (EPSM) licences have been granted within 2km of the site, four for bats and three for great crested newts (GCN). The closest bat licence was for the destruction of a brown long-eared and common pipistrelle bat roost 575m southeast. The closest GCN licence was located 680m southeast for the destruction of a resting place.

1.6. A UK Habitats survey and protected species assessment was carried out in September 2025 by experienced ecologists from Co-ecology Ltd.

1.7. The surveyed area measured approximately 0.045ha and comprised *g4 – modified grassland* with *u1b5 – buildings.*

1.8. The proposals will result in direct impacts to the *g4 modified grassland* and *u1b5 – buildings*.

1.9. *Bats*: The building (B1) was confirmed as a bat roost during the initial inspection due to the presence of a very low number of droppings sent for DNA analysis. B1 had some suitable roosting features in the form of crevices behind timber stacks and plyboard and open wall sections allowing internal access. There are no other roosting opportunities for bats within the site boundary.

1.10. There are limited foraging opportunities within the site primarily from a species poor hedgerow to the north of the site boundary. A single emergence survey of B1 is required to ascertain level of use by bats.

1.11. *Breeding birds:* There were multiple opportunities for nesting birds onsite within B1 and some basic mitigation measures are proposed.

1.12. *Great crested newts (GCN):* No ponds are located within the site boundary. A total of three ponds were located within 250m of the site boundary, two of which were separated from site by the Turner's Hill Road, a busy single carriage A-road, and the other located 100m within dense woodland to the south. Connectivity to the site was moderate but suitable habitats limited to the edge of the 0.02ha of *g4 – modified grassland*. Due to the sub-optimal and restricted area of the habitats, it is considered highly unlikely that this species could be present and impacted by works. No further surveys are required.

1.13. *Reptiles:* The habitats on site provide limited opportunities for reptiles and it is unlikely that they would be present. No further surveys are required.

1.14. There is no suitable on-site habitat to support [redacted], hazel dormice, otters or water voles.

1.15. There are opportunities to compensate for the predicted loss of habitats through enhancements to retained boundary habitats including tree planting. Connectivity to the wider landscape should be maintained and enhanced with suitable native plants.

1.16. A Biodiversity Net Gain assessment is being completed by the project ecologist in consultation with the landscape architects for the scheme and the results are presented separately.

2 Background

Overview of the commission and the proposals

2.1. Co-ecology Ltd were commissioned by JW Stratton Ltd to provide advice and support related to the proposed development of Land at the former Steton Works, Turners Hill Road, Crawley Down.

2.2. The proposals comprise the construction of two two-storey semi-detached residential properties with associated soft landscaping included around the site. The proposals would result in the loss of a single storey barn structure and modified grassland currently used as amenity space for the adjacent Chelsea Cottage.

2.3. This report has been completed and comprises the following elements:

- results of a survey of the on-site habitats following the UK Habitats Classification;
- a Preliminary Roost assessment[1];
- an assessment of the likely presence of legally protected species;
- an evaluation of the relative nature conservation value of the site;
- an initial assessment of likely impacts and opportunities;
- recommendations for any further surveys or assessments that may be necessary.

Objectives of this appraisal

2.4. To use the process outlined above to determine - the status and value of the habitats within the application site, any likely constraints to the proposals, an initial assessment of impact to any identified ecological receptors and measures to off-set those impacts and provide enhancements in line with national and local planning policies.

2.5. The primary objectives of this appraisal are to ensure that all impacts are correctly identified, to determine if any further surveys that may be required, and to provide an outline of appropriate measures for mitigation, compensation and enhancement.

Site context

2.6. The site comprised a small parcel of land, approximately 0.045 hectare (ha), to the north west of the village of Crawley Down (National Grid Ref: TQ 33727 38392). The site is bordered to the west by residential property of Chelsea Cottage with Turners Hill Road immediately beyond this. The former Steton Works motor garage is located to the east with access road to the north.

2.7. The wider landscape is comprised of further residential properties to the north and south, and large pasture fields to the east and west. Beyond these habitats the local area is dominated by woodland habitats extending to the east and west with scattered residential dwellings and suburban infrastructure.

2.8. The wider landscape is connected to the site via a network of hedgerows and lines of trees surrounding arable and grazed pasture fields.

[1] Essentially a detailed inspection of the building to search for signs of bats.

