Preliminary Ecological Appraisal

Land at Coombe Farm, Sayers Common

The Ecology Partnership, Thorncroft Manor, Thorncroft Drive, Leatherhead, Surrey KT22 8JB

T +44 (0) 1372 364133 E info@ecologypartnership.com W ecologypartnership.com

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species may be recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

Background

1.1 The Ecology Partnership was commissioned by Welbeck Strategic Land II LLP to undertake an updated preliminary ecological appraisal (PEA) of land at Coombe Farm, London Road, Sayers Common, West Sussex, BN6 9HY. This is in support of a planning application for the site.

1.2 The key objectives of a PEA (CIEEM 2017) are to:

- Identify the likely ecological constraints associated with a project;
- Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy' (CIEEM 2016; BSI 2013, Clause 5.2);
- Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EcIA); and
- Identify the opportunities offered by a project to deliver ecological enhancement.

1.3 This report comprises the:

- Legislative and planning context (Section 1);
- Assessment methodologies (Section 2);
- Results (Section 3);
- Implications for development (Section 4);
- An impact assessment (Section 5); and
- Conclusions (Section 6).

Site Context and Status

1.4 The site is located to the east of London Road (B2118) at Coombe Farm which lies to the south of the village of Sayers Common, West Sussex (TQ 26862 17823). It covers approximately 13ha and consists of woodland and grassland fields with tree lines and hedgerows. The wider landscape comprises largely of arable land and low-density housing.

1.5 The site boundary is shown in Figure 1 below in a wider context and Figure 2, a closer view of the site boundary and survey area.

Figure 1: Approximate location of the red line boundary showing the wider landscape

Figure 2: Approximate location of the red line boundary

Description of the Proposed Development

1.6 The current proposals for the site are for a residential estate in the existing fields on site, with the retention of much of the on-site woodland. Recreation areas are also proposed.

Planning Policies

1.7 The outline application was assessed against policy guidance provided by the National Planning Policy Framework (2024), as well as relevant planning policies from the Mid Sussex District Plan 2014-2031 (adopted March 2018). These policies included the following which are considered relevant to ecology, biodiversity and nature conservation:

- Policy DP38: Biodiversity

1.2 The Environment Bill received Royal Assent on 9th November 2021 and is now enacted as the Environment Act 2021. Part 6 (Nature and Biodiversity) and Schedule 14 of the Environment Act 2021 insert a new section 90A and Schedule 7A into the Town and Country Planning Act 1990 (TCPA), which contain the provisions requiring mandatory biodiversity net gain for development granted planning permission pursuant to the TCPA. These provisions require developments to provide a biodiversity value post-development that exceeds the predevelopment biodiversity value of the onsite habitats by at least 10%. This was adopted in February 2024 although there are a number of exemptions which may mean that biodiversity net gain is not required. These are listed under government guidance and are as follows:

- Development below a de minimis threshold;
- Householder applications;
- Small scale self-build and custom housebuilding;
- HS2; and
- Biodiversity net gain sites.

1.3 The site has therefore been surveyed to assess its ecological value and to ensure compliance with national and local plan policies and other relevant nature conservation legislation including the Wildlife and Countryside Act 1981, Natural Environment and Rural Communities Act 2006, and the Conservation of Habitats and Species (EU Exit) Regulations 2019.

1.4 The report has been produced with reference to current guidelines for PEA (CIEEM 2017) and in accordance with BS 42020:2013 Biodiversity – Code of Practice for Planning and Development.

2.0 Methodology

Desktop Study

2.1 A desktop study was completed using an internet-based mapping service (www.magic.gov.uk) for statutory designated sites and an internet-based aerial mapping service (maps.google.co.uk) was used to understand the habitats present in and around the site, including identifying habitat linkages and features (ponds, woodlands etc.) within the wider landscape.

Updated Preliminary Ecological Appraisal

2.2 An extended preliminary ecological appraisal was originally undertaken on 27th June 2017 by ecologists Alexia Tamblyn MA (Oxon) MSc CEnv MCIEEM FRGS and Paul Robinson BSc (Hons) MRSB (The Ecology Partnership 2017). The survey was updated and reassessed on on 30th November 2022 by The Ecology Partnership. The 2024 survey was undertaken on 30th July 2024 by Digby Hayden BSc (Hons).

2.3 The surveyors identified the habitats present following the standard UK Habitat classification system (UKHab). The site was surveyed on foot and the existing habitats and land uses were recorded on an appropriately scaled map (JNCC 2010). In addition, the dominant plant species in each habitat were recorded. The potential of the site to support protected species was also assessed.

Habitat Condition Assessments

2.4 The habitats were each assessed using the 'condition assessments' as provided in the Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology February 2024. For example, all grassland habitats were reviewed in terms of species composition per m^2 and as a whole (across the whole of the field network). Condition assessment sheets can be found in appendix 5.

Protected Species Assessments

2.5 Any evidence of additional protected species was recorded. Standard methods of search and measures of presence, or likely presence based on habitat suitability were

used for bats in trees (Collins 2016), breeding birds (BTO 2020), hazel dormice *Muscardinus avellanarius* (Bright *et al.* 2006), great crested newts (ARG 2010), reptiles (Froglife 2015), badgers *Meles meles* (Creswell *et al*. 1990) and water voles *Arvicola amphibius* (Strachan *et al*. 2011).

Limitations

2.6 It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment. The site was visited over the period of one site visit, as such seasonal variations cannot be observed and potentially only a selection of all species that potentially occur within the site have been recorded. Therefore, the survey provides a general assessment of potential nature conservation value of the site and does not include a definitive plant species list.

2.7 The protected species assessment provides a preliminary view of the likelihood of protected species occurring on-site, based on the suitability of the habitat and any direct evidence on site. It should not be taken as providing a full and definitive survey of any protected species group. The assessment is only valid for the time when the survey was carried out. Additional surveys may be recommended if, on the basis of this assessment it is considered reasonably likely that protected species may be present.

3.0 Previous Surveys

2017 Extended Preliminary Ecological Appraisal

3.1 An extended preliminary ecological appraisal was undertaken on 27th June 2017 by ecologists Alexia Tamblyn MA (Oxon) MSc CEnv MCIEEM FRGS and Paul Robinson BSc (Hons) MRSB (The Ecology Partnership 2017). An additional area of habitat, in and around Stonecroft, was surveyed by Natalie Kay BSc (Hons) MSc AIEEM and Paul Robinson on the 17th October 2017.

3.2 The site was considered to mainly consist of four fields of grassland, bounded by hedges and was being used as cattle pasture at the time of the survey. Between the fields and the roads and village are four blocks of woodland, all of which are ancient and semi-natural woodland, and three of which are within the proposed development's red line.

3.3 The species composition within the grassland habitats led to them being classified as semi-improved neutral grassland under the Phase 1 habitat scheme, which corresponds to the classification of **MG6** *Lolium perenne-Cynosurus cristatus* grassland (Rodwell 1992, Cooper 1998) under the National Vegetation Classification's (NVC). Perennial rye-grass (*Lolium perenne*) and white clover (*Trifolium repens*) are prominent, but not dominant. Other frequent grasses are Yorkshire fog (*Holcus lanatus*), red fescue (*Festuca rubra*), common bent (*Agrostis capillaris*) and sweet vernal-grass (*Anthoxanthum odoratum*).

3.4 The four units of woodland all were all classified as broadleaved semi-natural woodland under the Phase 1 Classification, however the units of woodland fall under different categories under the NVC. Sayers Common Wood was identified as **W8** *Fraxinus excelsior – Acer Campestre – Mercurialis perennis* woodland (Rodwell 1991, Hall et al. 2004), as its canopy was dominated by ash, and dogs mercury appeared frequently in the ground layer. Coombe Wood however, was classified as **W10** *Quercus robur – Pteridium aquilinum – Rubus fruticosus* woodland of less base rich soils, as oak dominated the canopy with hazel and bramble composed the majority of the understory.

3.5 The two unnamed woods were also noted as being different, with the ancient woodland between Coombe Farm and the A23 being heavily sheep grazed, and had as such lost most of its ground layer vegetation. The other woodland was noted as being more recent in origin, and was a dense mix of hazel and oak, with a sparse field layer.

3.6 No evidence of badger activity was identified within the red line boundary of the site, however an active badger set was identified just outside of the red line boundary of the site. This sett was located with the woodland within the southeast corner of the site, and just to the east of the red line boundary.

