Preliminary Ecological Assessment

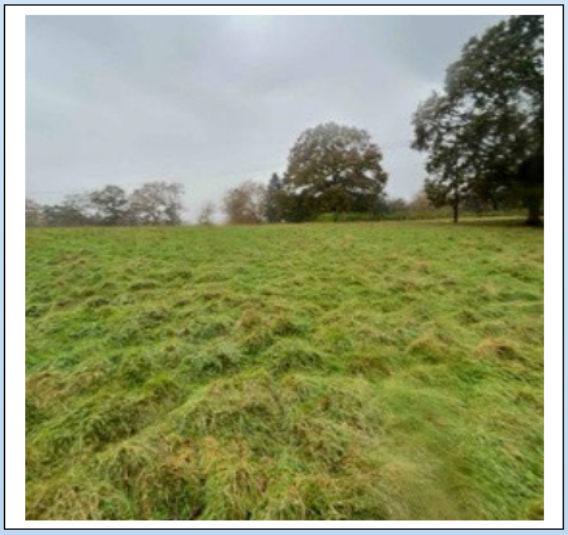
Cotlands Paddock East

Brighton Road

Cowfold

RH13 8AJ

NGR: TQ 21599 23589



4th December 2025

Sylvatica Ecology Ltd

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Tables and Figures

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It should be borne in mind that the behaviour of animals can be unpredictable and may not conform to standard patterns recorded in scientific literature. Therefore, this report cannot predict with absolute certainty that animal species will occur in apparently suitable locations or habitats, or that they will not occur in locations or habitats that appear unsuitable.

In order to minimise the likelihood of adverse effects on protected animal species over time, it is accepted good practice, in accordance with Natural England (NE) (formerly English Nature) guidance for ecological surveys to be repeated should works be deferred for over 12 - 18 months from the date of initial survey.

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

The recommendations and information contained within this report are based on the information provided on the development works prior to the surveys being carried out. Should the development proposals change then the findings and recommendations contained within would potentially require revision.

The findings within this report do not constitute legal advice. Should this be required, then a suitably qualified professional practitioner should be contacted.

Authorised by	Signed	Contact
Richard Law BSc (Hons) MRes CEnv MCIEEM FLS	[redacted]	info@se-planning.com

1.0 SUMMARY

1.1 The Preliminary Ecological Assessment undertaken at Cotlands Paddock, Brighton Road, Cowfold (NGR: TQ 215717 23624) provided an evaluation of habitats, species and ecological constraints associated with the proposed installation of four static caravan pitches within the northeastern portion of the site. The landscape surrounding the site consisted of modified grassland, large mature trees and extensive woodland edges, offering strong ecological connectivity. No statutory designated sites were present within the search radius, though blocks of deciduous and ancient semi-natural woodland occurred within 500m. Onsite habitats included modified grassland, deciduous woodland, a species-rich hedgerow and several mature to veteran oak trees, all of which contributed ecological value.

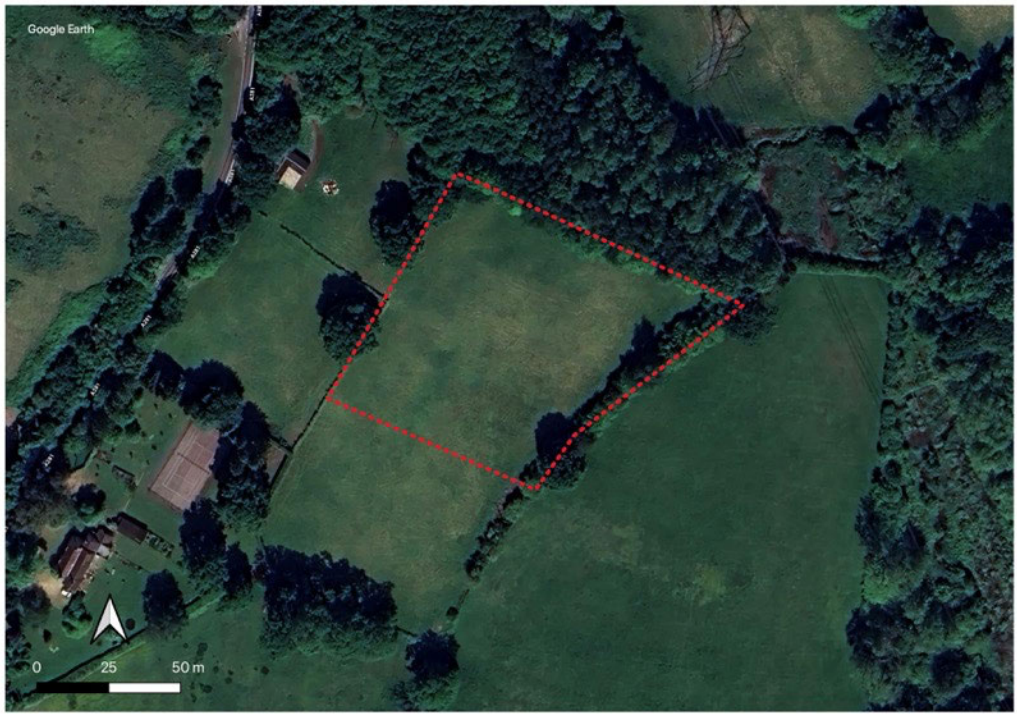
1.2 A desk study confirmed a typical bat assemblage for a semi-rural landscape, with records for noctule, common and soprano pipistrelle, brown long-eared bat and whiskered bat. Mature boundary trees held features suitable for roosting bats, but as these trees were outside the development footprint, no impacts on roosting bats were predicted. The woodland edge and hedgerows provided moderate to high bat foraging and commuting value. Amphibian records included great crested newt, smooth newt and palmate newt, with thirteen ponds located within 500m; however, the modified grassland within the footprint was unsuitable, and the GCN Rapid Risk Assessment returned 'Green: Offence Highly Unlikely'. Although reptiles were recorded in the wider area, the grazed and regularly cut grassland within the works area was of negligible suitability. Hedgehog, [redacted] and hazel dormouse were recorded within the wider landscape, but onsite habitats supported limited suitability and no setts or dormouse habitat were identified within the development footprint.

