

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Site 2, 1 Hilltop Cottages, The Mount, Ifield, Crawley, West Sussex RH11 0LF

Client:

Derek McCulloch

Survey date:

19th March 2025

Project:

This report is prepared to inform a planning application with the Horsham District Council. The proposal is described as:
The construction of five residential dwellings with associated landscaping.

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

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

The 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.

The site survey was undertaken by Ashleigh Domblides, Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
19/03/2025	14	55	20	5	None

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Conclusion, Impact or Recommendations	
Habitats and plants (see habitat map in appendix 1, PRA plan in appendix 2, location plan in appendix 3, proposed plans in appendix 4 and photos in appendix 5). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings (UKHab codes used)	<u>Site Description:</u> The survey site is centred on National Grid Reference TQ 22780 38095 and has an area of approximately 0.39ha. The site consists of one barn to the east of site (B1) and associated hardstanding and shingle, with managed and unmanaged modified grassland dominating the rest of site, with bramble scrub along the western site boundary, scattered tall ruderals and scattered trees also present. The site is set within a rural area, surrounded predominantly by grassland in addition to a small number of residential dwellings and associated gardens. The wider area consists of grassland, large woodland parcels and a number of small water bodies. The local area is well connected via a network of tree and hedge lined fields, connecting the site to more substantial habitat. To the authors knowledge, there are no known previous reports for this site. Limitations: Due to seasonal limitations, further surveys within the optimal season for surveying vegetation would normally be required to obtain accurate habitat classification and condition assessment data. However, in the case of this site, the delays involved would likely be disproportionate to the predicted likely value of the habitat, with heavily managed modified grassland with short sward length and patches of bare ground throughout being removed. As such, a “worst case scenario” precautionary assessment is applied in line with Statutory Guidance within Biodiversity Net Gain Condition Assessment Criteria. In the interests of proportionality, this assessment should be realistic.

UK Habs Description and Codes:Developed Land: Sealed Surface [u1b]

There is a concrete driveway to the northeast of site.

Artificial unvegetated – unsealed surface [u1c]

There is a small area of shingle connecting the driveway to B2.

Bramble Scrub [h3d]

There is a long, thin strip of bramble scrub between B1 and the site boundary along the east of site. In addition, there is a small area of bramble scrub to the far northeast of site, with a small amount of cherry laurel present.

Scattered trees [u1 32]

Fifteen scattered trees were identified on site. Trees of the same species within close proximity of each other have been grouped together.

Tree number	Species	Size	Condition
T1 – T6	Ash	Small	Moderate
T7	Ash	Medium	Moderate
T8 – T9	Ash	Small	Moderate
T10	Poplar	Small	Moderate
T11 – T12	Cherry	Small	Moderate
T13	Chestnut	Small	Moderate
T14	Chestnut	Medium	Moderate
T15	Cherry	Medium	Moderate

Modified grass [g4] with bare ground [510]



There are two distinct areas of modified grassland on site:







The modified grassland in the centre and north of site has clear signs of heavy footfall and management, resulting in a very short sward (~5cm) and areas of bare ground throughout. Species present include perennial rye grass *lolium perenne* (D), common daisy *bellis perennis* (F), willow herb *chamaenerion angustifolium* (O) and spear moss *calliergonella cuspidata* (O).