Legislation and policy

2.9. The following pieces of legislation and National policy are relevant to this appraisal and have been used to inform this appraisal;

- The Environment Act (2021)
- Conservation of Habitats and Species Regulations 2017 (as amended)
- Wildlife and Countryside Act 1981 (as amended)
- Natural Environment and Rural Communities Act 2006
- [redacted]
- The National Planning Policy Framework 2024
- Biodiversity and geological conservation: circular 06/2005
- Mid Sussex District Council: Protecting Ashdown Forest SAC[2]

2.10. Planning policies at the local level which are of relevance to this development are found within the Mid Sussex District Council Adopted Local Plan 2014 – 2031 (adopted March 2018).

2.11. The following local policies are extracted from the Mid Sussex District Council Adopted Local Plan 2014 – 2031 (adopted March 2018):

- *DP37: Trees Woodland and Hedgerows*

  "The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted."

- *DP38: Biodiversity*

  "The District Plan recognises the importance of the protection and conservation of areas of importance for nature conservation and the valuable contribution made by these sites and features in conserving biodiversity and geodiversity of our natural heritage, together with opportunities for education and employment. The District Plan also recognises the importance of the protection and conservation of areas outside of designated areas where these are of nature conservation value or geological interest especially where they contribute to wider ecological networks."

2.12. Ashdown Forest is a Special Protection Area and Special Area of Conservation and as such the Mid Sussex guidance on requirements for both SANG and SAMM contributions was consulted.

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[2] Protecting Ashdown Forest - Mid Sussex District Council

3 Methodology

Personnel

3.1. The habitat survey, site appraisal, assessment and reporting were carried out by Georgie Baulcomb BSc (Hons) MSc ACIEEM (Level 2 class licence for bats), an ecologist with nine years' experience in quantitative field surveys and assessments and with proficiency in habitat assessment. Georgie has been an associate member of CIEEM since 2021.

Contextual information and data records

3.2. Contextual information on the site was gathered from freely available online resources including a 2km search for habitats and species and a 10km search for protected sites using Magic Map hosted by Defra. Online aerial imagery was used to make an assessment of the sites position within the wider landscape including connectivity and potential corridors for movement.

UK Habitats Classification Survey

3.3. The surveyor visited the site on 4th September 2025 and recorded all identifiable plant species with an indication of their relative abundance following the DAFOR[3] scale. The purpose of the survey was to complete a baseline habitat survey of the developable areas of the site using the UK Habitats Classification system. The UKHab-Professional system was used as reference with habitats assigned to either Level 3 or to Level 4 where applicable, the minimum mapping unit used was 25m^2 and all Secondary Codes were utilised where the relevant conditions pertained.

Preliminary Roost Assessment (PRA)

3.4. A PRA was undertaken on the same visit as the UK Habitats Classification Survey, the surveyor carried out a detailed external inspection of all buildings to be impacted as a result of this application. The surveys were undertaken according to established good practice guidelines (Collins, 2023) and consisted of a close inspection of all exterior features using close focussing binoculars and/ or high-powered torch where necessary, in order to locate any roosting bats, and/ or secondary evidence of bats such as droppings, urine stains, scratch marks or feeding remains.

3.5. The inspection sought to identify any actual or potential roosting locations and assign an overall classification of likely presence based on the surrounding landscape and the numbers and type of potential roost features that were located.

Protected Species Risk Assessment

3.6. This report provides an assessment of the likely presence of any legally[4] protected or notable[5] species based on the habitats present and the known affiliations of species with those habitats and their distribution across the UK. The assessment draws on the findings of the site visit; the contextual information and any data records returned from the Local Environmental Records Centre during the desk study.

Evaluation

3.7. An assessment is provided as to the likely importance of the site judged by the habitats that are present and the species that have been confirmed or are likely to be present. This value is expressed

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[3] Dominant, Abundant, Frequent, Occasional, Rare
[4] Wildlife and Countryside Act 1981 (as amended). The Conservation of Habitats and Species Regulations 2017.
[5] Notable includes those listed as Priority Species under Section 41 (S41) of the 2006 Natural Environment and Rural Communities (NERC) Act.

at a geographic scale following criteria set out by CIEEM (2017) in their impact assessment guidance.

Constraints

3.8. The findings presented in this study represent those at the time of survey and reporting, and data collected from available sources, ecological surveys by their nature are limited by factors which affect the presence of plants and animals, such as the time of year, migration patterns and behaviour.

3.9. The habitat survey was undertaken in September 2025 and consequently any plants with an earlier or later flowering phenology may have been missed or underreported.

4 Results

Contextual information and biological records

4.1. The tables below set out the pertinent findings from the desk study and data search.

4.2. One internationally significant site, Ashdown Forest Special Area of Conservation (SAC), was located within 10km of the boundary. Three Sites of Special Scientific Interest (SSSIs) and 1 Local Nature Reserves within 5km of the site. Table 4.1 below, and Figure 4.1, shows the reasons for citation and locations of the statutory protected sites within 10km and 5km of the site.