1.2 The proposed development was assessed as unlikely to significantly impact ecological receptors, provided that precautionary and protective measures were implemented. Woodland edges, hedgerows and mature trees should be protected using buffer zones and root protection fencing during construction. Vegetation clearance should occur outside the bird nesting season or follow a pre-works nesting bird check. A precautionary method of works was recommended to avoid harm to any amphibians or reptiles that may be present. External lighting should follow BCT (2023) guidance to minimise impacts on bats. Opportunities for biodiversity enhancement included installing bat and bird boxes, planting native trees, shrubs and species-rich hedgerows, and creating pollinator-friendly landscaped areas. Overall, the assessment concluded that the development could proceed with minimal ecological risk when appropriate mitigation and enhancement measures were adopted.

2.0 INTRODUCTION

2.1 This report presents the findings of a Preliminary Ecological Assessment (PEA) located at Cotlands Paddock, Brighton Road, Cowfold, RH13 8AU, NGR: TQ 21571 23624.

2.2 ***Figure 1: Site Survey Location (Red Line Boundary)***



Site Location

2.3 The site was situated within a semi-rural landscape characterised by a mosaic of modified grassland fields, scattered mature trees and extensive boundary woodland. The surrounding land consisted largely of open pasture framed by well-established hedgerows and treelines, while more substantial blocks of deciduous woodland formed a continuous belt along the northern and eastern edges of the field. Beyond these wooded areas, further pastoral land and small patches of wet ground or scrub were present, giving the wider setting a varied structure and high degree of enclosure. The site was positioned on relatively level ground within this gently undulating landscape, with clear connectivity to woodland habitats that extended into the broader rural environment.

Aim of this Study

2.4 The aim of this habitat survey was to assess the habitats present on and adjacent to the property and to evaluate the potential for protected species to be present. Recommendations on any further survey requirements, actions to preserve the habitats present and enhancements have been made, as a result, of the findings of this habitat survey. These findings should be used within the design phase of the proposals, to minimise the impacts for

biodiversity, through careful design to avoid negative effects where possible. The survey findings then enable a prediction of the potential impacts of any ecological receptors present to be made in each specific case.

Development proposal

2.5 It is proposed that four static caravan pitches are installed within the northeastern section of the site boundary. This will include access track, hard standing for parking and ancillary buildings.

2.6 **Figure 2: Development Proposal (*Manorwood Ltd)***

3.0 METHODOLOGY

Ecological Survey

3.1 A preliminary ecological survey walkover was carried out at the Site on the 14th November 2024. The habitats were assessed in accordance with BS 42020 Biodiversity – Code of Practice for Planning and Development and broadly followed the 'Extended Phase 1' methodology as set out in the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Baseline Ecological Assessment and the Handbook for Phase 1 Habitat Survey. The habitats were classified according to the UK Habitat Classification system (Butcher *et al*. 2023). This method of survey provides information on the habitats in the survey area and assesses the potential for legally protected species to occur on or adjacent to the Site.

3.2 Any faunal species identified during the survey were noted. Any evidence for the presence of, or potential for, protected species was also noted. In particular: amphibians, bats, reptiles, mammals, and birds were included.

3.3 A search was carried out for evidence of the presence of invasive plants listed on Schedule 9 of the Wildlife and Countryside Act 1981 which are subject to strict legal control. The list of invasive plant species included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) is extensive and these plants are found in a range of different habitats.

3.4 An assessment of the potential of the property to support roosting and foraging bats was made and categorised according to ***Table 1*** (BCT 2023).

