Preliminary Ecological Assessment

Gaydon

Kennel Lane

West Grinstead

RH13 8LX

12th August 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
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1.0 SUMMARY

1.1 This Preliminary Ecological Assessment (PEA) was undertaken for Gaydon, Kennel Lane, West Grinstead RH13 8LX, in connection with proposed development works including the demolition of some existing buildings. The site was located in a rural setting, bordered by agricultural land, a pond, and mature trees, and comprised a cluster of timber and metal-clad buildings, hardstanding, and modified grassland. Habitats present included short-mown or grazed modified grassland, compacted gravel hardstanding, a deciduous treeline dominated by oak *Quercus robur* and sycamore *Acer pseudoplatanus*, and an adjacent pond outside the works area. No statutory designated sites were recorded within the search radius.

1.2 Historic records within 2.0km included bats (common and soprano pipistrelle, Daubenton's bat, brown long eared bat), reptiles and amphibians (notably 16 records of great crested newt), and mammals such as hedgehog [redacted]. A mitigation licence for bats had been issued 1.7km away. All onsite buildings were assessed as having negligible potential for roosting bats, with no evidence found. The adjacent pond was tested via environmental DNA for great crested newt with negative results. Habitats within the works area were unsuitable for reptiles and amphibians, [redacted]. Potential for hedgehog was low, and dormouse habitat was poorly connected and unaffected by the proposals. No invasive species were noted.

1.3 Recommendations include avoiding vegetation clearance and building demolition during the bird nesting season (March–August) or undertaking pre-works checks by an ecologist. Any new external lighting should follow Bat Conservation Trust guidance to minimise light spill into foraging habitats. During works, measures should be implemented to safeguard terrestrial mammals, including covering excavations overnight, providing escape ramps, and maintaining connectivity for hedgehogs through fence gaps or hedgerows. A precautionary, non-licensed method of working for great crested newt is advised, including supervised vegetation clearance outside peak terrestrial activity periods, creation of hibernacula, and careful groundworks scheduling.

1.4 Overall, the site's ecological value was low within the works footprint, with higher-value habitats such as the treeline and pond located outside impact areas. With adherence to recommended safeguards and enhancement measures, impacts on protected species and habitats are expected to be minimal.

2.0 INTRODUCTION

2.1 This report presents the findings of a Preliminary Ecological Assessment survey of Gaydon, Kennel Lane, West Grinstead RH13 8LX. It is proposed to carry out development works at this location for which a planning application is to be made. Some of the buildings within the site area will require demolition.

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

Site Location

2.3 The site was situated in a rural setting to the east of Kennel Lane, surrounded predominantly by agricultural fields. The western boundary adjoined an area of mature trees and a pond, while the north and east boundaries directly bordered arable land. Within the redline, the site comprised a cluster of buildings, hardstanding, and areas of open ground used for storage or vehicle parking. The southern part of the site was accessed *via* a driveway from Kennel Lane, connecting it to nearby residential properties and the wider road network.

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.

3.0 METHODOLOGY

Ecological Survey

3.1 A preliminary ecological survey walkover and ENDA survey of Pond 1 was carried out at the Site on the 25th June 2025. 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 High/ PRF-M	Evidence of bat present (*e.g.*) droppings, live or dead bats and/ or desk study results	N/A

Category	Roosting Habitat	Commuting and Foraging Habitat
	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 due to their size, shelter, protection, conditions and surrounding habitats.	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, 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

Category	Roosting Habitat	Commuting and Foraging Habitat
		bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Negligible	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 and Condition Assessment Methods

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.

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; a map detailing the locations of the habitats described can be found in Appendix A, pond within 500m of the site in Appendix B, ENDA results for GCN in Appendix C, and photographs of the property taken at the time of the survey can be found in Appendix D. A summary of the protected species and habitats legislation for England and Wales can be found in Appendix E.