Table 4.1 Internationally and nationally protected and important sites notified for their nature conservation interest that lay within a 10km and 5km radius respectively of the development site.

Type	Site	Reason for Citation	Distance and orientation
SAC	Ashdown Forest	*Annex I habitats, Northern Atlantic wet heaths with Erica tetralix, and European dry heaths. The site supports important assemblages of beetles, dragonflies, damselflies and butterflies, including the nationally rare silver-studded blue Plebejus argus, and birds of European importance, such as European nightjar Caprimulgus europaeus, Dartford warbler Sylvia undata and Eurasian hobby Falco subbuteo. Annex II species great crested newt Triturus cristatus present as a qualifying*	8km southeast
SSSI	Hedgecourt	*Hedgecourt is the most important wetland site remaining in south-east Surrey. Situated in the upper Eden Brook Valley on alluvial soils overlying Tunbridge Wells sandstones, the site incorporates a range of habitats including woodland, grassland and fen-marginated open water. Hedgecourt lake itself is an ancient mill pond resulting from the damming of the river. These habitats support a wide variety of animal life including several locally distributed beetles (Coleoptera) and a large breeding-bird fauna.*	2km northeast
SSSI	Turner's Hill	*Designated for geological conservation. a disused quarry exposes the Ardingly Sandstone Member of the upper Lower Tunbridge Wells Formation.*	2.7km south
SSSI	Wakehurst and Chiddingly	*Wakehurst and Chiddingly Woods contain extensive exposures of sandrock, a nationally rare habitat, which are of biological and geological importance. This site has the richest sandrock community in the country, supporting a unique flora. It is the locality of an uncommon cranefly, and also has a diverse breeding community of woodland birds. The wooded ghylls have been formed by streams cutting through formations of Wadhurst clay and Lower Tunbridge Wells sands, leaving exposed outcrops of sandstone in the valleys.*	4km south
LNR	Grattons Park	*The main habitats found here are broad-leaved woodland, a stream and meadows… Species include bluebells, lesser celandine, wild daffodils, primrose and wild garlic are found in the woods in spring. A path follows the course of the Gatwick Stream, which*	4.7km west

Table 4.1 Internationally and nationally protected and important sites notified for their nature conservation interest that lay within a 10km and 5km radius respectively of the development site.

Type	Site	Reason for Citation	Distance and orientation
		although it has been canalised for part of its course, has a natural profile as it meanders through the wood. Kingfishers and herons can sometimes be seen hunting for the many fish that inhabit this stream.	

4.3. The site lies within the Impact Risk Zone (IRZ) for Hedgecourt SSSI and Weir Wood Reservoir SSSI (6km south-east of site), however, due to the distance from the sites and the small scale residential nature of the development, this does not qualify for consultation with Natural England[6] which is triggered by large infrastructure, air pollution, combustion and discharge..

4.4. One Local Wildlife Site (LWS) was located 580m east of site. Lobb's Wood LWS forms part of an ancient woodland complex loosely connected to the site via tree lines and hedgerow boundaries of large arable fields.

4.5. There were seven EPSM licences within 2km of the development site, detailed in table 4.2 below.

Table 4.2 EPSM licences within 2km of the development site

Species	EPSM Number	Reason	Distance and orientation
Brown Long-eared, Common pipistrelle	EPSM2012-4307	Destroy a breeding and resting place	575m southwest
Brown Long-eared	EPSM2012-5030	Destroy a resting place.	1.3km northwest
Brown Long-eared, Common pipistrelle	2014-3084-EPS-MIT	Destroy a resting place.	1.5km southeast
Brown Long-eared, Common pipistrelle	2018-36616-EPS-MIT	Destroy a resting place.	1.7km north
GCN	2017-30804-EPS-MIT	Destroy a resting place	680m southeast
GCN	EPSM2011-3224	Destroy a resting place	1.35km southeast
GCN	2020-44432-EPS-MIT-1	Destroy a resting place	1.75km southeast

4.6. There are several areas of priority habitat recorded within the surrounding landscape as shown within Figure 4.2. These include:

- Deciduous woodland – 50m north;
- Ancient semi-natural woodland – 60m northwest;
- Traditional Orchard – 950m south; and
- Intact hedgerows.