3.5 ***Table 1: Bat Roost and Foraging Potential of Buildings and Trees (BCT 2023a)***

Category	***Roosting Habitat***	***Commuting and Foraging Habitat***
Known Roost	Evidence of bat present (*e.g.*) droppings, live or dead bats and/ or desk study results	N/A
High/ PRF-M	Building or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys,

Category	*Roosting Habitat*	*Commuting and Foraging Habitat*
	due to their size, shelter, protection, conditions and surrounding habitats.	streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
Moderate/ PRF-M	Building or tree with one or more potential roosting features that could be used by several bats due to their size, shelter, protection, conditions and surrounding habitats, but unlikely to support a roost of high conservation concern.	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
Low/ PRF-I	Building or tree with one of more potential roost features that could be used by individual bats opportunistically. However, there potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/ or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats. (*i.e.* unlikely to be suitable for maternity or hibernation)	Habitat that could be used by small numbers of commuting bats for example, a fragmented hedgerow or un-vegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Negligible		

Category	Roosting Habitat	Commuting and Foraging Habitat
	Building or tree with no potential to support any bats	Negligible habitat features on site likely to be used by commuting or foraging bats

Designated Sites and Biological Records

3.6 A 2.0km radius biological records search was carried out using the National Biodiversity Network This checked for protected and notable species records within 2.0km of the application site.

3.7 Records of internationally designated statutory sites within 5.0km of the Site and nationally designated sites within 2.0km of the Site were searched for using the Multi-Agency Geographic Information for the Countryside website (MAGIC) http://www.magic.gov.uk.

3.8 MAGIC was also searched for previously granted Natural England licence applications, which may give an indication of the presence of protected species in the local area.

Habitat Mapping

3.9 The mapping was carried out using QGIS V 3.22.14-Bailowieza for MasOS 14.1. Habitat areas and pond distances from site were calculated using this QGIS software. A check of historical maps is also made using Google Earth, which gives an indication of the age of the habitats present onsite and surrounding.

Qualification of Author

3.10 The survey work and reporting has been led by Richard Law BSc MRes CEnv MCIEEM FLS. Richard has been undertaking ecological survey work within the last 18 years on many different locations throughout the United Kingdom, for a variety of protected species, including bats (Class 2 2015-12576), reptiles, amphibians including great crested newt *Triturus cristatus* (Class 1 2016-20290) and terrestrial mammals including dormice *Muscardinus avellanarius* (Class 1 2015-13188) and birds including barn owl *Tyto alba* licence (CL29/00236). Richard is also qualified in track and sign and trailing *via* an international system of assessment (www.trackercertification.com).

4.0 RESULTS

4.1 This section describes the habitats identified during the habitat survey. All the plant species names follow the nomenclature of Stace 1997.

Designated Sites

4.2 There were not any designated sites within the 5.0km and 2.0km search radius.

4.3 There were blocks of both deciduous and ancient semi-natural deciduous woodland within 500m of the site survey area, but there was not any ancient woodland directly adjacent (within 50m) to the development footprint.

Historical Biological Records Search

Bats

4.4 ***Table 2: Bat Records***

Latin Name	Common Name	Number of Records
Nyctalus noctula	Noctule	2
Pipistrellus pygmaeus	Soprano Pipistrelle	4
Pipistrellus pipistrellus	Common Pipistrelle	5
Plecotus auritus	Brown Long Eared Bat	2
Myotis mystacinus	Whiskered Bat	1

4.5 There were records of noctule (2 records), soprano pipistrelle (4 records), common pipistrelle (5 records), brown long-eared bat (2 records) and whiskered bat (1 record).

Reptiles and Amphibians

4.6 ***Table 3: Amphibian and Reptile Records***

Latin Name	Common Name	Number of Records
Anguis fragilis	Slow Worm	13
Natrix helvetica	Grass snake	5
Zootoca vivipara	Common Lizard	1

Lissotriton vulgaris	Smooth Newt	13
Lissotriton helveticus	Palmate Newt	7
Triturus cristatus	Great Crested Newt	37
Rana temporaria	Common Frog	15
Bufo bufo	Common Toad	5

4.7 There were records of amphibians and reptiles in the wider area, including slow worm (13 records), grass snake (5 records), common lizard (1 record), smooth newt (13 records), palmate newt (7 records), great crested newt (37 records), common frog (15 records) and common toad (5 records).

Terrestrial and Riparian Mammals

4.8 ***Table 4: Terrestrial and Riparian Mammal Records***

Latin Name	Common Name	Number of Records
Erinaceus europaeus	Hedgehog	23
[redacted]	[redacted]	[redacted]
Muscardinus avellanarius	Hazel Dormouse	3

4.9 There were records of hedgehog (23 records), [redacted] and hazel dormouse (3 records). The high number of hedgehog records reflected the availability of mixed grassland, gardens and hedgerow networks, [redacted]. Records of hazel dormouse indicated that well-connected, species-rich hedgerows and woodland belts were present locally, supporting this sensitive arboreal species.