3.7 The habitats on site were considered highly suitable for dormice due to the presence of woodland, hedgerows and the presence of food sources, including: honeysuckle, bramble, hazel, elder and oak.

3.8 Other than the grassland within the curtilage of Stonecroft, which was deemed as having negligible potential for reptiles, the grassland, hedgerows and wood edge

habitats within the site were considered to have the potential to support common species of reptiles.

3.9 The site was considered to have potential to support foraging bats, due to the woodland edges and hedgerows. The trees on site were not inspected for roosting bats. However, mature trees were present within the woodland and across the site.

3.10 Ponds were present within the wider landscape, with ponds present on the adjacent property.

3.11 The 2017 report included a desk based study requested from the Sussex Biodiversity Record Centre. Only the records closest to site, recorded within the last 10 years and relevant to the habitats on site have been included (Table 1).

Table 1: Notable species records within 2km of the site in the last 10 years

Species	Status	Record distance	Record year
Stag Beetle *Lucanus cervus*	NERC Act (2006) Section 41; Wildlife and Countryside Act (1981 as amended) Schedule 5; Habitats Directive Annex 2; Bern Convention Appendix 3	Approximately 1km S	2011
Great Crested Newt *Triturus cristatus*	Bern Convention Appendix 2; European Protected Species; Habitats Directive Annex 2 & 4; NERC Act 2006; Wildlife and Countryside Act 1981 (as amended) Schedule 5	Approximately 600m SW	2016
Slow Worm *Anguis fragilis*	Wildlife and Countryside Act (1981 as amended) Schedule 5; NERC Act (2006) Section 41; Bern Convention Appendix 3	Approximately 1km SE	2012
Grass snake *Natrix natrix*	Wildlife and Countryside Act 1981 (as amended); NERC Act (2006) Section 41; Bern Convention Appendix 3	Approximately 1.6km NW	2014
Western European Hedgehog *Erinaceus europaeus*	NERC Act (2006); Bern Convention Appendix 3	Approximately 1km	2016
Western Barbastelle *Barbastella barbastelle*	Conservation of Habitats and Species Regulations (2010) Schedule 2; Habitat and Species Directive (1992) Annex 4; Wildlife and Countryside Act (1981 as amended) Schedule 5	Within 2km	2011
Serotine *Eptesicus serotinus*	Conservation of Habitats and Species Regulations (2010) Schedule 2; Habitat and Species Directive (1992) Annex 4; Wildlife and Countryside Act (1981 as amended) Schedule 5	Approximately 1km SE	2011
Whiskered Bat *Myotis mystacinus*	Conservation of Habitats and Species Regulations (2010) Schedule 2; Habitat and Species Directive (1992) Annex 4; Wildlife and Countryside Act (1981 as amended) Schedule 5	Approximately 900m SW	2011
Noctule *Nyctalus noctula*	Conservation of Habitats and Species Regulations (2010) Schedule 2; Habitat and	Within 2km	2011

	Species Directive (1992) Annex 4; Wildlife and Countryside Act (1981 as amended) Schedule 5		
Common Pipistrelle *Pipistrellus pipistrellus*	Conservation of Habitats and Species Regulations (2010) Schedule 2; Habitat and Species Directive (1992) Annex 4; Wildlife and Countryside Act (1981 as amended) Schedule 5	Approximately 550m	2015
Soprano Pipistrelle *Pipistrellus pygmaeus*	Conservation of Habitats and Species Regulations (2010) Schedule 2; Habitat and Species Directive (1992) Annex 4; Wildlife and Countryside Act (1981 as amended) Schedule 5	Approximately 1.5km	2014
Barn Owl *Tyto alba*	Bern Convention Appendix 2; Wildlife and Countryside Act (1981 as amended) Schedule 1	Within 2km	2016
Red Kite *Milvus milvus*	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; Convention on Migratory Species Appendix 2	Within 2km	2015
Hen Harrier *Circus cyaneus*	Birds Directive Annex 1; Wildlife and Countryside Act (1981 as amended) Schedule 1; Convention on Migratory Species Appendix 2; NERC Act (2006) Section 41	Within 2km	2015
Hobby *Falco subbuteo*	Wildlife and Countryside Act (1981 as amended) Schedule 1; Bern Convention Appendix 2	Within 2km	2014
Peregrine *Falco peregrinus*	Wildlife and Countryside Act (1981 as amended); Birds Directive Annex 1; Bern Convention Appendix 2	Within 2km	2014
Lapwing *Vanellus vanellus*	Birds Directive Annex 2.2; Convention on Migratory Species Appendix 2; NERC Act (2006) Section 41	Within 2km	2016
Cuckoo *Cuculus canorus*	NERC Act (2006); BoCC Red List	Within 2km	2016
Skylark *Alauda arvensis*	NERC Act (2006) Section 41; Birds Directive Annex 2.2	Within 2km	2016
Fieldfare *Turdus pilaris*	Wildlife and Countryside Act (1981 as amended) Schedule 1; Birds Directive Annex 2.2; Red List BoCC	Within 2km	2016
Redwing *Turdus iliacus*	Wildlife and Countryside Act (1981 as amended) Schedule 1; Birds Directive Annex 2.2; Red List BoCC	Within 2km	2015
Linnet *Linaria cannabina*	NERC Act (2006) Section 41; Red List BoCC	Within 2km	2017
Yellowhammer *Emberiza citronella*	NERC Act (2006) Section 41; Red List BoCC	Within 2km	2016

2017-2018 Species-Specific surveys

3.12 One pond (Bull pond) was located on site, with an additional five located within a 250-500m buffer of the site (Figure 4), with good connectivity to the site and no large boundaries to movement, such as the A23. Ponds 1, 2 and 3 were unable to be surveyed as they were on private or otherwise inaccessible land, however the remaining ponds were assessed for their potential to support GCNs. The results of the HSI concluded that Bull Pond had 'poor' suitability, Pond 4 had 'Average' suitability and Pond 5 had

'Good' suitability to support GCN. However, the results of water samples taken from each of these ponds all came back negative, which shows likely absence.

3.13 Dusk activity surveys were carried out on the 19th September and 3rd October 2017, with further surveys occurring on 25th April, 25th June, 24th July and 22nd August 2018. A dawn transect was carried out on the 25th May. Over the course of the surveys multiple bat species were recorded which included: common pipistrelles; soprano pipistrelles; Nathusius's pipistrelle; noctule; serotine; Leisler's; brown long-eared bat; *Myotis*; and barbastelle. The full results of the survey efforts can be found within the associated bat activity report (The Ecology Partnership 2018a).

3.14 A total of 65 dormouse tubes were established along the hedgerows, tree line and woodland within the site on the 14th September 2017, which were subsequently checked once a month in October- November 2017 and April- September 2018. Over the course of the survey effort no evidence of dormouse activity was identified, including from the nut searches carried out in October 2017 and September 2018. Further information on the dormouse survey effort can be found in the associated dormouse report (The Ecology Partnership 2018b). The results of the survey suggests that dormice are not present within the site boundaries or the woodland edges.

3.15 Artificial refugia was set up on the site on the 26th March 2018, which were then checked over seven survey visits between the 5th April and 15th May 2018 for reptiles. The results of the survey effort revealed that the site supported a 'low' population of grass snakes, slow worms and common lizards, the full details can be found in the associated reptile report (The Ecology Partnership 2018c).

3.16 Breeding bird surveys over the site were conducted monthly between April and June 2018. In total, 34 species, of which 26 were probable or confirmed breeders on the site were identified on site. Four of the probable breeders: dunnock; mistle thrush; song thrush; and starling, with a further four of the non-probable breeders: willow warbler; stock dove; kestrel and swift, are all of conservation concern. A full list of identified birds and their conservation concern can be seen in the associated bird report (The Ecology Partnership 2018d).

2021 Update Preliminary Ecological Appraisal

3.17 An update preliminary ecological appraisal (PEA) was undertaken on 25th January by ecologists Kieran McGranaghan BSc (Hons) PGDip QCIEEM and Lucy Jacobs BSc (Hons). This included an assessment of both the habitats and protected species potential of the site.

3.18 Overall, it was considered that the habitats on site had not materially changed since the original PEA in 2017, with the site largely dominated by species-poor semi-improved grassland habitats, which were heavily managed either through sheep grazing or mowing. These habitats in themselves are considered to be common and widespread and of limited ecological interest.

