

Preliminary Ecological Appraisal

Survey site:

Gilridge, Brighton Road, Handcross, Haywards Heath, West Sussex RH17 6BZ

Client:

Barry Davis & Sophie Moon

Survey date:

9th January 2025

Project:

This report is prepared to inform a planning application with the Mid Sussex District Council. The proposal is described as: “Minor alterations to existing dwelling, erection of new 3 bed bungalow and associated access road, parking and amenity space.”

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

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Site Location and Context					
The survey site is centred on National Grid Reference TQ 26183 29649 and has an area of approximately 0.1 ha. The site comprises one dwelling (B1), two outbuildings (B2 & B3), associated areas of hardstanding, and area of vegetated garden with a few scattered trees. The site is located within the village of Handcross, directly adjacent to the A23 at the site’s western border. The immediate landscape is formed of a small collection of numerous residential buildings, the A23, multiple fields, and several large parcels of woodland. Beyond this, woodland, grassland and agricultural land are the dominating features of the landscape. The site and its surrounding habitats are found within High Weald National Landscape.					
Survey Details					
The site survey was undertaken by Rachel Wick MSci, Graduate Ecologist.					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
08/01/2025	1	91	100	2.9	None
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report. The PEA was undertaken outside of the optimal survey period for vegetation assessments. No further surveys are required, as it was determined that an adequate assessment of the sites community and condition could be drawn from a single suboptimal season visit.					

Ecological Factor	Survey	Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
-------------------	--------	---

Conclusion, Impact or Recommendations	
Habitats and plants (see location map in appendix 1, habitat map in appendix 2, proposal plan in appendix 3 and pond map in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km. On-site habitat descriptions <u>u1b5 – Buildings</u> There are three buildings within the site boundary: the main residential property, B1, a large shed used as an outdoor gym, B2, and a small garden shed at the western border, B3. <i>Figure 1. The main residential building B1 (right) and the outdoor gym building B2 (left).</i>  <i>Figure 2. The lean to shelter at the northern elevation of B1, to be removed.</i>  <i>Figure 3. The garden shed, B3, at the western border in the rear garden.</i>



u1b – Developed land: sealed surface

At the eastern end of the site, surrounding B1, are two distinct areas of hardstanding. In the rear garden, west of B1, is a concrete patio area. To the front of the property, east of B1, is a tarmac area forming the driveway.

Figure 4. The concrete patio in the rear garden of the property.



Figure 5. Tarmac hardstanding forming the driveway of the site.



u1 – Vegetated garden [828], with scattered trees [32]

The western half of the site contains a rear garden formed of a short, frequently mown amenity grass. The grassland is best classified as the UKhab code g4 – Modified grassland, however it forms the private garden of the site. The **dominant** species

are perennial ryegrass and feathermoss, with **frequent** ribwort plantain and daisy also present. Other species include **occasional** creeping buttercup and common bent, as well as **rare** thistle, cleavers, dandelion, ground ivy, nettle, and golden ragwort. Bramble is present at the edges of the garden, encroaching from offsite habitats, and covers less than 5% of the total area. Also present within the garden are several small trees, shrubs and saplings of 6cm diameter at breast height (DBH) or less. These include two camellia sp. shrubs, a common lilac sapling, a yellow azalea shrub, a small wild cherry tree (DBH of 6cm), and a sweet chestnut sapling. Bare ground covers less than 5% of the total area, and there are no signs of physical damage caused by human activities. The grass has a short, uniform sward of approximately 7cm.

In the eastern half of the site there are two distinct areas of garden, one in the northeast corner and one in the southeast corner. In the northeast corner is a section of grassland identical to the rear garden, without any saplings or shrubs and with a significantly higher percentage of bare ground caused by frequent vehicle access (>50% bare ground), and a **frequent** covering of daisy.

At the southeast corner is a collection of goat willow trees and several smaller shrubs below. Understorey species include a large buddleia shrub, two single lemon balm plants, a camellia shrub, and a small **wall cotoneaster** shrub (listed as a non-native invasive species). The majority of the small collection of goat willow trees do not exceed 5cm DBH. Two trees, T1 and T2, feature a main trunk above 7.5cm DBH.