Granted Natural England Mitigation Licences

4.10 ***Table 5: Natural England Mitigation Licences***

Licence Number	Distance and Direction	Species	Type	Date	NGR
2017-27797-EPS-MIT	1.4km east	Brown Long Eared Bat and Common Pipistrelle	Damage and Destruction of a Resting Place	21/03/2017 to 21/03/2018	TQ 2301 2348
EPSM2012-4631	1.5km east	Brown Long Eared Bat, Natterer's Bat and Common Pipistrelle	Damage and Destruction of a Resting Place and Breeding Site	21/09/2012 to 30/09/2014	TQ 2309 2360
EPSM2010-1637	0.7km northwest	Brown Long Eared Bat, Soprano Pipistrelle and Common Pipistrelle	Damage and Destruction of a Resting Place	10/13/2010 to 30/11/2010	TQ2140 2450
2015 18331-EPS-MIT-2	1.6km north	Great Crested Newt	Damage and Destruction of a Resting Place and Breeding Site	11/10/2016 to 31/07/2020	TQ 2173 2531

4.11 The desk study confirmed several protected species mitigation licences within the surrounding area, including three licences for brown long-eared bat, common pipistrelle, soprano pipistrelle and Natterer's bat, located between 0.7km and 1.5km from the site and covering the damage or destruction of resting places and, in some cases, breeding sites. A separate licence for great crested newt was recorded 1.6km to the north, relating to the loss of both resting and breeding habitat.

Habitat Types

4.12 ***Modified Grassland –*** This habitat was where the buildings are to be situated and was highly modified with very limited species diversity. Species recorded were limited due the heavy input of fertilizers but included meadow grass *Poa sp.,* creeping buttercup *Ranunculus repens* and ragwort *Senecio jacobaea.*

4.13 ***Deciduous Woodland*** – The northern periphery of the site survey area consisted of well-established woodland. The tree species comprised of and was dominated by pedunculate oak

Quecrus robur with occasional stands of ash *Fraxinus excelsior*. A scrub layer was present, comprising of hazel *Corylus avellana*, hawthorn *Crataegus monogyna* and blackthorn *Prunus spinosa*.

4.14 ***Deciduous Trees (3 veteran and one large)*** - There were three oak trees along the eastern site boundary. The size of these trees was indicative of these being mature/ veteran status. There was a single large oak located just along the site boundary to the south. All of these trees are outside of the development footprint and are not considered to be impacted by the proposed works.

4.15 ***Native Species Hedge*** – This habitat was situated along the eastern site boundary and consisted of a mix of native woody species including hawthorn, blackthorn, hazel and younger stems of field maple. The structure showed a largely unmanaged form, with a full shrub layer extending from ground level to approximately 3.0–4.0 m in height. Its outline was irregular due to the presence of protruding branches, accumulated bramble *Rubus fruticosus agg* and occasional suckering blackthorn stems.

5.0 POTENTIAL FOR PROTECTED SPECIES

Birds

5.1 Several widespread and habitat-generalist bird species were present within the site boundary, particularly given the mix of grassland, hedgerow, scattered trees and nearby woodland. These included robin *Erithacus rubecula*, blackbird *Turdus merula*, wren *Troglodytes troglodytes*, blue tit *Cyanistes caeruleus*, great tit *Parus major*, chaffinch *Fringilla coelebs*, goldfinch *Carduelis carduelis*, dunnock *Prunella modularis*, woodpigeon *Columba palumbus* and magpie *Pica pica*.

Bats

5.2 There were mature/ veteran oak trees around the site boundary, which exhibited features (cracks, woodpecker holes, splits and tear outs) that bats could potentially occupy for roosting. At present, these trees are not likely to be impacted by the proposed development works at this location.

5.3 Bat foraging and commuting habitat was present along the woodland edge to the north, the hedge line to the east and around the tree canopies of the large mature trees along the western boundary of the site survey area. The surrounding habitats can be considered as having a moderate/ high value for bat commuting and foraging.

Amphibians

5.4 There were 13 ponds within a 500m radius from the site survey area. A majority of these ponds were located across the other side of the main road, which would have presented a major barrier to any amphibian mitigation to and from these ponds. The closest pond (Pond 2) was 169m to the south. The modified grassland onsite can be considered as sub-optimal habitat for amphibians, notably great crested newt.

5.5 Using the great crested newt risk calculator (***Table 6***) and making an assumption that Pond 2 could potentially support a breeding population of great crested newt, with the size of the proposed development footprint which falls within the 0.01 – 0.1ha lost/ damaged category), the rapid risk assessment result is Green: Offence Highly Unlikely.

5.6 ***Table 6: Great Crested Newt Impact Risk Calculator (from Natural England)***

Component	***Likely Effect***	***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 pond(s)	0.1 – 0.5ha lost/ damaged	0.1
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
	Maximum:	0.1
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	

Reptiles

5.7 The modified grassland where the development footprint was located did not offer any potential for reptile species to be present. The grassland was heavily managed and subject to regular grazing and cutting, therefore limiting the opportunities for reptiles to colonise this location. Therefore, no further surveys for reptiles are recommended.

Terrestrial and Riparian Mammals

[redacted]

5.9 Records of hedgehog were present within the 2.0km search area and the habitat present within the development site did provide some foraging and sheltering opportunities. The site had a low potential to support hedgehogs.

5.10 Records of dormice were not present within the 2.0km search radius. The deciduous woodland and hedgerow present to the north and east were connected to the wider landscape and therefore were suitable habitat for dormice. The other habitats present within the site also had limited value and poor connectivity to suitable dormouse habitat. The areas impacted by the proposed works do not consist of habitat that would normally be considered as suitable for dormice.