3.19 A main badger sett was located off site to the east, adjacent to the A23. No other setts were identified on site at the time of the survey. Consideration for the foraging habitats and commuting routes for badgers within the development was recommended.

3.20 The site was found to still retain potential to support bats and reptiles, with update surveys recommended for these species.

2022 Walkover Survey

3.21 An update walkover survey was undertaken on 30th November 2022 by ecologist Alexia Tamblyn MA (Oxon) MSc CEcol MCIEEM CEnv FRGS. This walkover was conducted to assess if there were material changes since the previous PEA conducted in 2021 and 2017, and to assess if there were any material changes in the potential for the site to support protected species.

3.22 Overall, it was considered that the habitats on site had not materially changed since the original PEA in 2017 and the update walkover conducted in 2021, with the site largely dominated by species-poor semi-improved grassland habitats, which were heavily managed either through sheep grazing or mowing. These habitats in themselves are considered to be common and widespread and of limited ecological interest.

3.23 Other habitats present within the site included the ancient woodland, mature trees, a small pond, hedgerows, and deciduous woodland, which are considered to be of

significant ecological value, which these habitats also being habitats of principle importance as defined by the NERC Act 2006.

3.24 The previous species specific surveys conducted were considered to be robust and sufficient in order to predict impacts resulting in the proposed development. Foraging bats, low populations of reptiles were considered likely to still be found on site. eDNA surveys did not identify any GCNs within the surrounding ponds, however, it is acknowledged that several ponds could not be surveyed. As such a precautionary approach to works for GCN were recommended.

4.0 Results

Desktop Study

4.1 The site does not lie within or adjacent to any statutory designations and there are none within 2km of the site. The nearest designation is over 3km away. There are also no non-statutory designations such as Local Wildlife Sites or Sites of Importance for Nature Conservation within 2km of the site.

4.2 No internationally designated sites were present within 10km of the site, the closest being Castle Hill SAC, which lies approximately 14km to the southeast of site.

4.3 No statutory designated sites are present within 2km of the site boundary; the nearest site is Wolstonbury hill SSSI that lies *c.* 3.6km southeast of the site. The site lies within the 'impact risk zone' for this SSSI. However, the developments which are listed as having potential to impact upon wider SSSIs are listed as those for large scale infrastructure or oil /gras exploration / extraction.

4.4 The site is surrounded by a number of priority habitats (**Figure 3**), the closest of each type are:

- Deciduous woodland within the site;
- Ancient and semi-natural woodlands within the site;
- Traditional orchards approximately 50m southeast.

4.5 OS mapping and historical surveys found a single pond on site, and 6 ponds within a 250m buffer of the site (**Figure 4**).

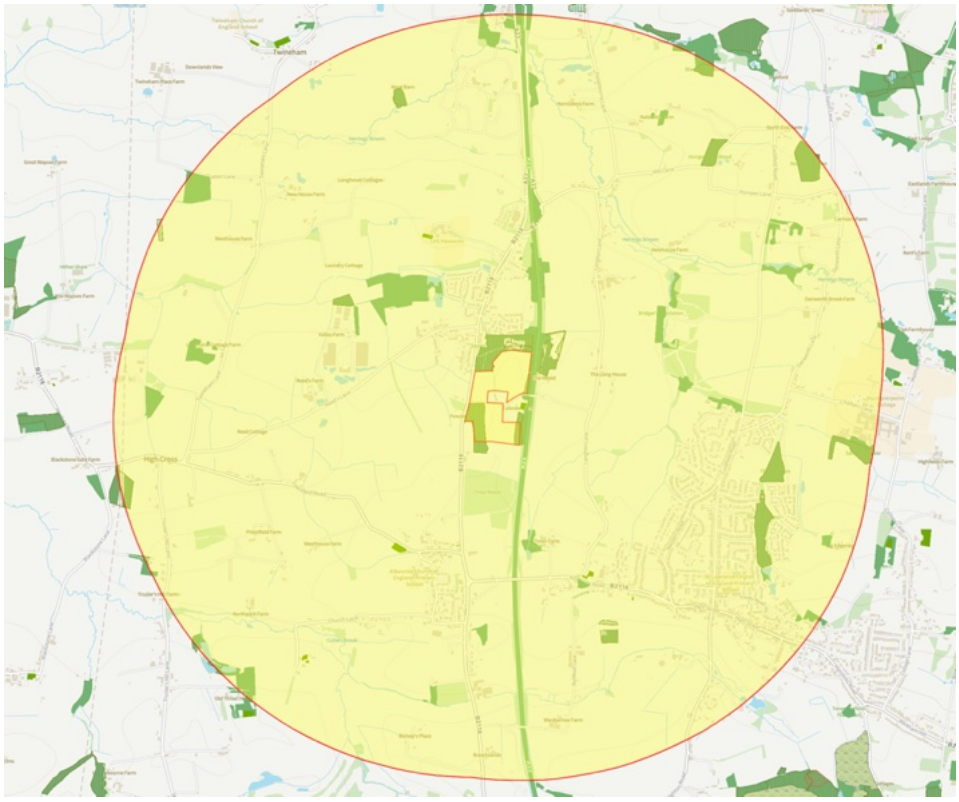


Figure 3: Deciduous Woodland (dull green), ancient woodland (brown vertical and green horizontal hatching) and traditional orchards (olive green) within 2km of the site

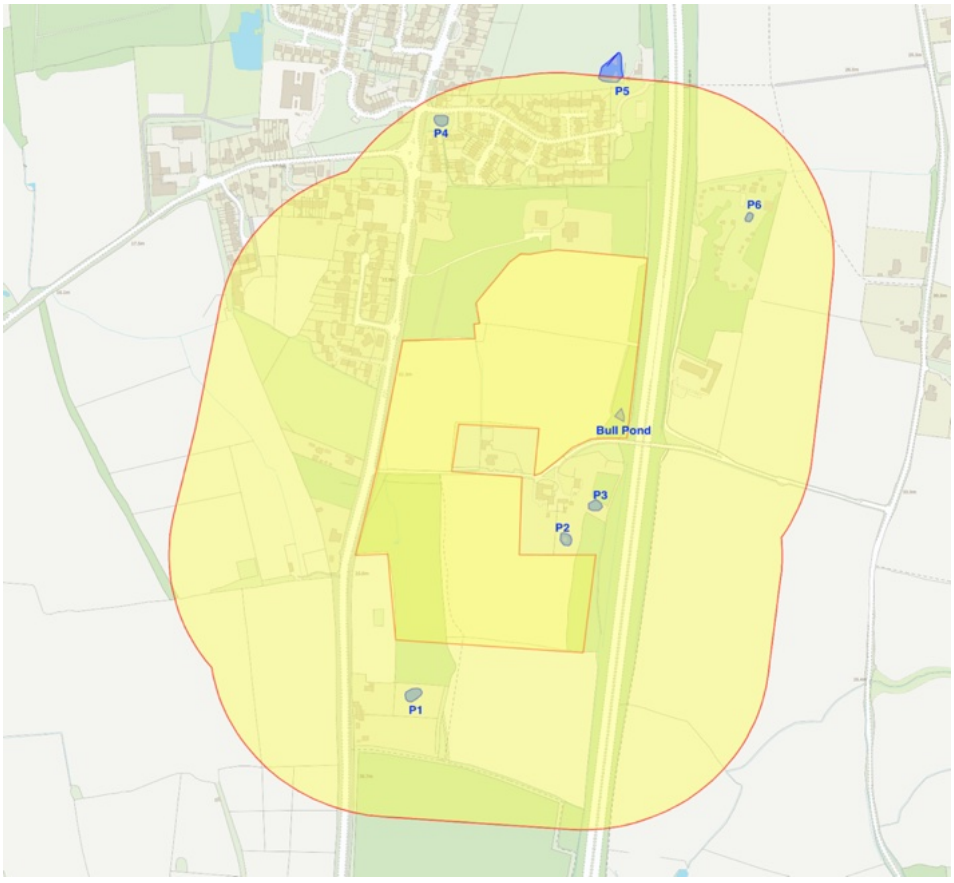


Figure 4: Ponds within 250m of the site

4.6 Four European protected species licenses have been granted within 2km of the site, and are shown in **Figure 5** below.