Figure 6. The grassland lawn found in the rear of the property, frequently mown and kept at a consistent short sward.



Figure 8. The section of vegetated garden in the southeastern corner of the site, containing T1 and T2, as well as the small invasive wall cotoneaster plant (circled in red).

Figure 7. The smaller section of grassland found in the northeastern corner of the site in the front garden of the property.





Scattered trees [32]

T1, a goat willow, is 5m tall and has two trunks at breast height. The DBH for these trunks is 10.5cm and 7cm. The tree is not considered to be mature, with no natural ecological niches for vertebrates or invertebrates present. Additionally, there were no birds' nests within T1.

Similarly, T2 does not feature any natural ecological niches or birds' nests. T2, also a goat willow, is 4m tall and has two trunks of 8cm and 7cm at breast height.

h2b – Non-native and ornamental hedgerow

The northern boundary line is formed of a stretch of hedgerow, **dominated** by beech to the west and holly to the east. Other species present are **rare** bramble, Indian cluster berry, and cherry laurel. The hedgerow is on average 2.5m tall and 1.5m wide, with infrequent small gaps in the canopy. There are signs of physical damage caused by recent pruning. Half of the hedgerow is located next to the short, frequently mown garden grass, while the remaining half is located next to B1, B2 and the areas of hardstanding.

Figure 9. Beech dominated hedgerow at the northern border towards the western end of the site.

Figure 10. Holly dominated hedgerow at the northern border, towards the eastern end of the site.



Local notable habitats

Lowland meadows can be found ~180m and ~900m east of the site boundary. There are several small parcels of lowland heathland found within 2km of the site, with the closest being ~1.3km northwest. Deciduous woodland covers approximately 50% of the entire surrounding landscape, as close as ~40m west to the site. Within these areas of woodland, ancient woodland is found. Ancient woodland is located ~295m east at its closest point but is also a frequent feature in the wider landscape. Traditional orchard is found ~120m southeast and ~870m south in two small patches. Woodpasture and parkland BAP is located ~1.1km northwest and ~1.4km northeast of the site.

Foreseen Impacts

On-site habitats

The habitats on-site are widespread and not notable; however, the proposed development will result in the loss of approximately 300m² (0.03 ha) vegetated garden habitat. The is likely to have minimal impact on biodiversity considering the small area of commonplace habitat (vegetated garden) being lost. Furthermore, the hedgerow running along the northern boundary is to be entirely retained.

Notable habitats

No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers including the M23.

Recommendations

On-site habitats

Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012).

	Notable habitats None required. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a biodiversity net gain calculation to ensure the proposed development delivers a 10% net gain.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) The site lies within High Weald National Landscape (NL), which is designated for its medieval landscape of wooded, rolling hills; studded with sandstone outcrops and a rich patchwork of small fields, scattered farmsteads and ancient routeways. High Weald NL is designated for its rich history, diverse wildlife, and archaeological features. There is one more statutory site located within 2km of the site, Cow Wood and Harry's Wood Site of Special Scientific Interest (SSSI). Cow Wood and Harry's Wood SSSI, located ~290m east, is designated for its ancient woodland with several steep stream valleys (ghylls), which contain plants of an 'Atlantic' distribution. The woodland supports a variety of breeding birds, woodland butterflies, and other invertebrates. The site lies within the impact zone for this SSSI. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Sussex Biodiversity Records Centre (SxBRC).
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers. The site lies within the impact risk zone for Cow Wood and Harry's Wood SSSI. The proposed development type is not listed as a possible high risk for this designation.