5.11 There were not any suitable habitats that could potentially support riparian mammals within the site survey area.

Invasive and Non-Native Species

5.12 No invasive species were noted during the survey.

6.0 DISCUSSION AND RECOMMENDATIONS

Designated Sites and Habitats

6.1 The size and scope of the development scheme is not particularly extensive and is not likely to have any adverse impact on any priority habitats. There were not any statutory designated sites within the search radius and there were not any areas of ancient woodland within 50m of the development footprint.

6.2 The adjacent habitats, notably the woodland to the north, the hedgerow to the east and the mature large trees along the western site boundary should all be protected during the construction phase. A 10m buffer zone should be installed, using Heras fencing between these habitats and the construction site. Root protection zones should be installed around the mature large trees, with Heras fencing using to ensure no incursions into these areas take place.

Birds

6.3 Breeding birds are protected, making it an offence to intentionally (or recklessly) kill, injure or take any wild bird, and to take, damage or destroy the nest of any wild bird while that nest is in use or being built, or take or destroy an egg of any wild bird. As a result, any vegetation clearance should avoid the breeding season (March to August inclusive). Nests are protected throughout the year, not just within the specified nesting season.

6.4 If this were not possible, a suitably experienced ecologist would be required to check areas of vegetation immediately prior to works being carried out (within 24hrs). If birds were found to be breeding at this time in these locations, clearance works would not be permitted to proceed until the young had fledged the nest and at least a 10m works exclusion zone be placed around the nest. If any vegetation is cleared outside of the bird nesting season, then all resultant brash should be removed from site to ensure that it does not provide suitable nesting habitat.

Roosting Bats

6.5 No features that have potential for roosting bats are predicted to be impacted by the proposed development works. Therefore, no further surveys for these are recommended. Should the footprint of the works change and any of these trees impacted, then further surveys of these trees are recommended relating to bat roosting potential.

Bats and Lighting

6.6 Bat species have been recorded within the 2.0m historical records search and the habitats present onsite and in the immediate surroundings can be considered as having moderate to high commuting and foraging habitat. Any lighting installed as a result of this development will conform to the specifications which are outlined within BCT Guidance Note (2023b). This will reduce any light pollution that could impact nocturnal activity of fauna, namely bat species, some of which are extremely sensitive to light pollution. Light spill into adjacent habitats will be reduced and avoided by the following:

- *All luminaries will lack UV elements; metal halide and fluorescent sources will be avoided,*
- *A warm white light spectrum on external lighting will be adopted (<2700kelvin) to reduce the blue light component,*
- *LED luminaries will be used where a sharp cut off is required to avoid light spill into adjacent habitat,*
- *External luminaries will feature wavelengths higher that 550nm to avoid the component of light most disturbing to bats,*
- *Column heights of external lighting will be limited,*

- *Luminaries will be mounted on the horizontal plane, with no upwards tilt,*
- *Security lighting will be set on motion sensors and on short timers (<1min).*

Terrestrial Mammals

6.8 Hedgehog have seen their number decline significantly over the last 13 years by around 66%. There were records for hedgehog within 2.0km. The habitats present on site were of some value to hedgehogs and they may access the site [redacted] if they are present within the wider area.

6.9 During the construction phase any deep trenches or excavations should be covered overnight to ensure any animals including hedgehogs, do not become trapped. This measure would also be pertinent for all mammals, [redacted]

6.10 To enhance the site for hedgehog post-development the planting of native trees, shrubs and hedgerows and the provision of gaps of at least 15cm by 15cm under any new fences or alternatively the use of hedgerows rather than fences will ensure this species continues to have access to the site and can use the site for foraging, commuting and shelter.

Great Crested Newt and Reptiles

6.11 The great crested newt receives full protection under the Wildlife and Countryside Act 1981 (as amended). This prohibits the intentional or reckless killing, injuring or taking (capture, *etc*); possession; intentional or accidental disturbance whilst occupying a 'place used for shelter or protection' and intentional or reckless destruction of these places; sale, barter, exchange, transporting for sale and advertising to sell or buy.

6.12 The site, is considered, to be of ***negligible*** risk regarding harm to great crested newt and reptiles. To further reduce any risk of harm, a non-licenced method of works is recommended, the detail of which are presented below:

6.13 All clearance works should ideally be taken when common reptiles are likely to be fully active i.e. during the April to September period,

- *Clearance of logs, brash, stones, rocks or piles of similar debris will be undertaken carefully and by hand,*
- *Clearance of tall vegetation should be undertaken using a strimmer or brush cutter with all cuttings raked and removed the same day. Cutting will only be undertaken in a phased way which may either include:*

- *Cutting vegetation to a height of no less than 30mm,clearing no more than one third of the site in anyone day or,*
- *Cutting vegetation over three consecutive days to a height of no less than 150mm at the first cut, 75mm at the second cut and 30mm at the third cut,*

- *Following removal of tall scrub using the methods outlined above, remaining vegetation will be maintained at a height of 30mm through regular mowing or strimming to discourage common reptiles from returning,*
- *Ground clearance of any remaining low vegetation (if required) and any ground works will only be undertaken following the works outlined above,*
- *Any trenches left overnight will be covered or provided with ramps to prevent common reptiles from becoming trapped,*
- *Any building materials such a brick, stone etc. will be stored on pallets to discourage reptiles and amphibians from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than in piles on ground.*

6.14 In the event that great crested newts are found on site during works, all work must cease, and the applicant must contact Natural England with regards to obtaining a licence to undertake the works. Should any reptiles which are likely to be affected by the development be discovered during construction, works will cease immediately. The developer will then seek the advice of a suitably qualified and experienced ecologist and works will only proceed in accordance with the advice they provide.