- Common Pipistrelle & Soprano Pipistrelle in 2018 – *c.* 125m north of site
- Brown Long-Eared bat in 2014 – *c.* 800m northwest
- Common Pipistrelle & Soprano Pipistrelle in 2019- *c.* 1.4km southwest
- Great crested newt in 2015 - *c.* 1.8km east

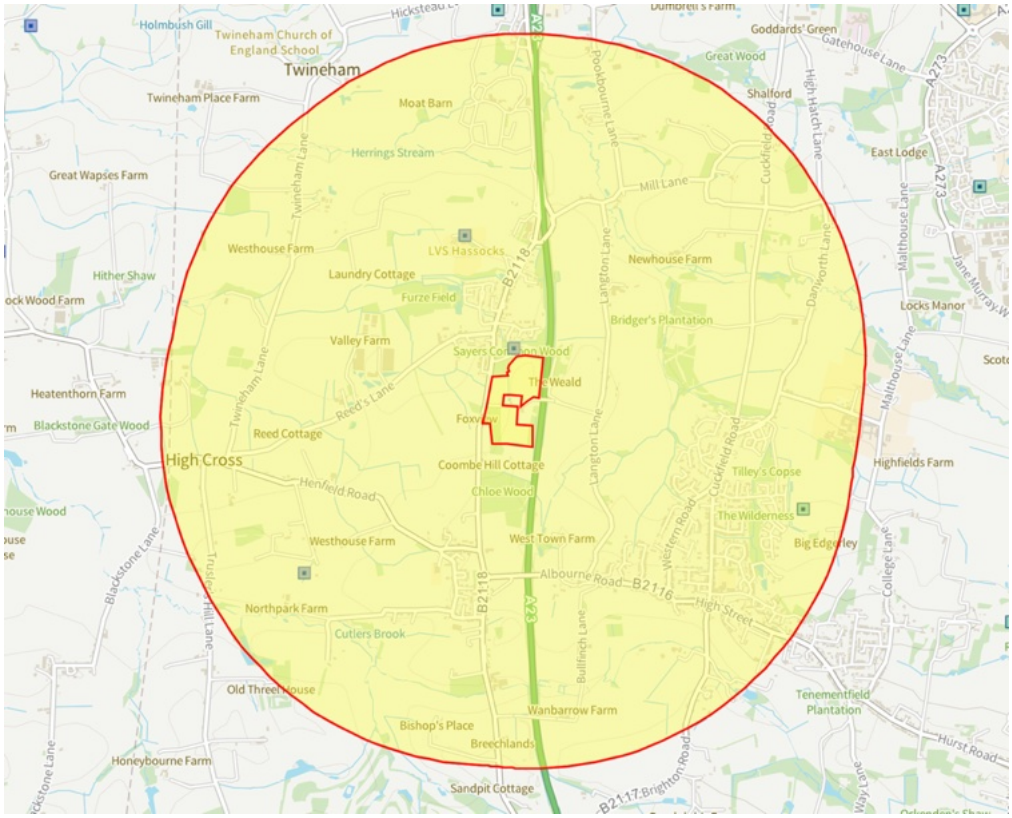


Figure 5: EPS licenses granted within 2km of the site

4.7 Records from 2017 show that stag beetles were identified within 1km of the site, with other species such as great crested newt (GCNs) within 600m south west of the site in 2016. Slow worm and grass snake were identified within 1km and 1.6km in 2012 and 2014. Hedgehog were recorded within 1km.

4.8 Bat species recorded wihtin 2km included barbastelle, serotine, whiskered bat, noctule, common and soprano pipsitrelle.

Phase 1 Habitat Survey

4.9 The site was considered to consist of four main areas of grassland bound by hedgerows, as well as three units of woodland, with Sayers Common Wood bordering the northern section of the site. Full descriptions of each habitat are provided below.

Modified Grassland

4.10 The four areas of grassland were considered to be largely similar in species composition and structure. Previous surveys recorded the fields being grazed by cows and sheep. The management of the fields appears to have maintained their low biodiversity value. Species present included abundant perennial ryegrass and common bent, frequent Yorkshire fog and white clover, and occasional areas of sweet vernal grass and crested dog's tail. Due to the low species diversity throughout all areas of grassland, the parcels are all considered to be modified grassland.

Woodland

4.11 Three parcels of woodland are present on site, labelled in figure 6 below.

Figure 6: Woodland Parcels within the site

Woodland 1 – Coombe Wood

4.12 Coombe Wood, most of which is within the site, is present within the southwestern corner of the site. Pedunculate Oak dominates the canopy, with an inconsistent understory of hazel, field maple, hawthorn and bramble.

Woodland 2 – Unnamed Wood

4.13 Woodland 2 was an area of ancient woodland between Coombe Farm and the A23 and borders the site's southeastern boundary. The area is occasionally sheep grazed, so there is a lack of dense understorey. The canopy was dominated by pedunculate oak and hazel, with occasional blackthorn and bramble.

Woodland 3 – Unnamed Wood

4.14 Woodland 3 bordered the eastern boundary edge of the site. The majority of this woodland appeared to be less mature than other parcels. Species were dominated by pedunculate oak and hazel, with occasional blackthorn and field maple.

Hedgerows

4.15 A total of six hedgerows were identified around the site, with their locations shown in Figure 7. The hedgerows are classified in table 2.

Table 2: Hedgerow Assessment

Hedgerow	Woody species in 30m	Features	Condition
1	Hawthorn, blackthorn, cherry, field maple, elder	Along access tack. Connections to other hedgerows. Parallel to hedgerow H6	Moderate
2	Ash, oak, dog rose, hawthorn, field maple, blackthorn	Mature oaks present in the hedgerow Associated with a ditch	Good
3	Blackthorn, hawthorn, oak	Associated with the ancient woodland edge	Good
4	Hawthorn, blackthorn, hazel, oak, dog-rose, willow sp.	Heavily managed hedgerow, with mature oak trees at the western edge.	Good
5	Hawthorn, blackthorn, dog rose	Gappy, defunct hedgerow	Moderate
6	Blackthorn, hawthorn, hazel, oak, dog rose, ash	Hedgerow with trees, connecting two areas of woodland	Good

Figure 7: Hedgerows within the site

Tree Line

4.16 A single tree line was present, running from east to west through the centre of the site. Species were dominated by pedunculate oak.

Protected Species

Bats

4.17 The age of the trees varied across the site, a number of mature trees were identified on-site, largely on the edges of the woodland. Several of the trees were considered to have some potential for bats in the woodland and the woodland edge. A single fallen tree is noted on the southwestern woodland edge is noted, this is now not considered to have value for bats.

4.18 A total of 4 trees were identiifed as being PRF-I (BCT 2023) for roosting bats, with the mature pedunculate oaks identified across the site at the time of survey (figure 8). However, given the number of individual trees on site, a full assessment of each tree

was not undertaken. It is recommended that once the final layout has been determined, an update bat assessment is conducted.

Figure 8: Location of trees considered to have 'low' roosting bat potential on site

4.19 The woodland and hedgerows persist across the site and landscape and therefore bat populations are still likely to be using the site. A similar species composition is likely to be present on site and using the landscape.

Dormouse

4.20 The site contains suitable woodland and hedgerow habitat for dormouse, and the woodland and treeline network on-site and throughout the wider landscape provides direct connections to additional areas of suitable habitat.

4.21 Dormouse surveys, in the form of nest tube and footprint tunnel surveys, were undertaken by The Ecology Partnership in 2018. No evidence of dormice was found. However, given the time since the previous surveys and the high suitability of the

habitats on site for dormice, it is considered possible that a dormice population may have established on site.

Great crested newt

4.22 One pond has historically been recorded on site, within the woodland on the eastern boundary of site. However, this pond has been dry throughout site visits in 2024.

4.23 Six ponds were identified within 250m of site (figure 7). Access to ponds 1, 2 and 3 was not possible at the time of survey as they are located on private property. Access to these ponds were requested in 2017, however, no response from the owners was received.