<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	Wall cotoneaster was identified on the site, which is listed as an invasive, non-native species under Schedule 9 of the Wildlife and Countryside Act 1981.
<i>Foreseen Impacts</i>	Construction could result in the spread of wall cotoneaster.
<i>Recommendations</i>	Any plants present on Schedule 9 of the Wildlife and Countryside Act 1981 are prohibited from release into the wild due to their capacity to cause ecological, environmental or socio-economic harm. Where Schedule 9 species are grown in private gardens, larger scale gardens, estates and amenity areas reasonable measures will be taken to confine them to the cultivated area so as to prevent their spreading to the wider environment and beyond the landowner's control. As such, not preventing the spread of wall cotoneaster currently present on site, into the wild (i.e. surrounding areas), this could constitute an offence. As such it is recommended that wall cotoneaster is be dug up, including roots, and disposed of in line with appropriate controlled waste measures, or controlled during construction works to prevent the spread off-site.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including lawns, ornamental shrubs and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	Vegetated garden will be removed during construction. The loss of such habitat is likely to be inconsequential to local invertebrate populations owing to its low value and the presence of more extensive habitat locally.
<i>Recommendations</i>	No further surveys. Suggested biodiversity enhancements The incorporation of bee bricks (e.g. Ibstock BeeHabitat or similar alternative brand) into the fabric of the new buildings would provide sheltering opportunities for pollinators. These should be installed 0.5m above ground level on a south-facing elevation

	with no obscuring vegetation. The site could be further enhanced via the provision of native wildflowers or wildflower turf which would provide foraging opportunities for invertebrates.			
Bats				
Summary of Survey Findings	EPSL data			
	A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are two EPSLs within a 2km radius of site as detailed below:			
	EPSL reference	Bat species affected	Approximate distance from site	Impacts allowed by licence
	2019-42581-EPS-MIT 2019-42581-EPS-MIT-1	Brown long-eared, Common pipistrelle, Soprano pipistrelle, and Whiskered bat	270m south	Destruction of a resting place
	There are no Special Areas of Conservation designated for bats within 10km of the site.			
	Foraging and commuting habitat			
	Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of grassland lawn, ornamental shrubs, trees and bordering hedgerow. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the hedgerows extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites. The extensive woodland surrounding the site increases the value of the wider landscape to bat populations by providing commuting, foraging and roosting opportunities.			
	Roosting habitat			
	There are a total of three buildings on site; the main dwelling (B1), and two outbuildings (B2 and B3). No buildings were surveyed during the assessment. Trees T1 and T2 are to be retained as a result of the proposed development and were therefore not surveyed.			
Foreseen Impacts	Roosting habitat [Buildings]			
	The roosting value for bats provided by B1, B2 and B3 is unknown. The proposed development will result in the demolition of B2 and B3, and the partial removal of B1. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats, but cannot be confirmed without further survey effort. The proposed development could also result in disturbance to any bats present in B1 at the time of the works due to noise, vibration or lighting.			

	Roosting habitat [Trees] T1 and T2 will be retained and therefore no impacts to roosting bats are anticipated. Foraging and commuting habitat The proposed development will result in the loss of vegetated garden but given its low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat A Preliminary Roost Assessment (PRA) survey is recommended on all buildings to determine the suitability of the existing buildings on site and to allow an impact assessment to be carried out. Further surveys may be required following the PRA. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: Artificial Lighting Guidance - Buildings, planning and development - Bat Conservation Trust (bats.org.uk) Suggested biodiversity enhancements The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the new dwellings. They will be suitable for pipistrelles and Brown long-eared bats (which have been identified locally through EPSL data). Suitable bat boxes for pipistrelles include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brands. Suitable bat boxes for brown long-eared bats include NHBS Isabella Bat Box, NHBS Improved Cavity Bat Box or a similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Birds	

<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within B1, B2 and B3. All three buildings are deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. Trees and vegetation No bird nests were identified within the trees on-site or hedgerow at the site boundary, however they both offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests, due to the proximity of the works to the retained hedgerow and neighbouring scrub. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required.