7.0 RECOMMENDATIONS FOR BIODIVERSITY ENHANCEMENT AND NETGAIN

7.1 Development plans should maximise opportunities for enhancement, in order, to achieve a net increase in biodiversity. The measures outlined below provide the means to achieve this enhancement.

7.2 A biodiversity net gain report will be produced which details the habitats on site pre development and post development and measures that will be required to meet biodiversity net gain would be detailed within this report

7.3 As part of the scheme, it is recommended to install bird and bat boxes. These would provide an ecological enhancement by providing suitable roosting and nesting locations for these protected species. These bat and bird boxes could be installed on any retained mature trees on site or through the use of in-built boxes in the new properties. The location of the boxes should avoid high levels of sunlight during the summer months and be located away from windows and doors.

7.4 Tree and shrub planting of native species within the proposed gardens would provide and contribute to the ecological value of these areas of habitats. Native herbaceous and grassland species could also be planted into newly landscape areas, providing a valuable nectar source for invertebrate species. It is also recommended that new species rich hedgerows are planted along boundaries where none are present and between plot boundaries.

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8.0 REFERENCES

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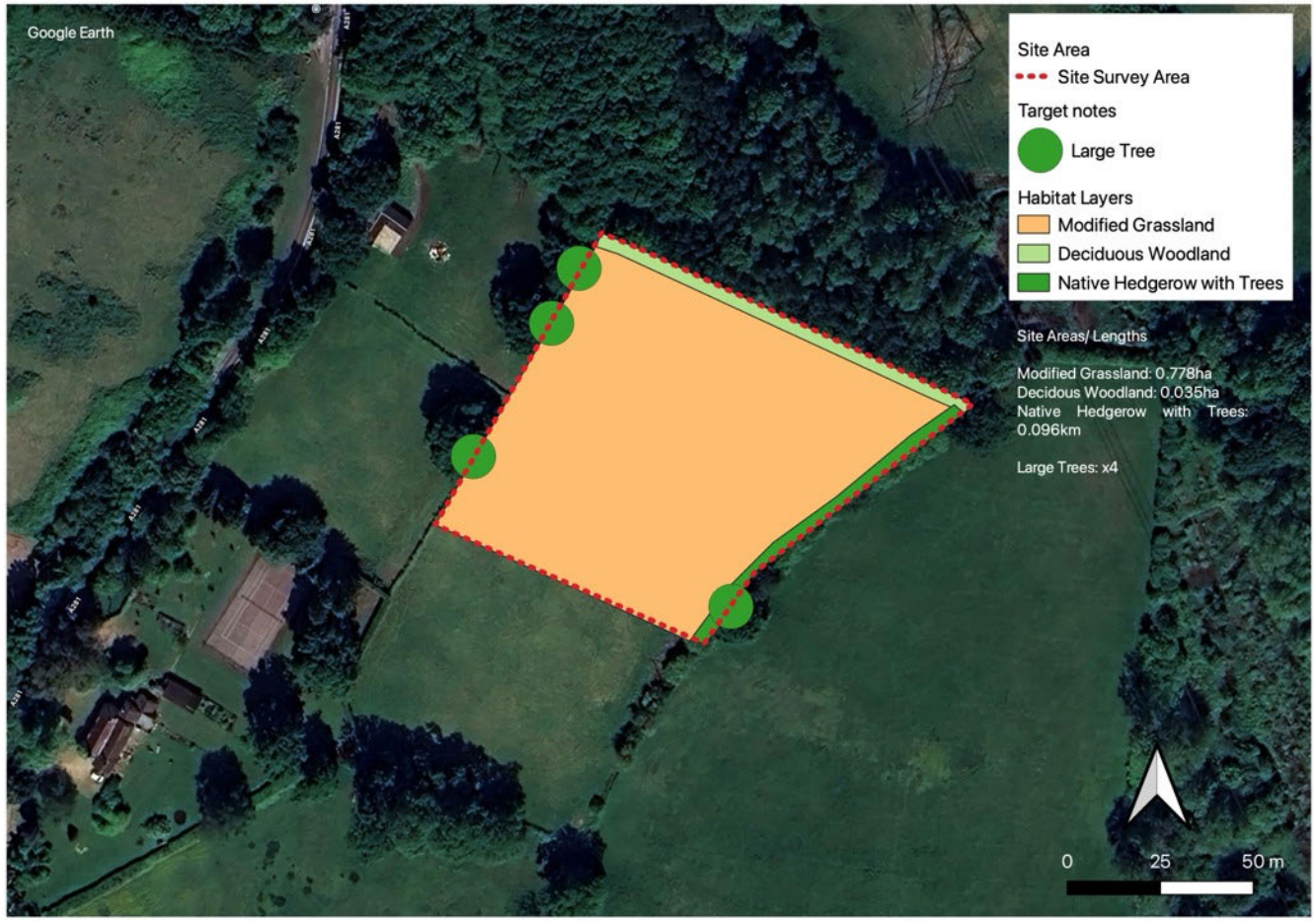
APPENDIX A: PRELIMINARY ECOLOGICAL WALKOVER SURVEY HABITAT MAP