	<p>The modified grassland to the south and west of site appears to be largely unmanaged with varied sword length between 5cm and 20cm. Species present include perennial rye grass <i>lolium perenne</i> (D), Yorkshire fog <i>holcus lanatus</i> (F), common daisy <i>bellis perennis</i> (F), broad leaved dock <i>rumex obtusifolius</i> (F), creeping buttercup <i>ranunculus repens</i> (O), cow parsley <i>anthriscus sylvestris</i> (O) and stinging nettle <i>Urtica dioica</i> (R).</p> <p>In addition, there is an area of bare ground to the southwest of site at the site boundary, with no vegetation except the scattered trees present in this area.</p> <p><u>Buildings [u1b5]</u></p> <p>There is one permanent and one temporary building on site: B1 is a large barn along the eastern site boundary. B2 is a shipping container currently being utilised as a building to the northwest of B1.</p> <p><u>Local notable habitats</u></p> <p>Within a 2km radius of the site the following priority habitats have been identified:</p> <ul style="list-style-type: none"> • Deciduous woodland, closest parcel 125m north of site • Ancient woodland, closest parcel 225m north of site • Traditional orchards, closest parcel ~325m east of site • No main habitat but additional habitat exists, closest parcel 575m north of site • Woodpasture and parkland, closest parcel ~1.25km east of site
<i>Foreseen Impacts</i>	<p>The habitats on site are widespread and not notable. The scattered trees and the majority of the grassland on site are expected to be retained based on the proposed plan, with an area of managed grassland being removed to accommodate the new dwellings. The remaining grassland, however, is likely to be subject to more intense management than it is at present as this will be incorporated into private gardens associated with the residential dwellings. The bramble scrub on site is expected to be removed. No impact on adjacent or nearby habitats off site is foreseen.</p>
<i>Recommendations</i>	<p>Best practice measures to minimise the possibility of pollution must be implemented during construction.</p> <p>A biodiversity net gain (BNG) report is unlikely to be required for the proposal, as the application will be submitted as self-build/custom build (one of the exemptions).</p>

	<p>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).</p> <p><u>Biodiversity Enhancement Opportunities:</u></p> <p>The following habitat creation and enhancement opportunities could be incorporated into the proposed development:</p> <ul style="list-style-type: none"> ▪ Species-rich/wildflower grassland could be planted along the western site boundary to improve biodiversity on site. ▪ Native hedgerow could be planted along the site boundary to improve connectivity between site and other substantial habitat nearby
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	<p>The site is not subject to any designation, and there is one designated site within 2km of the site boundaries: Glover's Wood, Site of Special Scientific Interest (SSSI), located ~1.85km north of site. The dominant habitat within Glover's Wood is broadleaved mixed and yew woodland with four previously agricultural ponds, with notable invertebrate assemblage including rare species of craneflies</p> <p>The site is within the SSSI Impact Risk Zone for Glover's Wood, however, there are no anticipated risks associated with the proposed development.</p>
<i>Foreseen Impacts</i>	There are no anticipated impacts on any designated sites as a result of the proposed development.
<i>Recommendations</i>	None.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	Cherry Laurel was identified within the bramble scrub to the southwest of site. While not listed on schedule 9 of the Wildlife and Countryside Act, it is considered an invasive species if there is a risk of spreading off site, particularly to woodland.
<i>Foreseen Impacts</i>	Cherry Laurel is not currently expected to be impacted by the proposed development, therefore, it is unlikely the development will result in its spread. However, if laurel is to be removed, this could result in the spread of an invasive species off site without precautions.
<i>Recommendations</i>	Any laurel present on site that will be removed as part of the proposed development will be sensitively removed prior to the commencement of works to prevent the spread of a non-native, invasive species to nearby habitats. The laurel will be removed using hand tools only. The most effective method of removal is through hand pulling, which results in minimal soil disturbance. Hand pulling young shrubs will typically result in the full removal of the shrub and associated root network, which will prevent the re-establishment. Mature shrubs are likely to have a deeper and more established root network unlikely to be removed in full

	by hand pulling alone. Where there are mature shrubs, removal should be aided using hand tools to expose the root network in full so the entire shrub and associated roots can be removed. Development works will not commence until Rhododendron has been successfully removed from the site.
Invertebrates	
<i>Summary of Survey Findings</i>	No habitat for protected or notable invertebrates is found on site, however the scattered trees, grassland, and bramble scrub on site provide good habitat for other more common invertebrate species. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	<p>No further surveys.</p> <p>The following habitat creation and enhancement opportunities could be incorporated into the proposed development:</p> <ul style="list-style-type: none"> • Species-rich/wildflower grassland could be planted along the eastern/western site boundary to improve biodiversity on site. • Native hedgerow could be planted along the site boundary to improve connectivity between site and other substantial habitat nearby
Bats	
<i>Summary of Survey Findings</i>	<p>There are no EPSLs for bats returned within 2km of the site.</p> <p>It is worth noting the majority of land within this radius comprises of undeveloped grassland and woodland, reducing the likely requirement of EPSL's within this area. This is therefore unlikely to be an accurate representation of the bat population within the area.</p> <p>While no EPSL's have been granted within the area, local knowledge suggests there is a roost present within the adjacent residential dwelling to the west of site, though the species and roost type is unknown.</p> <p>One permanent building and one temporary structure was surveyed to identify its suitability for roosting bats:</p> <p>B1 is a large barn to the east of site.</p> <p>B2 is a shipping container to the central north of site.</p>
Feature	Description
Bat foraging and commuting habitat	The scattered trees and scrub on site provide suitable commuting and foraging habitat for bats (Fig 1). The wider local area comprises predominantly of grassland and woodland, which are well connected to site via