[6] SSSI IRZ User Guidance MAGIC.pdf

Figure 4.1 – Statutory Protected Sites within 10km and 5km of development site

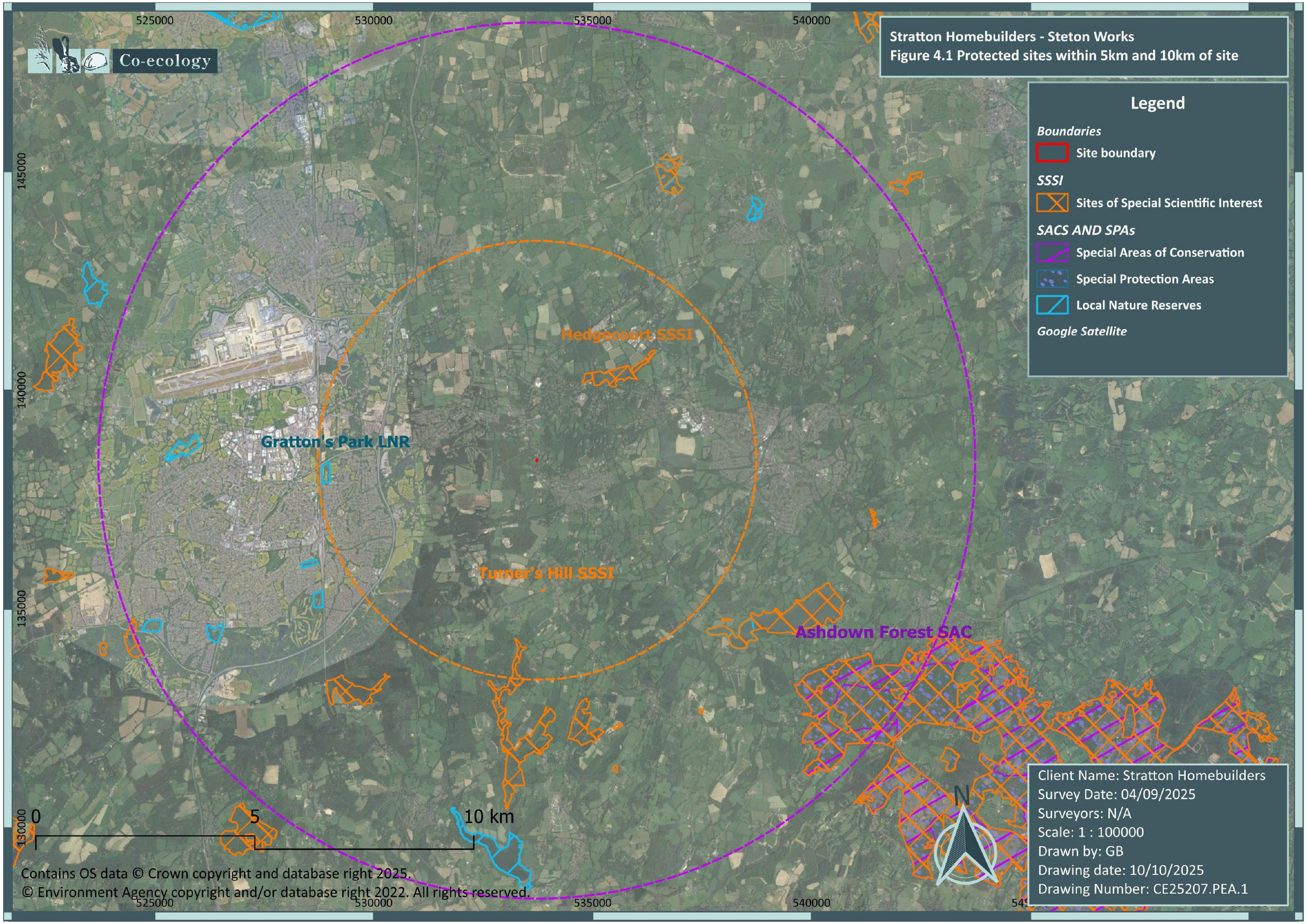
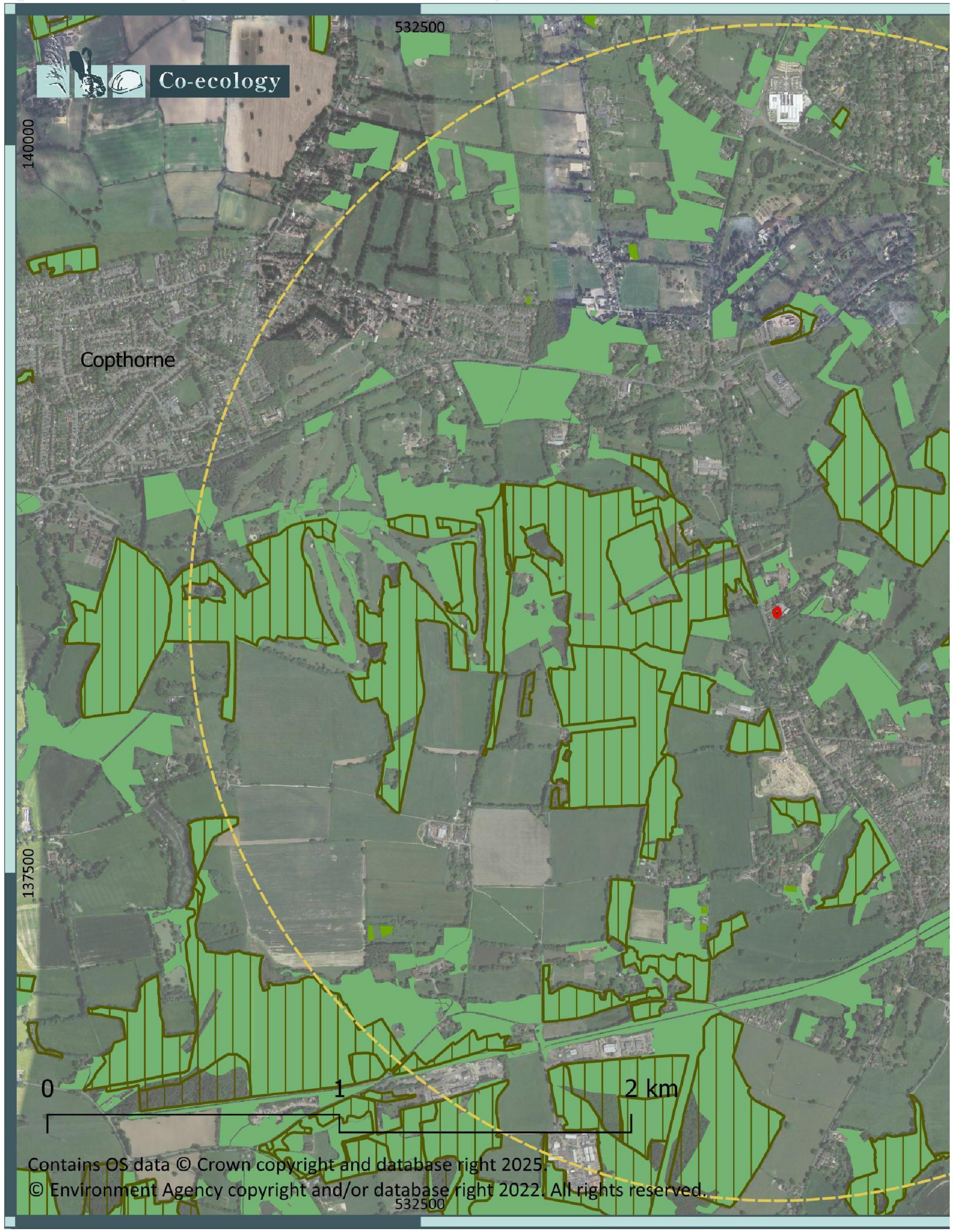