Designated Sites

4.2 There were not any statutory designated sites within the search radius.

Historical Biological Records Search

Bats

4.3 ***Table 2: Bat Species Records***

Latin Name	Common Name	Number of Records
Pipistrellus pygmaeus	Soprano Pipistrelle	2
Pipistrellus pipistrellus	Common Pipistrelle	2
Myotis daubentonii	Daubenton's Bat	1
Plecotus auritus	Brown Long Eared Bat	3

4.4 Bat records for the area included two records of soprano pipistrelle, two records of common pipistrelle, one record of Daubenton's bat, and three records of brown long eared bat.

Reptiles and Amphibians

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

Latin Name	Common Name	Number of Records
Triturus cristatus	Great Crested Newt	16
Anguis fragilis	Slow Worm	4
Natrix helvetica	Grass Snake	1
Rana temporaria	Common Frog	3
Lissotriton vulgaris	Smooth Newt	2

4.6 Records for the area included sixteen records of great crested newt, four records of slow-worm, one record of grass snake, three records of common frog, and two records of smooth newt.

Terrestrial and Riparian Mammals

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

Latin Name	Common Name	Number of Records
Erinaceus europaeus	Hedgehog	14
[redacted]	[redacted]	[redacted]

4.8 Records for the area included fourteen records of hedgehog [redacted]

Granted Mitigation Licences

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

Licence Number	Distance and Direction	Species	Type	Date	NGR
2015-11579-EPS-MIT	1.7km southeast	Brown Long Eared Bat and Common Pipistrelle	Damage and Destroy a Resting Place and Breeding Site	29/07/2015 to 31/12/2025	TQ 1949 2110

4.10 A mitigation licence was issued for a location 1.7 kilometres southeast of the site for brown long eared bat and common pipistrelle, permitting the damage and destruction of a resting place and breeding site between 29 July 2015 and 31 December 2025, under licence number 2015-11579-EPS-MIT at grid reference TQ 1949 2110.

Habitat Types

4.11 ***Modified Grassland –*** This habitat consisted of a heavily grazed grassland, enclosed by wooden post-and-rail fencing. The sward appeared uniform and closely cropped, indicating management for horse grazing, with limited structural diversity.

4.12 ***Developed Land (hardstanding) –*** The hardstanding habitat comprised a large, compacted surface of gravel and crushed stone, used for vehicle access and storage within a working yard. The substrate was largely unvegetated, though small patches of ruderal plants and grasses were beginning to establish in less disturbed edges and gaps. The area was bordered by agricultural buildings, machinery, and open gateways leading to surrounding farmland.

4.13 ***Buildings -*** Building 1 was a single-storey timber structure with horizontal wooden cladding and a shallow pitched roof covered in green mineral felt panels. It featured several small-paned windows with metal frames, painted timber doors, and an overall weathered but intact exterior. The base of the structure was surrounded by a mix of bare ground and ruderal vegetation, with a large pile of bricks stored adjacent to one end.

4.14 Building 2 was an open-sided agricultural-style structure with a pitched corrugated metal roof supported by a steel frame. Three sides were largely open, with partial timber framing on one elevation, allowing easy vehicle and machinery access. The floor area was unsealed, consisting of compacted ground with patches of short grass and bare soil. The building was used for storage of construction and agricultural machinery, with associated equipment and materials

stored beneath the roofed area. The open nature of the structure meant it provided shelter from the elements but minimal enclosure, making it unsuitable for most roosting wildlife.

4.15 Building 3 was a single-storey timber-clad structure with a shallow pitched corrugated roof. It featured multiple stable-style doors, small glazed windows, and a concrete apron along its frontage. The external condition appeared sound, with well-maintained timber panelling and intact roof coverings. The building was used for storage and equestrian purposes, with various equipment and tools stored both internally and externally.

4.16 Building 4 was a small, single-storey timber-clad structure with horizontal wooden panels and a pitched corrugated roof. The exterior showed signs of regular use, with various tools, equipment, and materials stored around its perimeter. It sat on a concrete hardstanding and had minimal fenestration, with access provided by a single door on the side elevation. Internally, the walls were lined with plywood, and the roof structure was open, exposing the underside of the corrugated sheeting and timber rafters. The building was used for equipment and material storage.