	Suggested biodiversity enhancements The installation of a minimum of one bird box on each of the new dwelling buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box Schwegler 1SP Sparrow Terrace Woodstone Nest Box Or a similar alternative brand. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability The dominant habitat onsite (vegetated garden) is considered unsuitable for reptiles due to the species content (common and widespread species with minimal diversity) and associated management regime, where at the time of the survey the grassland was recorded as being a relatively short sward. Given the management regime employed on the modified grassland, as well as the species composition, it is considered unlikely that this faunal group would be present within this habitat. Further, the site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. The hedgerow provides suitable commuting, foraging and sheltering habitat for reptiles, and is connected to woodland and scrub in the nearby vicinity. None the less, all hedgerows will be retained. Wider landscape The surrounding landscape is dominated by large parcels of woodland, an extensive network of hedgerow, and several agricultural and grassland fields. These are of elevated ecological value within the wider landscape and may represent important resources for local reptile populations.
<i>Foreseen Impacts</i>	Vegetated garden will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of reptiles, if present.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: Vegetation will be maintained at a short sward (5cm) to discourage reptiles.

	- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. - If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. - In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.							
Amphibians								
Summary of Survey Findings	EPSL and survey data A review of the MAGIC database returned one granted EPSL record for great crested newts (GCN) within 2km of the site. The EPSL, EPSM2011-3779, is located ~75m west of the site allows for the destruction of a resting place for GCN. Although there is a relatively short distance between this licence and the site, the A23 sits between the two. This is a significant barrier to dispersal due to high levels of traffic and a wide expanse of hardstanding. Therefore the connectivity between this licence and the site is very poor. Aquatic habitat suitability (including ponds within 500m) Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of five ponds within 500m. These are detailed in the table below: <table><tr><th>Pond number</th><th>Approximate distance and orientation</th><th>Pond description and connectivity to site</th></tr><tr><td>P1</td><td>115m north</td><td>Pond P1 is found within a residential garden and therefore is highly likely to be an ornamental pond. Further, it is likely surrounded by frequently mown short amenity grassland. Regularly close-mown amenity grassland poses a barrier to dispersal, though newts may be found crossing in wet conditions. Between P1 and the site are several more residential properties, a busy road (B2110) and a small retail park. B2110 is likely to have heavy traffic most of the day, which is considered a significant barrier to amphibian dispersal. Further, the large expanses of hard surface found</td></tr></table>		Pond number	Approximate distance and orientation	Pond description and connectivity to site	P1	115m north	Pond P1 is found within a residential garden and therefore is highly likely to be an ornamental pond. Further, it is likely surrounded by frequently mown short amenity grassland. Regularly close-mown amenity grassland poses a barrier to dispersal, though newts may be found crossing in wet conditions. Between P1 and the site are several more residential properties, a busy road (B2110) and a small retail park. B2110 is likely to have heavy traffic most of the day, which is considered a significant barrier to amphibian dispersal. Further, the large expanses of hard surface found
Pond number	Approximate distance and orientation	Pond description and connectivity to site						
P1	115m north	Pond P1 is found within a residential garden and therefore is highly likely to be an ornamental pond. Further, it is likely surrounded by frequently mown short amenity grassland. Regularly close-mown amenity grassland poses a barrier to dispersal, though newts may be found crossing in wet conditions. Between P1 and the site are several more residential properties, a busy road (B2110) and a small retail park. B2110 is likely to have heavy traffic most of the day, which is considered a significant barrier to amphibian dispersal. Further, the large expanses of hard surface found						