APPENDIX B: SITE PHOTOS

Plate 1: Large Trees

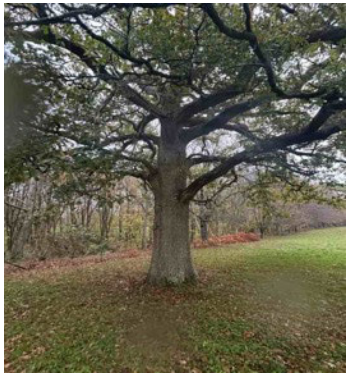


Plate 2: Large Tree

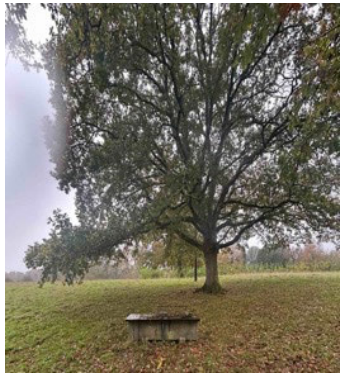


Plate 3: Northern Woodland Edge

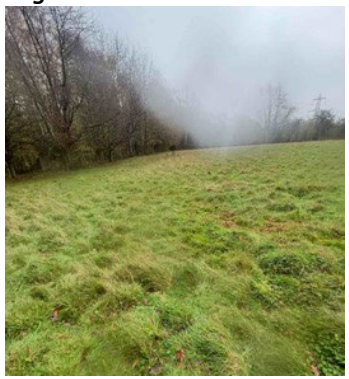


Plate 4: Large Trees and Woodland Edge

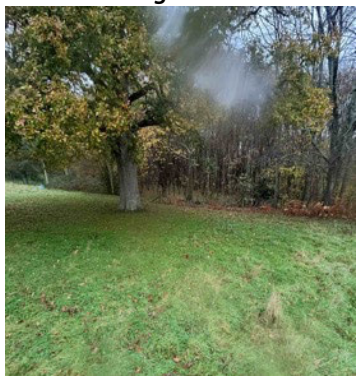


Plate 5: Modified Grassland

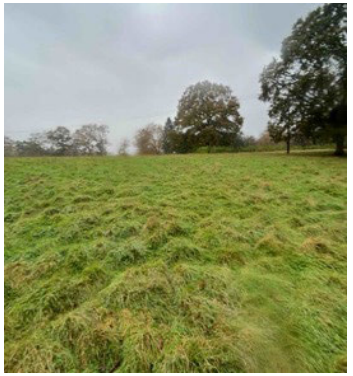


Plate 6:Eastern Boundary

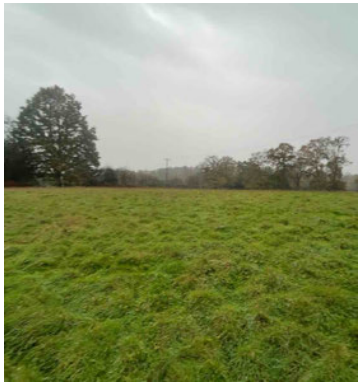


Plate 7: Grassland and Woodland Edge

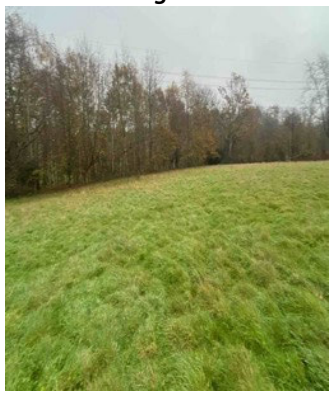


Plate 8: Southern View from Grassland

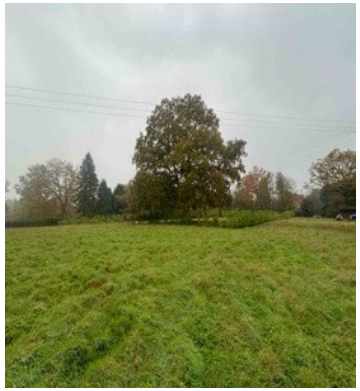
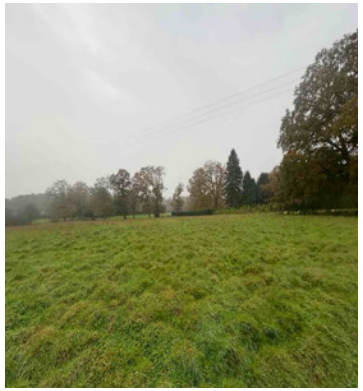
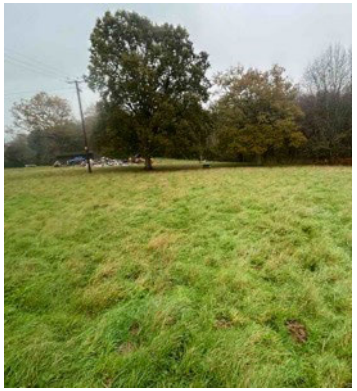