	<p>a network of hedge and tree lined fields, providing suitable connectivity between the site and more substantial habitat nearby. The site is therefore considered to have moderate suitability for foraging and commuting bats.</p>  <p>Fig 1</p>
B1 - overview	<p>B1 (Fig 2) is a gabled barn with walls constructed of breezeblocks on the northern and eastern elevation and corrugated metal along the southern and western elevation. The roof is constructed of corrugated metal, interspersed with sheets of corrugated plastic. There is a large, metal door to the north of the building, and windows along the western elevation.</p>  <p>Fig 2</p>
B1 – exterior	<p>The breezeblock and mortar walls appear to be in good condition (Fig 3), leaving no gaps. The windows (Fig 4) and doors (Fig 5) appear to be tightly fitting and in good condition, leaving no gaps.</p>

	<div data-bbox="636 169 1095 518">  <p>Fig 3</p> </div> <div data-bbox="1099 169 1559 518">  <p>Fig 4</p> </div> <div data-bbox="1563 169 2033 518">  <p>Fig 5</p> </div> <p>There is a small gap between the overhanging eaves and wall on the northern elevation (Fig 6), however, this does not appear to be big enough to provide a suitable roosting feature or internal access. Eaves along the eastern and western elevation are filled (Fig 7), preventing access to the interior of B1. The metal ridge is lifted in places (Fig 8), providing a potential roosting location for crevice dwelling bat species. Due to the metal construction, however, this is considered to be sub-optimal due to high fluctuation in temperature. It is therefore unlikely that bats will be roosting in this location.</p> <div data-bbox="636 810 1095 1160">  <p>Fig 6</p> </div> <div data-bbox="1099 810 1559 1160">  <p>Fig 7</p> </div> <div data-bbox="1563 810 2033 1160">  <p>Fig 8</p> </div>
B1 – interior	<p>Due to the corrugated plastic sheets on the roof (Fig 9), the light levels within B1 are very high, resulting in this being an unsuitable roosting location for void dwelling bat species. No internal roosting features were identified for crevice dwelling bat species, and no points of access were identified internally or externally.</p>

	 <p>Fig 9</p>
B1 – suitability assessment	B1 has been assessed as having negligible value for roosting bats. The interior is considered to be unsuitable for roosting bats, and only one, sub-optimal feature was identified externally. It is therefore considered highly unlikely that any bat roosts are present in or on B1.
B2 - summary	<p>B2 is a shipping container constructed entirely of metal with a flat roof (Fig 10). There is a door on the western elevation with large glass panels. Due to a combination of the metal construction resulting in high levels of temperature fluctuation and the glass panels on the door allowing high levels of lights into the interior, this is not considered to be a suitable roosting location for void or crevice dwelling bat species.</p>  <p>Fig 10</p>
Trees	No trees are expected to be removed as a result of the proposed development or are within close proximity of the proposed works.
Foreseen Impacts	<i>At the time of writing, plans have not yet been finalised. The below impacts and recommendations will be updated once the finalised plans have been completed.</i>

	<p>B1 has been assessed as having negligible suitability for roosting bats, and B2 has been assessed as having no suitability for roosting bats. Therefore, there are no anticipated impacts on roosting bats as a result of the proposed development.</p> <p>The construction of residential dwellings at this site will result in an increase in light levels, which could disturb foraging and commuting bats.</p>
<i>Recommendations</i>	<p>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.</p> <p><u>Biodiversity Enhancement Opportunities:</u></p> <p>The installation of two integrated bat boxes, one box each on two of the new dwellings, will provide additional roosting habitat for bats.</p> <p>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.</p>