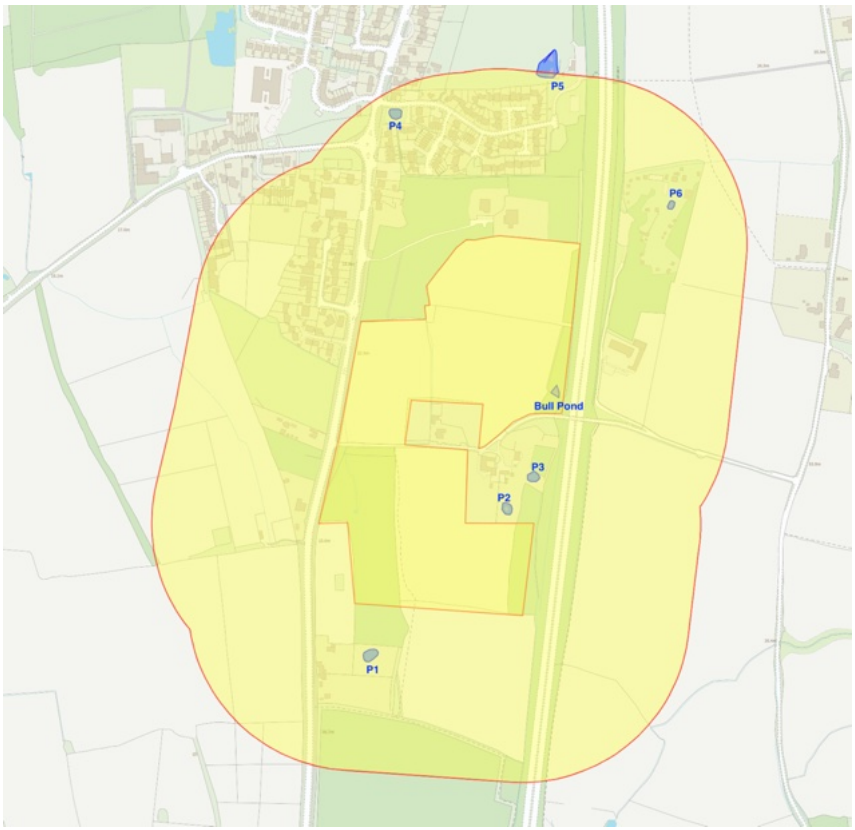


Figure 7: Ponds within 250m of the site

4.24 It is considered that ponds 4, 5 and 6, whilst within 250m of the site, are separated from the site by dispersal barriers. For ponds 4 and 5, this is in the form of residential development, with kerbed roads lying between the ponds and the site. For pond 6, the A23 lies between the pond and the site.

4.25 The suitable GCN habitat on site is limited to the woodland parcels on and surrounding the site. The grassland on site is grazed and occasionally mown. As such, the potential for GCN to utilise the grassland for foraging and commuting is low.

Badgers

4.26 No evidence of badger activity, such as snuffle holes, setts or latrines, was identified within the red line boundary of the site. Historically, a badger sett was recorded to the southeast of the site, within the woodland adjacent to the A23. Given the presence of woodland on site and the rural nature of the surrounding area, it is considered likely that badgers use the site for foraging and commuting.

Reptiles

4.27 The site itself offered some suitable habitat for common reptile species. Much of the grassland on site was grazed, with field boundaries providing habitat structure commonly associated with reptiles. As previous surveys identified the presence of reptiles within the site boundaries, it is considered likely that a reptile population still persists within the edges of the site.

Breeding birds

4.28 Woodland, hedgerows, and mature trees on site provide suitable nesting habitat for breeding birds. Previous surveys identified dunnock, mistle thrush, song thrush and starling all likely to be breeding on site. It is considered that these species are likely still present on site, due to the habitat composition throughout the site being consistent since the previous survey effort.

Other Species

4.29 Due to a lack of suitable habitat and/or connectivity, the site was not considered suitable for other protected species, such as water voles or otters.

4.30 Deadwood habitats are present within the woodlands and are therefore considered to be of some local value. Stag beetles have historically been recorded within 1km of the site. The woodland habitats present may provide some local resources for this species.

4.31 Given the rural surroundings of the site, hedgehogs are considered likely to be present on site.

5.0 Discussion

5.1 The following paragraphs consider the effects of the development on designated sites, priority habitats and protected and priority species. Where the desk study and Phase 1 survey provide sufficient evidence for an assessment of effects on any of these groups to be taken through planning, these are detailed below, the need for additional surveys and when and how these should be completed are summarised, if required.

Effects on designated sites

5.2 The site does not lie within or adjacent to any statutory sites. However, it does fall within the 5km Impact Risk Zone of Wolstonbury Hill SSSI. At this distance, residential development is not considered likely to have any negative impacts on the statutory designated site or any other sites in the local area. The impact risk zone states that developments such as infrastructure and mineral / gas extraction would be considered likely to impact upon the integrity of the SSSI, as the development lies outside the listed developments, no impacts on the integrity of the SSSI is considered likely.

5.3 There are no internationally designated sites within 10km, with the nearest located approximately 14km from the redline. As such, no impacts on internationally designated sites are considered likely.

5.4 There are no non statutory designated sites within 2km of the red line boundary. Considering the distance between the site and any local wildlife sites, no impacts are considered likely. Furthermore, the retention of the woodlands and the edges of the site, will not impact upon the ecological functionality of the landscape.

Effects on Priority Habitats and ancient woodland

5.5 The National Planning Policy Framework (NPPF) (2024) is the key government policy document relating to planning decisions affecting ancient woodland. The importance of ancient woodlands as an irreplaceable habitat is set out in paragraph 193 (c) of the NPPF, which states:

' development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy…'

5.6 Woodlands are considered to be ancient or semi-natural even if they have been disturbed. The soil and the seed bank is considered to be of primary importance rather than the maturity or otherwise of the trees.

5.7 Whilst ancient woodland is not protected under statute, there is a presumption that ancient woodland should be maintained where possible. Benefits of development affecting ancient woodland must be significant in terms of social or economic drivers and mitigation measures and/or compensation must be provided to reduce where possible significant impacts.

5.8 On 26 January, the Government introduced a new duty requiring local planning authorities to consult the Secretary of State regarding developments that impact ancient woodland.

5.9 This Direction is made under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No 595). It requires local planning authorities in England to consult the Secretary of State before granting planning permission for certain types of development including planning applications which would "*result in the loss or deterioration of ancient woodland, where the local planning authority considers that potential adverse impacts cannot be mitigated*". This means that from 26 January 2024, no English planning application for development which adversely impacts ancient woodland can be granted without first being referred to the SOS..

5.10 Impacts relating to ancient woodland which will require consideration are listed on the gov.uk (2022) and are reviewed in terms of both direct effects and indirect effects as a result of development practises.

5.11 Direct effects of development can cause the loss or deterioration of ancient woodland or ancient and veteran trees by:

- damaging or destroying all or part of them (including their soils, ground flora or fungi)
- damaging roots and understorey (all the vegetation under the taller trees)
- damaging or compacting soil
- damaging functional habitat connections, such as open habitats between the trees in wood pasture and parkland

- increasing levels of air and light pollution, noise and vibration
- changing the water table or drainage
- damaging archaeological features or heritage assets
- changing the woodland ecosystem by removing the woodland edge or thinning trees - causing greater wind damage and soil loss

4.21 Indirect effects of development can also cause the loss or deterioration of ancient woodland, ancient and veteran trees by:

- breaking up or destroying working connections between woodlands, or ancient trees or veteran trees - affecting protected species, such as bats or wood-decay insects
- reducing the amount of semi-natural habitats next to ancient woodland that provide important dispersal and feeding habitat for woodland species
- reducing the resilience of the woodland or trees and making them more vulnerable to change
- increasing the amount of dust, light, water, air and soil pollution
- increasing disturbance to wildlife, such as noise from additional people and traffic
- increasing damage to habitat, for example trampling of plants and erosion of soil by people accessing the woodland or tree root protection areas
- increasing damaging activities like fly-tipping and the impact of domestic pets
- increasing the risk of damage to people and property by falling branches or trees requiring tree management that could cause habitat deterioration
- changing the landscape character of the area

5.12 The proposed development does not directly impact upon the ancient woodland habitats. Largely the development areas are proposed to be well outside the minimum of 15m, however, the access road is likely to pass within the 15m buffer zone of the ancient woodland (on the southern aspect) and therefore impacting upon a section of the ancient woodland buffer.

5.13 Whilst this access road does pass within the buffer zone, this will include an area which is already a road / hardstanding (access to the existing farms / houses), and

therefore there would be minimal impacts or alteration to current conditions. The exact route is yet to be determined, and minimising any impact on buffer zones of the ancient woodland is therefore considered to be a priority.