Plate 9: Modified Grassland



Palte 10: Western View



APPENDIX C: PROTECTED SPECIES AND DESIGNATED SITE LEGISLATION SUMMARY (ENGLAND AND WALES)

Species	Legislation (England & Wales)	Offences	Licensing procedures (England & Wales)
Bats European protected species	Conservation of Habitats and Species Regulations 2017	Deliberately[1] capture, injure or kill a bat; deliberate disturbance[2] of bats; or damage or destroy a breeding site or resting place used by a bat. [The protection of bat roosts is considered to apply regardless of whether bats are present.]	A Natural England (NE) licence in respect of development is required in England. European Protected Species: Mitigation Licensing- How to get a licence (NE 2010) Bat Mitigation Guidelines (English Nature 2004) Bat Workers Manual (JNCC 2004) BCT Survey Guidelines (2016)
	Wildlife and Countryside Act 1981 (as amended) S.9	Intentionally or recklessly obstruct access to any structure or place used for shelter or protection or disturb a bat in such a place.	Licence from NE is required for surveys (scientific purposes) that would involve disturbance of bats or entering a known or suspected roost site.
Great Crested Newt European protected species	Conservation of Habitats and Species Regulations 2017	Deliberately[1] capture, injure or kill a great crested newt; deliberate disturbance[2] of a great crested newt; deliberately take or destroy its eggs; or damage or destroy a breeding site or resting place used by a great crested newt.	Licences issued for development by Natural England. European Protected Species: Mitigation Licensing- How to get a licence (NE 2010) Great Crested Newt Mitigation Guidelines (English Nature 2001)
	Wildlife and Countryside Act 1981 (as amended) S.9	Intentionally or recklessly obstruct access to any structure or place used for shelter or protection or disturb a great crested newt in such a place.	Licences issued for science (survey), education and conservation by Natural England.
Dormice European protected species	Conservation of Habitats and Species Regulations 2017	Deliberately[1] capture, injure or kill a dormouse; deliberate disturbance[2] of dormouse; or damage or destroy a breeding site or resting place used by a dormouse.	A Natural England (NE) licence in respect of development is required in England. European Protected Species: Mitigation Licensing- How to get a licence (NE 2010)

Species	Legislation (England & Wales)	Offences	Licensing procedures (England & Wales)
	Wildlife and Countryside Act 1981 (as amended) S.9	Intentionally or recklessly obstruct access to any structure or place used for shelter or protection or disturb a bat in such a place.	Licence from NE is required for surveys (scientific purposes) that would involve disturbance of bats or entering a known or suspected roost site.
[redacted]	[redacted]	[redacted]	[redacted]
Birds	Wildlife and Countryside Act 1981 (as amended) S.1	Intentionally kill, injure or take any wild bird; intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built; intentionally take or destroy the nest or eggs of any wild bird. [Special penalties are liable for these offences involving birds on Schedule 1 (e.g. most birds of prey, kingfisher, barn owl, black redstart, and little ringed plover).] Intentionally or recklessly disturb a Schedule 1 species while it is building a nest or is in, on or near a nest containing eggs or young; intentionally or recklessly disturb dependent young of such a species.	No licences are available to disturb any birds in regard to development. Licences are available in certain circumstances to damage or destroy nests, but these only apply to the list of licensable activities in the Act and do not cover development. General licences are available in respect of 'pest species' but only for certain very specific purposes e.g. public health, public safety, air safety.
Adder **Common lizard** **Grass snake** **Slow worm**	Wildlife and Countryside Act 1981 S.9(1) (part); S.9(5)	Intentionally kill or injure any common reptile species.	No licence is required in England. However, an assessment for the potential of a site to support reptiles should be undertaken prior to any development works which have potential to affect these animals.

Species	Legislation (England & Wales)	Offences	Licensing procedures (England & Wales)
Rabbits, foxes and other wild mammals	Wild Mammals (Protection) Act 1996	Intentionally inflict unnecessary suffering to any wild mammal.	Natural England provides guidance in relation to rabbits (TIN003, Rabbits- management options for preventing damage, July 2007) and foxes (which are also protected under the Wildlife and Countryside Act 1981 from live baits and decoys, see TAN43 April 2005 and TAN08 April 2005) as well as other wild mammals; see Natural England's website for the list of 'Regulatory Guidance, Best Practice and Information'.

APPENDIX D: PONDS WITHIN 500M