Birds	
<i>Summary of Survey Findings</i>	No evidence of nesting birds was found on site during the surveys; however, birds could use the buildings, scattered trees and scrub for nesting. No habitat for schedule 1 birds was observed.
<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	<p>Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation and buildings should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.</p> <p>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 5m buffer should be created between any machinery and active nests until the young have fledged.</p> <p><u>Biodiversity Enhancement Opportunities:</u></p> <p>The installation of four integrated swift bricks (two bricks each on two of the new dwellings) (e.g Ibstock Swift Eco Habitat or similar alternative brand) at the site will provide additional nesting habitat for birds in line with the measures outlines in the British Standard “Integral next boxes. Selection and installation for new developments. Specification” (BS 42021:2023)</p> <p>Swift bricks should be integrated into the fabric of the building during construction. Boxes should be positioned close together (0.6-1.0m between bricks) as swifts prefer to nest gregariously.</p> <p>The boxes should be places at least 5m above ground level under the eaves of a building, on a north or east elevation, where they will be sheltered from prevailing wind, rain and strong sunlight. To be suitable for swifts, the bricks require an open aspect with no trees or large shrubs potentially obstructing the birds flight path up to 5m from the brick.</p> <p>Swift bricks are a “universal nest brick” for small bird species, including red-listed species such as common swift, house sparrow, house martin and starling.</p>

Reptiles	
<i>Summary of Survey Findings</i>	<p>No ESPLs for reptiles were returned within 2km of the site.</p> <p>The unmanaged modified grassland bordering the southern and western site boundary and bramble scrub bordering the eastern site boundary and to the southwest of site both provide suitable foraging and commuting habitat on site for reptiles. The unmanaged grassland is expected to be retained as part of the proposed development, though it is likely to be subject to more intensive management as this will be incorporated into private gardens associated with the residential dwellings. The managed modified grassland provides suboptimal habitat for reptiles due to the short sward and frequent patches of bare ground. Bramble scrub, which also provides suitable habitat for reptiles, will be removed as part of the proposed development, though this area is thin and does not provide optimal habitat for reptiles. However, reptiles may be present on site; however, they are unlikely to be present within the majority of the works area due to the suboptimal nature of the managed grassland.</p>
<i>Foreseen Impacts</i>	Reptiles could still be present in the vicinity of the works, both within the bramble scrub and grassland on site. These could be injured or killed without mitigation.
<i>Recommendations</i>	<p>Owing to the nature of the proposed development and the low potential for impacts to reptiles, further surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> • Site clearance will be undertaken outside of the reptile hibernation season (November to February) insofar as is possible. • A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any reptiles to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter reptiles from the working area. • An ecological management plan (EMP) may be required to determine the methods and timing of vegetation removal to encourage dispersal of any reptiles present into the surrounding habitat. This may also require supervision from an Ecological Clerk of Works (ECoW). • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent reptiles from utilising these areas. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