5.14 Across the remaining sections of the site, all development is outside the 15m buffer zone of the ancient woodland edges, with areas where this buffer is extended, and the buffer zone created to provide a semi natural edge of the woodland, which is currently lacking.

5.15 With the buffer zone implemented, there will be no conflict with regards to lighting, and with SuDS features located outside the buffer, impacts resulting from the alteration to the water table and impacts relating to water run off, are not considered significant.

5.16 The implementation of standard and proven construction measures through a CEMP, will ensure that there is no potential for significant adverse effects on the woodland, including the ancient woodland.

5.17 In terms of other impacts, the most significant is the fragmentation of landscape linkages and therefore the reduction of the movement of species across the landscape, as well as the potential impacts this would have on ancient woodland habitats, notably pollinators and seed dispersal agents.

5.18 In this proposal, the landscape linkages are retained, with the hedgerows and tree lines within the development largely retained. New planting along within the edges of the development and new tree planting and habitat creation within the development itself will provide further ecological niches which are currently not present within the immediate landscape. Features such as traditional orchards and species rich grassland, are to be created, expanding potential wildlife habitats.

5.19 The development does not severe linkages to off site woodland, to the north, south or east of the site. As such it is considered that the development will not impact upon the ecological functionality of the landscape.

5.20 With regards to removal or reduction of semi natural habitats as a result of development, the habitats surrounding within the site are dominated by managed grassland, which is species poor. The loss or alteration of this habitat is not ecologically

significant in terms of ancient woodland edge. The design of the development aims to enhance the edge habitats through the creation of a more naturalised landscape. Planting of native scrub and tree species and the creation of species rich grassland, will provide this transition between ancient woodland and development, creating a more naturalised ecotone.

5.21 With regards to impacts resulting from an increased in local population and potential impacts resulting from increased recreational pressure, wear and tear, fly tipping and pet impacts, a range of measures have been employed to minimise any associated risks.

5.22 There is no public access to the ancient woodland, Coombe Wood. which limits the potential for increased recreational use of these areas.

5.23 Measures to limit public access will be reviewed, but recommendations will include the planting of the ancient woodland edge with a native thorny scrub mixture, deterring ingress, the filling of gaps within the current woodland edge (again with thorny species) and, if required, fencing. However, the creation of better equipped footpaths and cycle path (surfaced paths) located away from the woodland edge, have been designed to move human traffic away from the woodland edge features, aiming to reduce potential impacts from recreational use. Open space provision, well connected habitats and paths within the development, and new opportunities for recreation, are all promoted within the development, providing alternatives for recreation and new walking routes.

5.24 Lighting levels can be conditioned as part of the permission. It is considered that a dark corridor will extend around the edges of the woodland . Planting, wildlife boxes, within the woodland will be provided as part of an off site enhancement strategy.

Effect on other habitats

5.25 The woodland and hedgerows across the site provide important wildlife corridors, allowing animals to safely traverse the site. As such, these features are considered to be of local value, and their function should be protected and maintained as part of any masterplan for the site.

5.26 The grassland on site was all considered to be in poor condition, due to a low species diversity throughout. As such, these habitats are considered to be important at a site level only and do not provide any constraints to development. However, the loss of any grassland habitat will have to be compensated in line with biodiversity net gain calculations.

5.27 Other habitats on site are largely species-poor and common and widespread in the surrounding area, and, of value at the site level only.

Protected Species

Bats

Trees

5.28 As stated previously, a full tree assessment for bats was not feasible within the scope of this survey due to the large number of trees within the woodlands on site. However, individual trees present within the site were individually assessed for bats. 4 trees were all identified as supporting low numbers of PRF-I's. As such, although emergence surveys are not considered necessary if any of these trees are identified to be removed through development, they will need to be soft-felled, under the supervision of a suitably qualified ecologist.

Bat foraging and commuting potential

5.29 The woodland habitats and mature trees on site provide suitable habitat for commuting/foraging bats. The grassland habitats provide limited opportunities for foraging bats. The Ecology Partnership undertook bat activity surveys in 2024 (The Ecology Partnership, 2024). Detailed mitigation and recommendations are proposed within the bat activity survey report, and include the maintenance of commuting and foraging routes, and a sensitive lighting scheme.

Dormice

5.30 The woodland and hedgerows on site are considered to have good suitability to support dormice. Previous surveys conducted in 2017/2018 did not identify the presence of dormice. The Ecology Partnership undertook update dormouse surveys in 2024, which confirmed the likely absence of dormice within the site. As such, dormice are not considered to provide any constraints to development.

Great crested newts

5.31 The pond previously identified in site (Bull Pond) it was no longer present at the time of survey and it is considered this pond was ephemeral in nature, and likely to just only hold water in wet conditions, albeit 2024 was reasonably wet, this pond was not present during the survey period.

5.32 Another six ponds within 250m of the site were identified. Access to ponds 1-3 was not possible at the time of the survey and were not accessible in previous survey periods access to these ponds were not granted by the owners.

5.33 Although ponds 4, 5, and 6 are within 250 meters of the site, they are separated from the site by significant barriers to dispersal. Residential developments and kerbed roads serve as barriers between the site and ponds 4 and 5, while pond 6 is divided from the site by the A23. Furthermore, areas of woodland are present throughout the site, that are to be retained, enhanced and buffered from all development.

5.34 Due to the proximity of the inaccessible ponds, the suitability of the woodland habitats for GCN, and the location of the site within a 'amber' or 'red' impact zone, Figure 8 below.

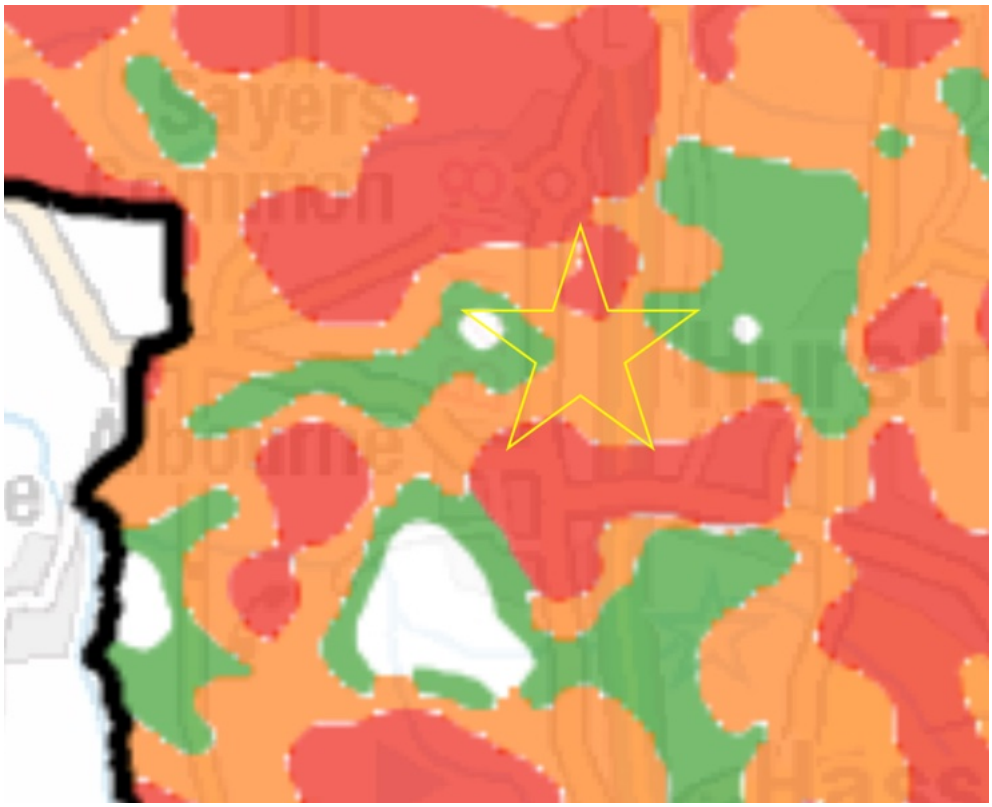


Figure 8: Approximate location of the site and the impact risk zones

5.35 It is therefore considered that GCN may be present in the area and potetnially use the site during both their terrestrial phase of the year. Either further surveys are ercommended or a district level licence recommended.