			in the retail park are also suboptimal for amphibian dispersal. Connectivity between P1 and the site is poor.
	P2	295m south	Pond P2 is located within a grassland field belonging to a statue and ornament business. Aerial imagery suggests the grassland is varied, with mown pathways throughout. Between P2 and the site are several residential properties as well as Brighton Road (B2110). Brighton Road does not feature a significantly high level of traffic. The habitats between P2 and the site are suboptimal for amphibian dispersal, but still allow for connectivity.
	P3	330m northeast	Pond P3 is located at the meeting of three fields, within a section of hedgerow. The hedgerow is connected to a larger section of woodland to the east. Between P3 and the site are a couple fields, multiple residential properties, and some minor roads. As such, there is not considered to be any major barriers to dispersal between P3 and the site.
	P4	375m southeast	Similarly to P3, Pond P4 is located near woodland and hedgerow in a large grassland field. Between P4 and the site is small stretches of woodland and hedgerow, residential properties, and some minor roads. As such, there is not considered to be any significant barriers to dispersal between P4 and the site.
	P5	410m west	P5 is not considered connected to the site due to the A23 found between the two. This high traffic road is a significant barrier to amphibian dispersal.
A pond map showing approximate pond locations is provided in Appendix 4. Terrestrial habitat suitability The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and amenity grass offer sub-optimal habitat for terrestrial amphibians. The hedgerows may offer refuge for these species, as well as the scrub bordering the site to the west. Both are suitably connected to larger pockets of woodland and grassland in the wider landscape.			
<i>Foreseen Impacts</i>	When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of 0.03 ha of vegetated garden. If great crested newts are present within		

	the pond 115m to the north of the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces an Green risk score, which states: Offence Highly Unlikely. <table><tr><th>Component</th><th>Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)</th><th>Notional offence probability score</th></tr><tr><td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land within 100m of any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land 100-250m from any breeding</td><td>0.01 - 0.1 ha lost or damaged</td><td>0.01</td></tr><tr><td>Land >250m from any breeding pond(s)</td><td>0.01 - 0.1 ha lost or damaged</td><td>0.001</td></tr><tr><td>Individual great crested newts</td><td>No effect</td><td>0</td></tr><tr><td colspan="2">Maximum:</td><td>0.01</td></tr><tr><td>Rapid risk assessment result:</td><td colspan="2">GREEN: OFFENCE HIGHLY UNLIKELY</td></tr></table>	Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score	Great crested newt breeding pond(s)	No effect	0	Land within 100m of any breeding pond(s)	No effect	0	Land 100-250m from any breeding	0.01 - 0.1 ha lost or damaged	0.01	Land >250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.001	Individual great crested newts	No effect	0	Maximum:		0.01	Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	
Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score																							
Great crested newt breeding pond(s)	No effect	0																							
Land within 100m of any breeding pond(s)	No effect	0																							
Land 100-250m from any breeding	0.01 - 0.1 ha lost or damaged	0.01																							
Land >250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.001																							
Individual great crested newts	No effect	0																							
Maximum:		0.01																							
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY																								
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage amphibians. • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist																								
Badger																									
Summary of Survey Findings	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. The site is also surrounded by urban development (i.e. roads and buildings) which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site. However, the amenity lawn on site, the hedgerow at the border, and the scrub adjacent to the site all provide suitability to foraging badgers.																								