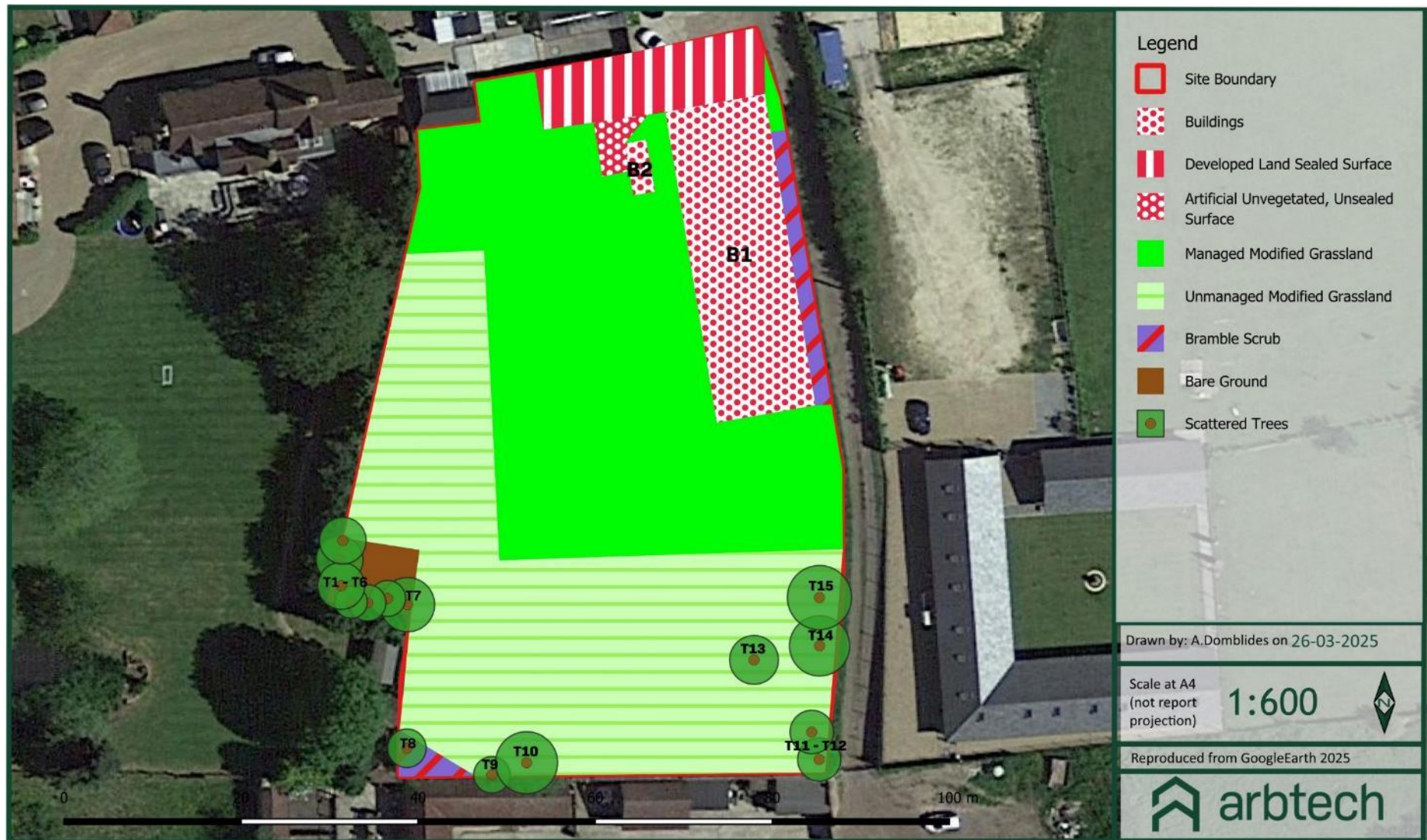
	<ul style="list-style-type: none"> In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist. <p><u>Biodiversity Enhancement Opportunities:</u></p> <p>The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for reptiles:</p> <ul style="list-style-type: none"> Species-rich/wildflower grassland could be planted along the western site boundary to improve foraging and commuting opportunities on site. If bramble scrub is removed, replacing this with new scrub to the south east of site would ensure that habitat is not lost and enhance the sites suitability for reptiles.
Amphibians	
<i>Summary of Survey Findings</i>	<p>No ESPLs or License Returns for amphibians were returned within 2km of the site.</p> <p>There are eight ponds within 500m of site:</p> <ul style="list-style-type: none"> Pond 1 is located ~25m west of site. The pond is immediately surrounded by scattered trees, shrub and managed grassland within a private garden, with additional private gardens, scattered trees and unmanaged grassland within the wider area. Pond 2 is located ~60m northeast of site. The pond is immediately surrounded by managed grassland within a private garden, with additional private gardens, unmanaged open grassland, woodland, hedgerow and treelines within the wider area. Pond 3 is located ~300m north of site. It is located within the southeastern portion of Orltons Copse, with woodland dominating both the immediate and wider surrounding area. Pond 4 is located ~700m northwest of site. It is immediately surrounded by trees, with managed grassland and woodland within the wider area. Pond 5 is located ~425m west of site. It is immediately surrounded by scattered trees and shrubs, with grassland, private gardens and treelines within the wider area. Pond 6 is located ~475m southwest of site. It is immediately surrounded by grassland and shrubs, with treelines, grassland and private gardens within the wider area. Pond 7 and 8 are located ~450m south of site. They are immediately surrounded by scattered trees, shrubs and woodland, with grassland, treelines and additional woodland in the wider area. <p>There is a road between ponds 3-8 and site presenting a barrier, reducing but not eliminating the likelihood of amphibians commuting between the pond and site.</p>