4.17 ***Deciduous Tree Line -*** The tree line comprised a dense band of mature deciduous trees forming a continuous canopy along the site boundary. Species included oak *Quercus robur* and sycamore *Acer pseudoplatanus*, with an understorey of younger growth and climbing ivy *Hedera helix*.

4.18 ***Bare Ground (Sand School) -*** The northwestern section of the site survey area comprised of a sand school that was used for equestrian activities. This area was entirely devoid of vegetation.

5.0 POTENTIAL FOR PROTECTED SPECIES

Birds

5.1 The following species were observed within the vegetation within the site boundary and within close proximity to the site. These species were: crow *Corvus corone*, wood pigeon *Columba palumbus*, blue tit *Cyanistes caeruleus*, great tit *Parus major* and robin *Erithacus rubecula*.

Bats

5.2 The buildings present on site did not exhibit any potential to support roosting bats. All of these buildings did not have any suitable cavities present that bats could potentially roost within and there was not any evidence of any usage by bats within any of the buildings. All of the buildings

can be categorised as ***negligible potential*** for roosting bats, with no further surveys recommended.

5.3 The surrounding habitats comprised of open grazing pasture, with some ponds and small areas of woodland. There was a larger block of woodland to the north, which is likely to provide high value foraging habitat for bats. The adjacent pond is also likely to provide high value foraging habitat for bats.

Reptiles and Amphibians

5.4 There was a single fishpond adjacent to the site survey area. This was subject to an Environmental DNA survey to check for presence/ likely absence of great crested newt. The results were negative for the presence of great crested newt. The habitats present within the site survey area comprised of buildings, heavily grazed modified grassland, and hard standing. There was a tree line along the western edge, close to the pond but this feature is not to be impacted by the proposed works. The other habitats do not have any potential to support reptile or great crested newt.

Terrestrial and Riparian Mammals

[redacted]

5.7 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.

5.8 Records of dormice were present within the 2.0km search radius. The treeline present on site consisted of a habitat which were not particularly well connected to the surrounding landscape. This feature is also not impacted by the proposed works. Therefore, dormice are not considered further within this report.

Invasive and Non-Native Species

5.9 No invasive species were noted during the survey.

6.0 DISCUSSION AND RECOMMENDATIONS

Birds

6.1 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 or demolition of the buildings should avoid the breeding season (March to August inclusive). Nests are protected throughout the year, not just within the specified nesting season.

6.2 If this were not possible, a suitably experienced ecologist would be required to check areas of vegetation and the buildings 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.

Bats and Lighting

6.3 Bat species have been recorded within the 2.0km historical records search and the habitats present onsite and in the immediate surroundings can be considered as having high value 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

6.4 Hedgehog have seen their number decline significantly over the last 13 years by around 66%. There were records for hedgehog within 2km. The habitats present on site were of some value to hedgehogs and they may access the site [redacted] within the wider area.

6.5 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]

6.6 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

6.7 A precautionary non-licenced method of works has been drafted to account for great crested newt presence within the wider landscape. It has been considered that there is a ***negligible*** risk of this species being present on site, but a precautionary method of works will be adhered to. This is presented below.

- *The schedule of works is yet to be finalised, but any vegetation and soil removal should be undertaken outside of the terrestrial phase of the life cycle of great crested newt. This period is normally considered to be between March and April, with this species within aquatic habitats for their breeding season.*
- *Vegetation removal would be carried out by hand and these clearance works would be supervised by a licenced ecological consultant. This licenced ecologist would only be required onsite during this vegetation removal but would brief all site workers on amphibian identification and what to do if one is found and where to relocate it to, with the worker given advice on how to proceed with care and where to relocate any amphibian if required. If great crested newt are found, then the works would cease and consultation sought with the licenced ecological consultant.*
- *Hibernaculum habitat would be created prior to the start of the construction phase, with this being situated outside of the works impact zone. This would consist of a mixture of soil over stone and untreated wood, normally cut vegetation. Any amphibians found would be moved to this hibernacula.*
- *Any excavations should be covered at night to prevent any amphibians falling in and becoming trapped. This would also be applicable to terrestrial mammals and any transient reptiles.*

- *Ground works would be carried out for a short a period as possible and all works would be conducted during daylight hours only, so to above the time when great crested newt are most active.*
- *The storage of any debris, soil or cut vegetation on site would be avoided to prevent this becoming hibernacula for great crested newt.*

7.0 REFERENCES

BCT (2023a) Bat Survey Guidelines for Professional Ecologists – Good Practice Guidelines 4th Edition.