Figure 4.2 –Priority habitats within 2km of development site



HABITATS

4.7. The surveyed area measured approximately 0.045ha and comprised of *g4 – modified grassland* and *u1b5 – buildings.* See Figure 4.3 below.

4.8. The site is uniformly flat and is currently a used as a garden for the adjacent Chelsea Cottage.

g4 – modified grassland (0.0265ha), 107[7], 827[8]

4.9. The *g4 modified grassland* area was currently used as a lawned garden adjacent to the barn structure and cottage garden of Chelsea Cottage.

4.10. The grassland area was square and uniformly flat with evidence of being mown regularly with collected arisings placed on the north boundary. The grassland had a uniform sward height throughout.

4.11. The habitat was dominated by creeping bent *Agrostis stolonifera* with abundant daisy *Bellis perennis* and white clover *Trifolium repens,* and frequent perennial rye *Lolium perenne,* ragwort *Jacobaea vulgaris,* and creeping buttercup *Ranunculus repens.* Occasional Yorkshire Fog *Holcus lanatus,* bird's-foot trefoil *Lotus corniculatus,* dandelion *Taraxacum officinale agg.* and selfheal *Prunella vulgaris* were also found within the grassland.

4.12. Along the north and east boundary next to the fence line, and along the south next to the building (B1) the abundance of ruderal vegetation increased with locally frequent bramble *Rubus fruticosus agg.,* and occasional common nettle *Urtica dioica,* common cleavers *Galium aparine,* broad-leaved dock *Rumex obtusifolius, and* hedge bindweed *Calystegia sepium.*

4.13. Immediately adjacent to the north boundary of the site was a line of Leyland cypress *Cupressus × leylandii* with occasional ivy *Hedera helix,* stinking iris *Iris foetidissima,* herb Robert *Geranium robertianum* and a single sapling of willow sp. *Salix spp.*

u1b5 – Buildings, 833[9]

4.14. One building was present on site. B1 was a single storey timber, plyboard and steel structure previously used by the occupants of Chelsea Cottage as a small stable, storage and tack room. The structure was set upon a large concrete slab and the different sections of the barn appeared to have been added at different stages.

Preliminary Roost Assessment – Buildings

4.15. The single building on site was assessed for suitability to support bat roosts during the site visit. A very small number of bat droppings were recorded within the internal space of B1, on the floor of the central tack room. The recovered droppings were sent for DNA analysis which returned a positive result for brown long-eared bat.

4.16. The internal space was mostly open with multiple high up, open window sections allowing plenty of internal access. Stacks of timber planks, boxes and other materials were stored either on the ground and reaching ceiling height or suspended under the corrugated metal roof.

4.17. Suitable roosting features included crevices between plyboard walls and the outer walls as well and gaps and crevices made by the stacks of materials stored inside.

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[7] Mown and collected
[8] Garden
[9] Barn

Legally protected species - likelihood of occurrence

4.18. The table below provides a simple assessment of the relative likelihood of any legally protected species being present within the site.

Table 4.12. The likelihood of occurrence of any legally protected species within the development site

Status	Species	Likelihood	Narrative
Habs Regs Annex 2 WCA Schedule 5	Bats	Roosts – Low Foraging – Low Commuting - Low	The main building (B1) had **Low suitability to support** roosting bats. The Leyland cypress trees adjacent site had no potential roost features. The habitat and management techniques on the site provided limited foraging opportunities for bats.
[redacted]			
WCA Schedule 1	Breeding birds	On-site: High Habitats adjacent: High	The site is likely to support nesting birds within the open barn structure. The adjacent hedgerows and trees do provide nesting and foraging opportunities for birds.
Habs Regs Annex 2 WCA Schedule 5	Great crested newt	On-site: Negligible	No ponds located on site and one >100m to the south with two others within 250m beyond a busy A-road. The *g4 modified grassland* does not provide suitable cover and protection for great crested newts due to the management of the site.
Habs Regs Annex 2 WCA Schedule 5	Hazel dormouse	On-site: Absent	The site does not present any habitats suitable to support this species. Habitats to the east comprise a small area of deciduous woodland which is connected to the wider landscape via hedgerows and woodland. These habitats may provide suitable habitat for dormice.
WCA Schedule 5	Reptiles	Negligible	The site does not provide the complex mosaic of habitats reptiles require.
WCA Schedule 9	Invasive Non Native Species - Plants	Absent	No Schedule 9 INNS were noted during the survey.