	<p>A rapid risk assessment was completed for the site assuming that all ponds nearby are breeding ponds. The result of the rapid risk assessment was “Amber: Offence Likely”. The rapid risk assessment will be updated upon receipt of the finalised plans.</p> <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>0.1 - 0.5 ha lost or damaged</td><td>0.5</td></tr><tr><td>Land 100-250m from any breeding pond(s)</td><td>0.1 - 0.5 ha lost or damaged</td><td>0.1</td></tr><tr><td>Land >250m from any breeding pond(s)</td><td>0.1 - 0.5 ha lost or damaged</td><td>0.005</td></tr><tr><td>Individual great crested newts</td><td>No effect</td><td>0</td></tr><tr><td></td><td>Maximum:</td><td>0.5</td></tr></table> <table><tr><td>Rapid risk assessment result:</td><td>AMBER: OFFENCE LIKELY</td></tr></table> <p>Amphibians require suitable aquatic habitat in which to breed. There are several ponds within 500m of site, however, there are no ponds present within the site boundary and the majority of ponds are separated from site by roads, reducing the likelihood of amphibians commuting from these ponds to site. The area of grassland being removed is heavily managed, with short sward length of ~5cm and areas of bare ground throughout, limiting its suitability for amphibians. The thin area of bramble scrub along the eastern boundary provides suboptimal terrestrial amphibian habitat. The rapid risk assessment results in “Amber: offence likely”, and individuals may be present within the vicinity of the works.</p>	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)	0.1 - 0.5 ha lost or damaged	0.5	Land 100-250m from any breeding pond(s)	0.1 - 0.5 ha lost or damaged	0.1	Land >250m from any breeding pond(s)	0.1 - 0.5 ha lost or damaged	0.005	Individual great crested newts	No effect	0		Maximum:	0.5	Rapid risk assessment result:	AMBER: OFFENCE LIKELY
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)	0.1 - 0.5 ha lost or damaged	0.5																						
Land 100-250m from any breeding pond(s)	0.1 - 0.5 ha lost or damaged	0.1																						
Land >250m from any breeding pond(s)	0.1 - 0.5 ha lost or damaged	0.005																						
Individual great crested newts	No effect	0																						
	Maximum:	0.5																						
Rapid risk assessment result:	AMBER: OFFENCE LIKELY																							
Foreseen Impacts	Heavily managed lawn and bramble scrub will be removed as part of the proposed development, and the currently unmanage other neutral grassland is likely to be subject to more intensive management due to its incorporation into private gardens associated with the residential dwellings on site. Amphibians present on site may be injured or killed without mitigation.																							
Recommendations	<p>Environmental DNA (eDNA) surveys will be required of any ponds within 100m of the site (where accessible) to determine the presence or absence of great crested newts. This will comprise collecting water samples and sending them off for laboratory analysis and such surveys must be undertaken between mid-April and June, in accordance with current survey guidelines (Biggs et al, 2014).</p> <p>The surveys are likely to be required before planning permission can be granted.</p>																							

	Biodiversity Enhancement Opportunities: To be determined on the outcome of further surveys.
[REDACTED]	[REDACTED] [REDACTED]
[REDACTED]	[REDACTED] [REDACTED]
[REDACTED]	[REDACTED] ■ [REDACTED] ■ [REDACTED] ■ [REDACTED] ■ [REDACTED]
Riparian animals	
Summary of Survey Findings	There are no watercourses on or connected to the site. Off-site ditches are found to the east along the road and north beyond the tree line.
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.
Recommendations	No further surveys are required.
Hazel dormouse	
Summary of Survey Findings	There are no dormouse European Protected Species License (EPSL) within 4km. There is minimal suitable habitat for dormice on site, with no treelines or hedgerows present. While the bramble scrub does provide a suitable feature for dormice, this is not directly connected to other suitable habitat. While not directly connected to site, the wider area is well connected via treelines and hedgerows to substantial, interconnected woodland, which could provide suitable habitat for dormice. Therefore, while unlikely, the presence of individuals on site cannot be ruled out.
Foreseen Impacts	While unlikely, individuals may be present within the vicinity of the works, which could result in the death or injury of hazel dormice without mitigation.