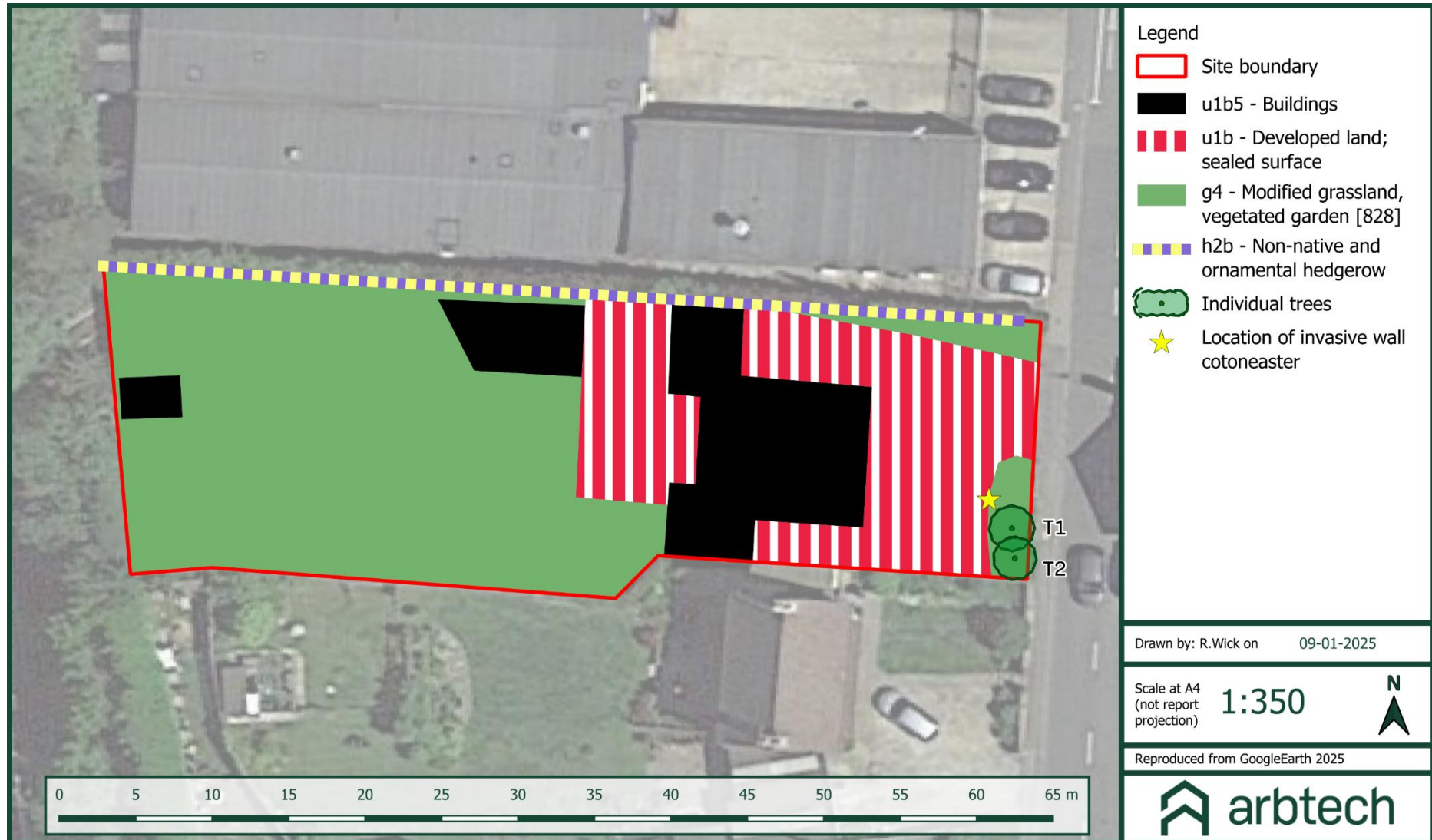
<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. Vegetated garden lawn will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. Further, the site is enclosed by urban infrastructure including roads and significant residential development. These landscape features fragment suitable dormice habitat in the wider landscape and are likely to limit dispersal opportunities to the site.

<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The grassland lawn onsite and the hedgerow adjacent provide limited foraging and commuting opportunities for hedgehogs, with woodland habitat nearby.
<i>Foreseen Impacts</i>	Vegetated garden lawn will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