BCT & ILP, B. C. (2023b). Bats and artificial lighting in the UK: Guidance Note GN08/23. London: Institution of Lighting Professionals.

Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2023) The UK Habitat Classification User Manual version 2.1 at https://ukhab.org/.

JNCC (2016) Handbook for Phase 1 Habitat Survey: A technique for environmental audit. Joint Nature Conservation Committee, Peterborough.

Mitchell-Jones, A.J. & McLeish, A.P. (Eds) (2004). Bat Workers' Manual (3rd Ed.). JNNC, Peterborough.

Stace C. (1997) New Flora of the British Isles (2nd edition). Cambridge University Press.

The Conservation of Habitats and Species Regulations 2017.

Wildlife and Countryside Act (1981) The Stationary Office, Norwich.

APPENDIX A: PRELIMINARY ECOLOGICAL WALKOVER SURVEY HABITAT MAP

Map Drafted: 14th August 2025

Site Location
Survey Area

Ponds
Pond 1

Habitat Units
Building
Developed Land/ Sealed Surface
Modified Grassland
Treeline - Deciduous Trees
Bareground (Sand School)

Bare Ground 0.098ha

Buildings 0.02ha

Modified Grass 0.107ha

Sealed Surface 0.08ha

Treeline 35m

0 10 20 m

APPENDIX B: PONDS WITHIN 500M

APPENDIX C: EDNA RESULTS

GCN eDNA Analysis

Summary

When great crested newts (GCN), *Triturus cristatus* , inhabit a pond, they continuously release small amounts of their DNA into the environment. By collecting and analyzing water samples, we can detect these small traces of environmental DNA (eDNA) to confirm GCN habitation or establish GCN absence.

Results

Lab ID	Site Name	OS Reference	Degradation Check	Inhibition Check	Result	Positive Replicates
GCN25 4103	Gaydon Kennel Lane - 1	TQ 18461 22728	Pass	Pass	Negative	0/12

Matters affecting result: none

Reported by: Amy Bermudez

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APPENDIX D: PHOTOS OF THE SITE

Plate 1: Building 1 – To be Demolished

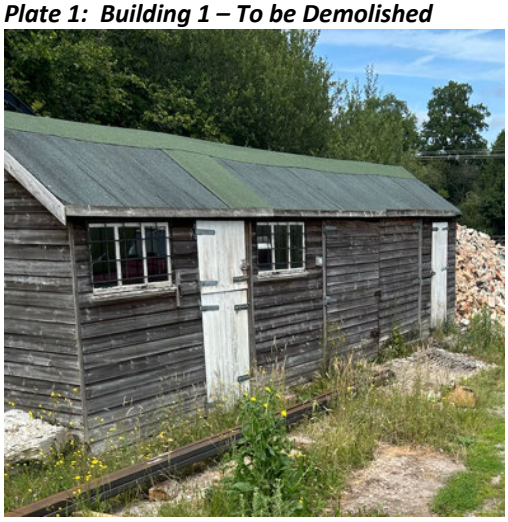

Plate 2: Internal View of Building 1

Plate 3: Building 2 – Ancillary Building

Plate 4: Hard Standing Area

Plate 5: Building 3 – Stables to be Demolished

Plate 6: Building 3 Internal View

Plate 7: Building 4 – Stables to be Demolished

Plate 8: Building 4 Internal View

Plate 9: Deciduous Tree Line

Plate 10: Adjacent Pond Habitat

Plate 11: Sand School from the East

Plate 12: Sand School from Gate

APPENDIX E: 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)
	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.