<i>Recommendations</i>	<p>Owing to the nature of the proposed development and the low potential for impacts to dormice, further dormouse surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> • Site clearance will be undertaken outside of the dormouse hibernation season (November to March) insofar as is possible. • 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. • In the unlikely event that a dormouse or evidence of dormouse is identified, works must cease and advice must be sought from a suitably qualified ecologist. • <p><u>Biodiversity Enhancement Opportunities:</u></p> <ul style="list-style-type: none"> • Native hedgerow could be planted along the site boundary to improve connectivity between site and other substantial habitat nearby
Other e.g. hedgehog, rabbit, hare	
<i>Summary of Survey Findings</i>	The grassland and bramble scrub onsite provides limited foraging and commuting opportunities for hedgehogs, with woodland habitat nearby.
<i>Foreseen Impacts</i>	Areas of the grassland and scrub will be removed during construction. Construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	<p>A precautionary working method will be implemented during construction, including the following measures:</p> <ul style="list-style-type: none"> • 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.

	<p><u>Biodiversity Enhancement Opportunities:</u></p> <ul style="list-style-type: none">• Species-rich/wildflower grassland could be planted along the western site boundary to improve foraging opportunities on site.• Native hedgerow could be planted along the site boundary to improve connectivity between site and other substantial habitat nearby.
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Appendix 1: Survey/Habitat map

Appendix 2: PRA Plan



Appendix 3: Location Map



Appendix 4: Proposed plan



- All existing trees to be retained
- Access to existing hardstanding retained for host dwelling
- New permeable hard-standing and access to track
- New cleft post & rail fences to frontage with gaps for wildlife to cross
- Existing native hedging to be retained with inter-planting to increase biodiversity and screening
- Additional planting to the west of the site
- Patios to be completed with permeable surfacing
- Existing trees retained



This drawing is the copyright of Manorwood Construction Ltd but may be used for planning purposes by the Local Authority without breach of copyright.

Do not scale from this drawing unless for Local Authority planning purposes.

All dimensions must be checked on site prior to commencement of works.

Construction (Design and Management) Regulations 2015

This drawing is intended for Planning purposes only and as such does not highlight residual design related health and safety risks.

This information can be provided on request; however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design Status and prior to construction works commencing on site.

All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.



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Drawing No. 2503HL_R0_400

Scale @ A3 1:500

Job No. 2503HL_R0

Drawn By MD

Checked By BK

Drawn On 30.06.2025

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Status Proposed

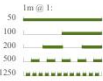
Drawing Block Plan

Submission Planning





Revision 000



Indicative 0.0m



Appendix 5: Photos

			
<p>Picture 1: Bramble scrub to the east of site</p>		<p>Picture 2: Managed modified grassland with areas of bare ground in the centre of site</p>	
			
<p>Picture 3: Unmanaged modified grassland to the south of site</p>		<p>Picture 4: Unmanaged modified grassland to the south of site with scattered trees</p>	



Picture 5: Hardstanding and unvegetated unsealed surface to the north of site



Picture 6: Site overview

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Version control			
Status	Issue	Name	Date
Draft	0.1	Ashleigh Domblides BA (Hons) – Graduate Ecologist	26/03/2025
Proof	0.2	Oliver Bevilacqua, Consultant Ecologist, MSc, BSc (Hons)	02/04/2025
Final	1.0	Ashleigh Domblides BA (Hons) – Graduate Ecologist	02/04/2025
Updated Plans	2.0	Ashleigh Domblides BA (Hons) – Consultant Ecologist	22/07/2025