5.36 A District Level Licence can be applied for from the NatureSpace Partnership. This initially involves submitting an enquiry to NatureSpace, with proposed plans, locations of off-site ponds, and any survey data to NatureSpace. NatureSpace will assess this and upon payment of a first stage conservation payment, will generate a report detailing their assessment of site, the required second stage fee payment and any additional required mitigation.

5.37 This report is submitted as part of planning, followed by the payment of the second stage fee and receipt of the required NatureSpace certificate.

Reptiles

5.38 The Ecology Partnership's 2018 and 2024 reptile surveys found a 'low' population of slow worms, grass snakes and common lizards on site. An outline mitigation strategy has been detailed within the reptile survey report, including a translocation of the reptile population on site. This, however, is subject to final landscaping plans.

Nesting Birds

5.39 The breeding bird survey undertaken in 2018 identified a total of 34 species, of which 26 were probable or confirmed breeders on the site were identified on site. Four of the probable breeders: dunnock; mistle thrush; song thrush; and starling, with a further four of the non-probable breeders: willow warbler; stock dove; kestrel and swift, are all of conservation concern.

5.40 As the majority of the woodland and trees are being retained within the site, the impacts on the nesting habitats of the majority of nesting birds are thought to be minimal. However, it is recommended that the proposals also retain as much of the hedgerows as possible to avoid impacting the nesting habitats of these birds. If any of these features are to be removed, these should be compensated for within the site to replace any lost habitat.

5.41 Any works on nesting bird habitat should be implemented outside the breeding bird season (March-September) or immediately after a nesting bird check by a suitably

qualified ecologist. If active nests are identified, works in the vicinity of the nest must cease until the birds have fledged the nest.

Badgers

5.42 An active badger sett was histroically recorded within the embankment adjacent to the A23, to the east of the unnamed area of ancient woodland. The sett was active and appeared to support numerous holes. This sett is located over 30m away from the red line boundary and within the off site adjacent deciduous woodland, and as such is not considered likely to be directly impacted by any development proposals.

5.43 No other badger setts were located within the site at the time of the survey, however, it is acknowledged that not all areas could be accessed (within Sayers Common Wood, outside the red line boundary) and some of the areas of denser vegetation.

5.44 However, as badgers are known to be present within the local landscape it must be assumed that the habitats on site form part of their territory and foraging grounds.

5.45 Whilst foraging ground is not legally protected, the loss of foraging habitat, the isolation of setts from foraging habitat (and access to water) and the loss or interruption of path ways to foraging habitat or water sources maybe considered as 'ill treatment'. As such any designs for the site must consider how badgers would move across the landscape and must include the provision of green links from the sett to their foraging habitats. Best practice guidelines have also been listed below to help ensure badgers are not harmed during the construction phase of the development.

5.46 Best practice guidelines recommended that:

- Any excavations and trenches associated with construction are either covered at night or supplemented with a means of escape for any badgers that may fall into the excavation whilst foraging;
- Any open pipes or conduits laid should be blocked off each night to prevent badgers from entering them;
- If possible, construction work should only take place between dawn and dusk with no late evening work to reduce possible disturbance.

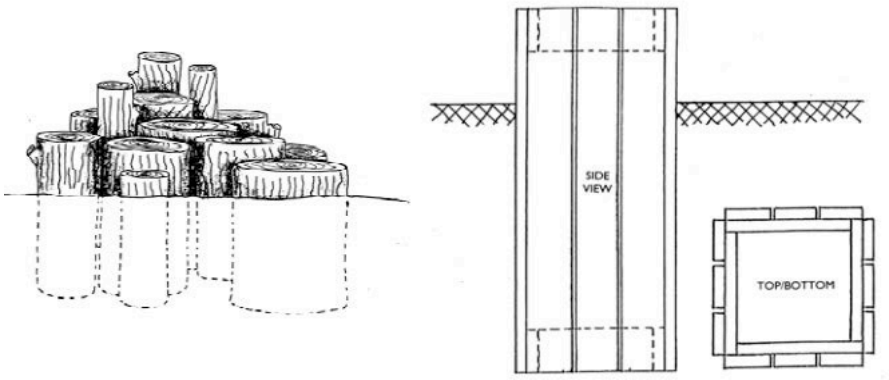
5.47 If these methods are followed, no significant residual impacts are predicted on badgers or other small mammals on site or within the local area.

Other Species

5.48 No potential for any other protected species, such as otters or water voles was identified within the site.

5.49 The site has potential to support hedgehog. Whilst receiving no specific legal protection, they are protected from certain forms of harm under the wild mammals (Protection) Act 1996. There is a risk that without mitigation, vegetation clearance on site may result in mutilation or crushing of hedgehog nesting in brash piles. As such, it is recommended that areas of dense vegetation needing clearance are cut in two stages, the first to 300mm, then then the second to ground level after the area has been searched for hedgehog. If any are found, they will be safely move to a suitable brash pile outside the clearance area.

5.50 Tree lines on the margins of the site are considered to have potential to support stag beetles, particularly in areas with significant standing or fallen deadwood. As adult stag beetles lay their eggs within deadwood and the surrounding soil, it is recommended that areas of existing deadwood and the surrounding soil are left undisturbed, where possible. Furthermore, existing deadwood may be supplemented with log piles or loggeries that are allowed to rot naturally providing additional habitat suitable for egg laying and / or artificial breeding boxes (See Figure 9 below).



Loggery
Large logs (10-50cm diameter) of hardwood (e.g. oak, beech, sycamore, ash) with bark still attached sunk c60cm into the ground, in partially shaded areas.

Artificial breeding box
Made of hardwood timber, 2cm thick, a box 49 X 21.5 X 21.5cm open at each end, covered on the four sides with 61 X 7 X 2cm slats, leaving <1cm gaps between (to allow access to beetles and larvae) to make total length of 61cm.
One end covered with fine wire mesh to enable drainage, the other open. Filled with damp hardwood sawdust and fine woodchips, sunk 45cm into the ground with open end standing c7cm above soil level.
As developed by Colin Hawes of the Suffolk Naturalists' Society.

Figure 9: Loggeries and Artificial Breeding Boxes

5.51 Should it be necessary to remove any areas of existing fallen deadwood, it is recommended that these be carefully removed by hand and replaced within areas of adjacent off-site woodland. It is further recommended that ground works in the vicinity of the deadwood and log piles be undertaken under ecological watching brief with any identified stag beetle larvae relocated within areas of off-site woodland. In addition to this, the practice of stump grinding should be avoided, where possible.

Biodiversity Net Gain

5.52 A number of enhancements can be incorporated within the development scheme to help reduce potential ecological impacts and provide net gains to biodiversity in line with NPPF (2024) and the Environmental Act 2021. It is important to utilise native species of local provenance in landscaping schemes to enhance the ecological value of a development.

5.53 It is recommended that a detailed mitigation and enhancement strategy is drawn up for the site based on the findings of the ecological surveys and site assessments and through the review of the proposals. This will potentially include but not be limited to the following:

- Creation of new high distinctiveness habitats such as community orchards, ponds, green infrastructure such as swales and reed beds and enhancement of existing habitats of value including hedgerows, tree lines and pockets of scrub, to be managed in the long term for biodiversity;
- Creation of log piles and reptile hibernacula to provide safe refuge and hibernation sites for reptiles, amphibians, and hedgehog;
- Use of integrated bird and bat boxes across the development site;
- Provide an initial investment for the management of the ancient woodland, Coombe Wood, including the planting of habitat edges.

6.0 Impact Assessment

6.1 This section of the report forms an EcIA (Ecological Impact Assessment) and is designed to quantify and evaluate the potential impacts of the development on habitats and species present on site or within the local area.

6.2 A detailed impact assessment is not possible at this stage owing to a deficiency in data. It is considered that a full Ecological Impact Assessment (EcIA) report will be required

at a later date in support of a planning application. However, some broad conclusions can be made from the preliminary ecological appraisal.