Species	Legislation (England & Wales)	Offences	Licensing procedures (England & Wales)
Badger	Protection of Badgers Act 1992	Wilfully kill, injure or take a badger; or intentionally or recklessly damage, destroy or obstruct access to a badger sett or disturb a badger in its sett. [It is not illegal to carry out disturbance activities in the vicinity of setts that are not occupied.]	Where required, licences for development activities involving disturbance or sett interference or closure are issued by Natural England (NE). Licences for activities involving watercourse maintenance, drainage works or flood defences are issued under a separate process. Licences are normally not granted from December to June inclusive because cubs may be present within setts. Badgers & Development (NE 2007)
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.
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'.

Site Designation	Legislation (England & Wales)	Protection	Guidance
Site of Special Scientific Interest (SSSI)	Wildlife and Countryside Act 1981 (as amended)	It is an offence to carry out or permit to be carried out any potentially damaging operation. SSSIs are given protection through policies in the Local Development Plan.	Owners, occupiers, public bodies and statutory undertakers must give notice and obtain the appropriate consent under S.28 before undertaking operations likely to damage a SSSI. S.28G places a duty on all public bodies to further the conservation and enhancement of SSSIs. Planning Policy Statement 9: Biodiversity and Geological Conservation (ODPM 2005) for England or Technical Advice Note 5 in Wales.
Locally Designated Sites	There is no statutory designation for these	Sites are given protection through policies in the Local Development Plan.	Development proposals that would potentially affect these would need to provide a detailed justification for the work, an assessment of likely impacts, together with proposals for mitigation and restoration of habitats lost or damaged.

Site Designation	Legislation (England & Wales)	Protection	Guidance
Special Area of Conservation (SAC) **Special Protection Area (SPA)** **Wetland of International Importance (Ramsar site)**	Conservation of Habitats and Species Regulations 2010 EC Directive on the conservation of natural habitats and of wild fauna and flora (92/42/EEC). EC Directive on the conservation of wild birds (79/409/EEC). Convention on Wetlands of International Importance especially as Waterfowl Habitat 1971 (the Ramsar Convention).	Planning controls are effected through Part 2 of the Conservation of Habitats and Species regulations 2010 (Reg 21) and Part 6 (Regs 61-67). The legislation for the Site of Special Scientific Interest which will underpin each designation also applies. These sites are given protection through policies in the Local Development Plan.	Formal Appropriate Assessment is required before undertaking, or giving consent, permission or other authorisation for a plan or project which is likely to have a significant effect on such a site. Planning Policy Statement 9: Biodiversity and Geological Conservation (ODPM 2005) and the accompanying joint Circular (ODPM Circular 6/2005 & Defra Circular 01/2005) for England or Technical Advice Note 5 in Wales.
Site of Special Scientific Interest (SSSI)	Wildlife and Countryside Act 1981 (as amended)	It is an offence to carry out or permit to be carried out any potentially damaging operation. SSSIs are given protection through policies in the Local Development Plan.	Owners, occupiers, public bodies and statutory undertakers must give notice and obtain the appropriate consent under S.28 before undertaking operations likely to damage a SSSI. S.28G places a duty on all public bodies to further the conservation and enhancement of SSSIs. Planning Policy Statement 9: Biodiversity and Geological Conservation (ODPM 2005) for England or Technical Advice Note 5 in Wales.
Local Nature Reserve (LNR)	National Parks and Access to the Countryside Act 1949 S.21	LNRs are given protection through policies in the Local Development Plan.	LNRs are generally owned and managed by local authorities. Development proposals that would potentially affect a LNR would need to provide a detailed justification for the work, an assessment of likely impacts, together with proposals for mitigation and restoration of habitats lost or damaged. Planning Policy Statement 9: Biodiversity and Geological Conservation (ODPM 2005) for England or Technical Advice Note 5 in Wales.
Locally Designated Sites	There is no statutory designation for these	Sites are given protection through policies in the Local Development Plan.	Development proposals that would potentially affect these would need to provide a detailed justification for the work, an assessment of likely impacts, together with proposals for mitigation and restoration of habitats lost or damaged.