Evaluation

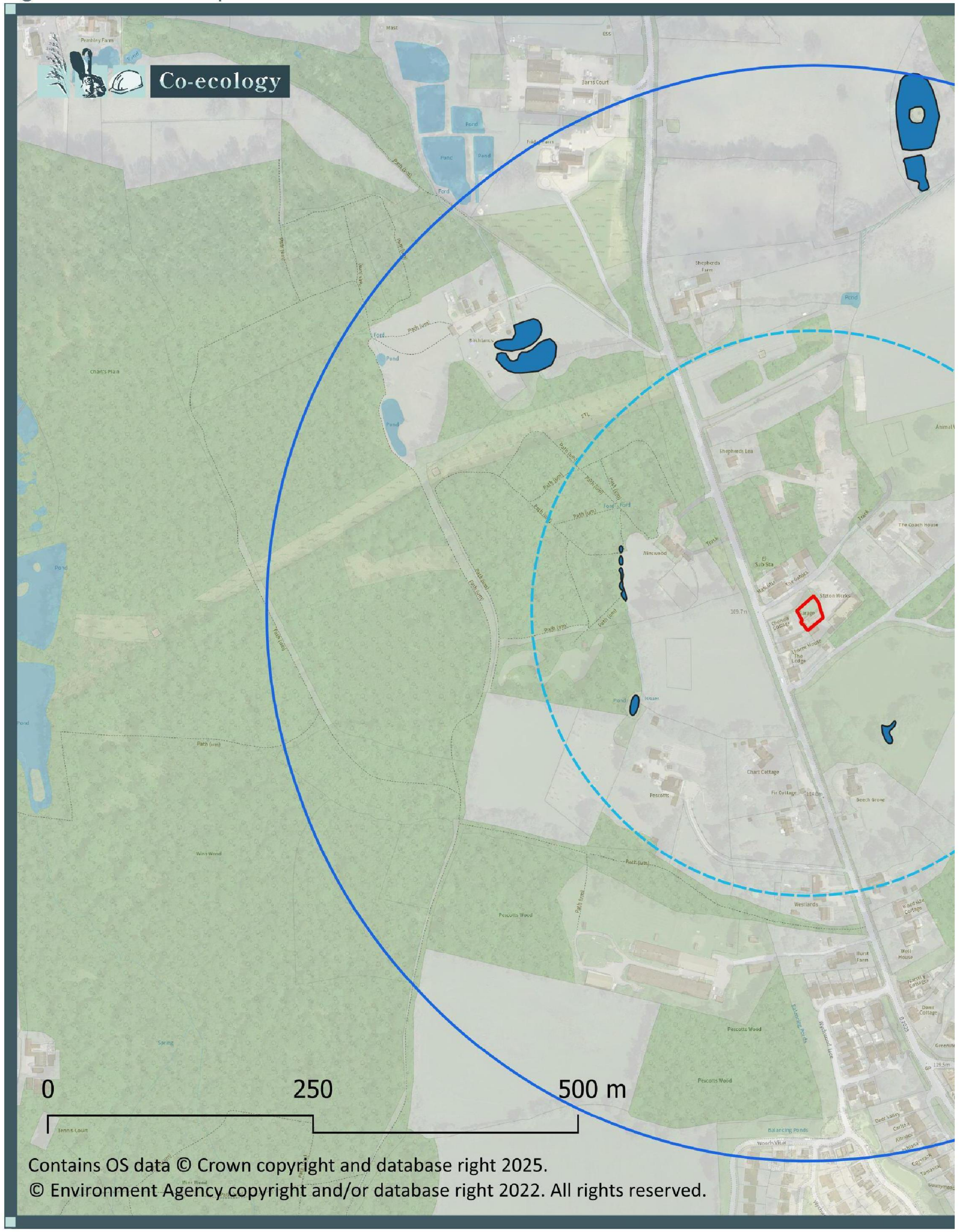
4.19. The application site was of seemingly low intrinsic biodiversity value. Nearly 50% of the area was covered by buildings or hard standing, the grassland was heavily managed and dominated by grass species with poor plant diversity, there was a lack of any vegetation other than planted amenity shrubs and there were seemingly high levels of human activity and disturbance.

4.20. The building on site held suitability to support a very low number of bats and vegetation found adjacent to the site boundary may also provide foraging opportunities.

4.21. On balance, the application site is of value at **Site level only**.

Figure 4.3 – UK Habitat Map

Figure 4.4 – Pond Map



5 Impacts and Opportunities

Impacts

5.1. Protected sites – The site lies within the Impact Risk Zone (IRZ) for one internationally designated site, Ashdown Forest SAC, located 8km southeast of the boundary.

5.2. Following guidance from the Mid Sussex District Council informative on protecting Ashdown Forest, the scale of development, absence of qualifying feature and a distance beyond the 7km buffer zone concludes that there will be no likely impacts from the proposals to this designated SAC.

5.3. The site lies within the IRZ the Hedgecourt SSSI and Weir Wood Reservoir SSSI, however, due to the small scale residential development proposed does not match any criteria triggering the need for consultation with Natural England.

5.4. Habitats - The proposals will result in the permanent loss of modified grassland garden habitat and building to facilitate the construction of two two-storey semi-detached residential properties and associated landscaping. No priority habitats will be impacted by the proposed development.

5.5. Protected species - Potential negative impacts of the proposals on any legally protected species should be considered for foraging and commuting bats, breeding birds, and reptiles.

- Bats – The proposals will result in the interference and loss of a building with potential to support roosting bats. If bats are present then demolition works have the potential to caused injury to induvial bats.
- Any introduction of overnight artificial lighting that directly illuminates the adjacent line of trees or buildings, either during construction or when operational, would be highly likely to alter commuting resulting in potential disturbance and permanent loss of commuting habitat for bats, particularly by light sensitive species.
- Breeding birds – The demolition of the existing building required for this development could result in the destruction of nesting bird nests if present. In addition construction activity could deter nesting in adjacent trees for the duration of works.