Table 3: Assessment of effects from the proposal after mitigation and compensation

Feature	Scale of Importance	Mitigation/Compensation Required	Residual Effect
Designated sites	International	No further compensation required due to distance from site, and no related habitats will be lost	Not significant
Deciduous Woodland priority habitat	Local	Fully retaining the priority habitat, as well as the use of a sensitive lighting scheme to protect the 'dark corridor' it provides. A 15m buffer zone around the woodland is also to be provided to protect the woodland from indirect impacts. Impacts dependent on final layout.	Undetermined
Ancient and semi-natural woodland priority habitat	Local	Fully retaining the priority habitat, as well as the use of a sensitive lighting scheme to protect the 'dark corridor' it provides. A buffer zone around the woodland is also to be provided to protect the woodland from indirect impacts. Impacts dependent on final layout.	Undetermined
Roosting bats in trees	Local	Retention of the mature trees within the site as to avoid any significant impacts. If this changes and any of the mature trees on site are to be removed, update surveys on all of the trees to be impacted should be conducted prior to any works, to identify their potential and the need for any further mitigation. Enhancement through the installation of bat boxes.	Undetermined
Commuting and foraging bats	Local	Sensitive lighting scheme to retain dark corridors across the woodland boundary and hedgerows across the site. As well as the retention of the majority of linear features which could be used by commuting and foraging bats to reduce directly impacting linear features over the site.	Not significant
Reptiles	Local	Low population of common lizard, slow worm and grass snake on site. Mitigation through translocation and receptor area selection and enhancement. The master plan provides plenty of space to support retained and enhanced habitats for reptiles.	Not significant

GCN	Local	Naturespace district license to be applied for or review of pond eDNA	Not significant / undetermined
Badgers	Local	No evidence of badger activity within the site was identified, however a badger sett just off site was noted. As the badgers are likely foraging and commuting over the site, recommendations have been made to help ensure no badgers are harmed during the construction and development phase of the proposals.	Not Significant
Nesting Birds	Local	Retention of the majority of suitable habitat for nesting birds. Mitigating direct harm to nests by removal of any suitable habitat outside of nesting bird season or after a check by a suitably qualified ecologist. Enhancement through the installation of bird boxes and new planting.	Not significant
Stag beetles / other invertebrates	Local	Grassland species poor. Enhancement of grassland post development with species rich grassland habitat. Protection of woodland and creation of new habitat edges	Not significant
Hedgehogs	Local	Potential to be present within habitat edges. These are being retained. New scrub and species rich habitats are to be created. The garden habitats will be permeable to wildlife.	Not significant

7.0 Conclusions

7.1 The site comprises four grassland fields, areas of ancient woodland, and boundary hedgerows and treelines.

7.2 The site is not located within or adjacent to any statutory designated sites however, it lies within a 5km impact risk zone (IRZ) of Wolstonbury Hill SSSI. Restrictions are imposed upon certain developments in this zone, however, residential developments are not considered to have any risk of impacts at this distance.

7.3 Areas of ancient woodland are present on site. These habitats should be maintained and buffered from development. If this cannot be achieved, sufficient mitigation and compensation measures should be undertaken to counteract any loss of this priority habitat in line with biodiversity net gain principles.

7.4 Mature trees throughout the site have potential to support roosting bats and a targeted bat tree assessment is recommended, once trees to be potentially impacted are determined.

7.5 The site contains strong linear habitats and woodland edge that supports low numbers of foraging and commuting bats. Detailed mitigation and recommendations are proposed within the bat activity survey report.

7.6 The site is considered to support a suitable habitat for foraging and commuting bats. Bat activity surveys by The Ecology Partnership in 2024 recorded a low level of activity across the site. Detailed mitigation is specified within the bat report, which includes a sensitive lighting scheme.

7.7 Woodland and hedgerows on site were considered suitable to support dormouse. Dormouse surveys by The Ecology Partnership in 2024 determined likely absence of the species. As such, dormice are not a constraint to development.

7.8 Grassland and woodland edge habitats on site were considered to have high suitability for foraging reptiles. Reptile surveys found a low population of grass snake, common lizard and slow worm to be present on site. As such a reptile translocation is required and has been detailed within the reptile report.

7.9 Trees, and hedgerows on site have the potential to be used by birds as nesting habitat during the breeding season. The UK breeding season for most bird species takes place between March and September. Ideally, work affecting these areas should be avoided during this period. If unavoidable, it is recommended that any works affecting trees and scrub on site should be carried out under ecological watching brief.

7.10 The site is considered not constrained by otters, dormice, and water voles, and no further surveys work is recommended for these species.

7.11 A number of general site enchantments are also recommended, these include the instillation of nest boxes, as well as sowing of wildflower seed and planting of native shrubs and trees.

8.0 References

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The Ecology Partnership, 2018a *Sayers Common Bat Report*

The Ecology Partnership, 2018b *Sayers Common Dormouse Survey*

The Ecology Partnership, 2018c *Sayers Common Reptile Survey*

The Ecology Partnership, 2018d *Sayers Common Breeding Bird Survey*

The Ecology Partnership, 2024 *Sayers Common Bat Report*

The Ecology Partnership, 2024 *Sayers Common Dormouse Survey*

The Ecology Partnership, 2024 *Sayers Common Reptile Survey*

The Ecology Partnership, 2024 *Sayers Common Breeding Bird Survey*

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Internet resources:

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

Magic Interactive Map: www.magic.gov.uk

Appendix 1: Photos

Photograph 1: Mature trees within the western edge of northern hedgerow	
Photograph 2: northernmost hedgerow	
Photograph 3: Easternmost woodland parcel, neighbouring A23	

Photograph 4: Central field		
Photograph 5: Southern aspect of northernmost hedgerow		
Photograph 6: Coombe woodland boundary		

Photograph 7: Southwestern corner of southern field	
Photograph 8: Central track	

Appendix 2: Habitat Map

Appendix 3: Species List

Common name	Latin name	DAFOR score
Modified grassland		
Agrimony	*Agrimonia eupatoria*	R
Bird's-foot-trefoil	*Lotus corniculatus*	R
Bramble	*Rubus sp.*	O
Bugle	*Ajuga reptans*	R
Cock's-foot	*Dactylis glomerata*	O
Common Bent	*Agrostis capillaris*	A
Common Mouse-ear	*Cerastium fontanum*	F
Common Ragwort	*Senecio jacobaea*	O
Creeping Bent	*Agrostis stolonifera*	F
Creeping Cinquefoil	*Potentilla reptans*	O
Creeping Thistle	*Cirsium arvense*	O
Lesser Hop-Trefoil	*Trifolium dubium*	R
Meadow Buttercup	*Ranunculus acris*	R
Meadow Foxtail	*Alopecurus pratensis*	O
Perennial Rye-grass	*Lolium perenne*	A
Red fescue	*Festuca rubra*	F
Scarlet Pimpernel	*Anagallis arvensis subsp. arvensis*	R
Selfheal	*Prunella vulgaris*	O
Sweet Vernal-grass	*Anthoxanthum odoratum*	F
White Clover	*Trifolium repens*	F
Yorkshire-fog	*Holcus lanatus*	A
Coombe Wood		
Ash	*Fraxinus excelsior*	O
Field Maple	*Acer campestre*	R
Hawthorn	*Crataegus monogyna*	F
Hazel	*Corylus avellana*	A
Pedunculate Oak	*Quercus robur*	D
Fern	*Pteridium sp.*	O
Pendulous Sedge	*Carex pendula*	O
Bracken	*Pteridium sp.*	R
Moss sp	*Bryophyta sp.*	A
Woodland 2		
Ash	*Fraxinus excelsior*	A
Blackthorn	*Prunus spinosa*	O

Bramble	*Rubus sp.*	O
hazel	*Corylus avellana*	A
Pedunculate Oak	*Quercus robur*	D
Woodland 3		
Ash	*Fraxinus excelsior*	A
Blackthorn	*Prunus spinosa*	F
Bramble	*Rubus sp.*	O
Hawthorn	*Crataegus monogyna*	O
Honeysuckle	*Lonicera periclymenum*	O
Pedunculate Oak	*Quercus robur*	D
Hedgerows		
Blackthorn	*Prunus spinosa*	A
Dog-rose	*Rosa canina*	F
Hawthorn	*Crataegus monogyna*	O
Hazel	*Corylus avellana*	O
Pedunculate Oak	*Quercus robur*	O
Willow sp.	*Salix sp.*	R

The Ecology Partnership Ltd

Thorncroft Manor

Thorncroft Drive

Leatherhead

KT22 8JB

Tel: 01372 364 133

www.ecologypartnership.com

Approved: Alexia Tamblyn MA (Oxon) MSc CEcol CEnv MCIEEM FRGS

Date: 02/01/2024