Appendix 1: Location map



Appendix 2: Habitat map



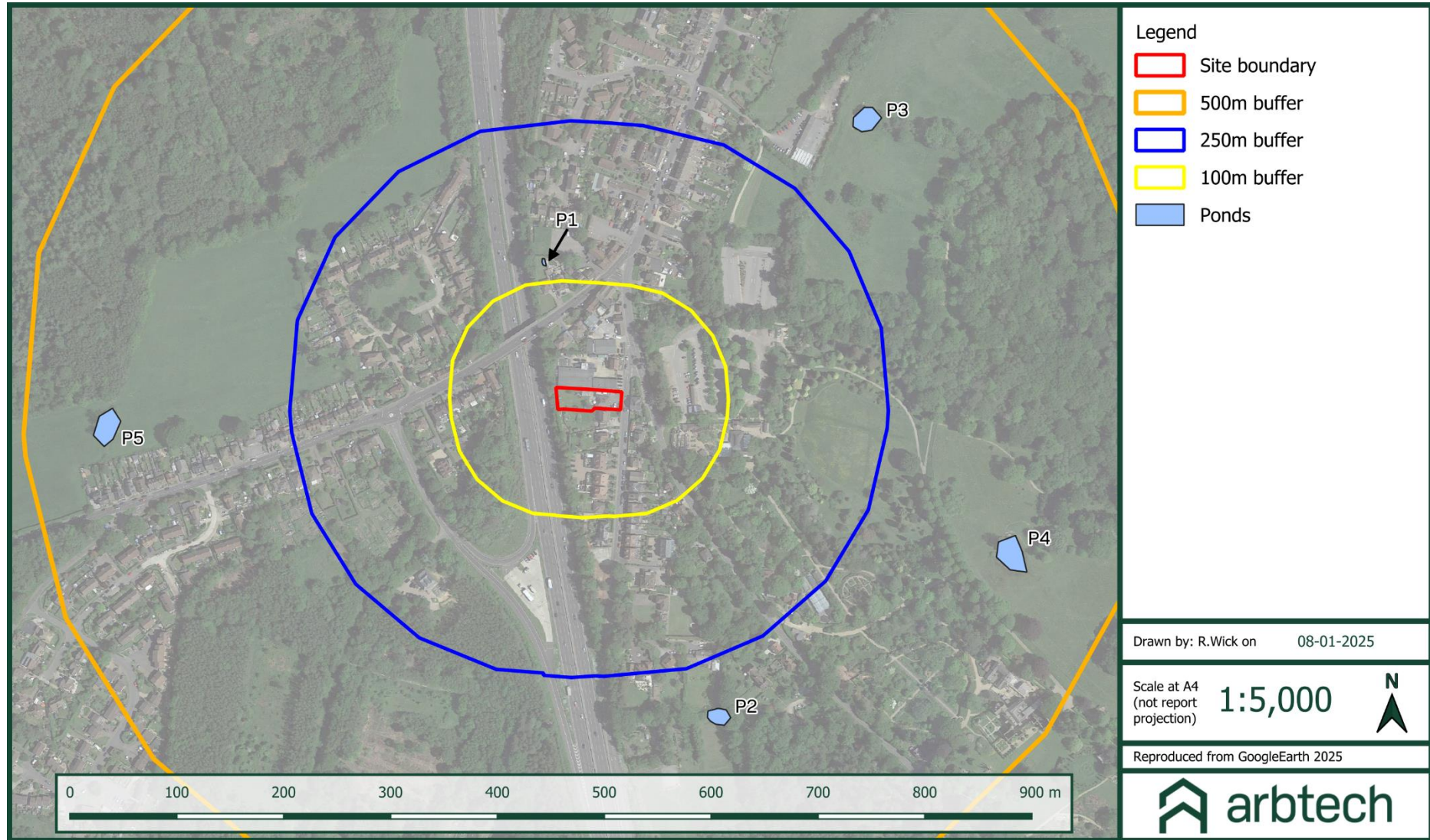
Appendix 3: Proposed plans

GENERAL NOTES:
This drawing has been produced for our client and is submitted as part of a planning application. It is intended for use by our client and is not intended for use by any other person or for any other purpose. **Use of this drawing is subject to copyright.**
The contractor is to check all dimensions and levels before work starts and notify Architect of any discrepancies. This drawing must be read and checked against all relevant and other specialist drawings and specifications etc. The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings. Do not scale from this drawing.



To be read in conjunction with proposed site plan and document titled : Maintenance and Preparation For Planting Proposal.

Appendix 4: Pond map



Limitations and CopyrightLegal

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

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

Version control			
Status	Issue	Name	Date
Draft	0.1	Rachel Wick MSci, Graduate Ecologist	10/01/2025
Proof	0.2	Mel Reid BSc (Hons) MRes MRSB, Senior Consultant	10/01/2025
Final	1.0	Rachel Wick MSci, Graduate Ecologist	10/01/2025
Amendments	2.0	Rachel Wick MSci, Graduate Ecologist	20/01/2025