Opportunities

5.6. There are many good opportunities to compensate for the predicted loss of low value grassland habitats through some basic measures that should be implemented, these could include:

- Planting of native hedgerows alongside the line of trees;
- Native tree planting to improve connectivity to the wider landscape;
- Placing of bird and bat boxes on the new construction; and
- Creation of habitat piles, log piles and bug hotels;

6 Recommendations

Recommendations

6.1. In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act, 2021) all new developments must deliver mandatory 10% Biodiversity Net Gains (BNG). A BNG metric has been produced and accompanies this planning application.

6.2. The presence of brown long-eared bat droppings confirms the building as a bat roost. Futher surveys of the building should be undertaken to ascertain the current use by bats on site. Following current survey guidelines, three bat surveys should be undertaken between May and September with at least two of these between May and August.

6.3. Evening bat emergence surveys of the building are required to ascertain roost characterisation which will underpin a Natural England mitigation licence application and inform an appropriate mitigation protocol.

Recommendations for surveys prior to construction

6.4. Additional to the bat mitigation licence protocol, a pre-works check for nesting birds must be carried out if works occur between March and August (inclusive) in any given year.

Mitigation

6.5. Habitats – The line of trees bordering the site should be protected by Heras fencing prior to any construction activity. This will ensure that no vehicles or materials are able to move or be stored within close proximity to trees removing the risk of soil compaction or damage.

6.6. Bats – The building on site is a **confirmed bat roost** due to the presence of bat droppings and as such further survey effort is required to ascertain roost characterisation. Additional to this, consent must be grant by Natural England prior to commencement of the construction phase.

6.7. Further information on the mitigation requirements for bats on site are detailed within the bat survey report (Co-ecology, 2025) which includes roost compensation, enhancements and lighting scheme requirements.

6.8. Breeding birds – The removal of suitable nesting habitat and the demolition of B1 should be carried out between September and February (inclusive) outside of the bird breeding season. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken up to 48 hours prior to the commencement of works by an experienced ecologist. All active nests will need to be protected and retained until the young have fledged.

6.9. Measures for habitat compensation and enhancement for individual species could include:

- provision of artificial bird and bat boxes fixed to the new building, where possible. Suitable boxes can be obtained from the Nestbox Company[10] or other reputable supplier;
- using a mix of native and wildlife-friendly[11] plant species in any soft landscaping; and
- installation of log piles[12] or other refugia for amphibians and invertebrates[13] within/ at the edge of retained habitats.

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[10] Nesting Boxes for Birds, Bats, & Mammals, UK Manufacturer (nestbox.co.uk)
[11] Plants for Pollinators - RHS (rhs.org.uk)
[12] Hibernaculum – Froglife (froglife.org)
[13] Dead wood log piles for wildlife – RSPB (rspb.org.uk)

Co-ecology

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Photographs

Picture 1

Modified grassland in northern section of the site.

Picture 2

North elevation of barn structure.

Picture 3

Scattered scrub next to close board fence on north west boundary.

Picture 4

South west aspect of barn structure.

Picture 5

Small timber shed forming part of the barn structure.

Picture 6

Internal space of barn, corrugated metal roof with timber struts and plyboard partition walls.

Picture 7

Timber plank storage under roof with open apex of outer wall.

Plant Species List

Table A.1 List of flowering plants recorded at Steton Works (Area 2) a UK Habitats Survey in September 2025

Common name	Scientific Name	Abundance
Bird's-foot trefoil	*Lotus corniculatus*	O
Borage	*Borago officinalis*	R
Bramble	*Rubus fruticosus agg.*	LF
Broad-leaved dock	*Rumex obtusifolius*	O
Common cleavers	*Galium aparine*	R
Common nettle	*Urtica dioica*	LF
Creeping bent	*Agrostis stolonifera*	D
Creeping buttercup	*Ranunculus repens*	F
Daisy	*Bellis perennis*	A
Dandelion	*Taraxacum officinale agg.*	O
Hedge Bindweed	*Calystegia sepium*	O
Herb Robert	*Geranium robertianum*	R
Ivy	*Hedera helix*	O
Leyland cypress	*Cupressus × leylandii*	LD
Perennial rye-grass	*Lollium perenne*	F
Ragwort	*Jacobaea vulgaris*	F
Selfheal	*Prunella vulgaris*	O
Stinking iris	*Iris foetidissima*	O
Willow sp.	*Salix spp*	R
White clover	*Trifolium repens*	A
Yorkshire Fog	*Holcus lanatus*	O

Co-ecology