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Preliminary Ecological Appraisal and Roost Assessment

Survey site: Fairview Cottage, Sands Lane, Small Dole, BN5 9YL

Client: Steve Undrell

Survey date:

13th May 2025

Project:

This report is prepared to inform a planning application with the Hampshire District Council. The proposal is described as: Construction of a front porch, a two-part single-side extension, and installation of a rear bay window.

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.

PEA Methodology and Legislation - 2024.

Site Location and Context

The survey site is centred on National Grid Reference TQ 21719 12816 and covers an area of approximately 0.244 hectares.

It comprises two buildings B1 and B2, vegetated garden alongside a pond located near the southern boundary. The site is accessed via a private lane within the village of Small Dole, situated in the Horsham District of West Sussex. The site supports a mosaic of semi-natural and managed habitats, including areas of amenity grassland, scattered trees, and sections of native hedgerow. The pond contributes ecological value by providing potential breeding habitat for amphibians and supporting invertebrate communities that may attract foraging bats. Scattered mature trees within and adjacent to the site further enhance structural diversity and strengthen connectivity with the surrounding garden landscape. Aerial imagery and field observations indicate that the surrounding landscape is predominantly arable, interspersed with woodland patches and vegetated field boundaries, contributing to habitat connectivity. Several waterbodies are located nearby, including chalk rivers approximately 500 metres to the south-east and multiple ponds within a 2 km radius. These features are likely to support a range of wildlife species, particularly bats, reptiles, and amphibians, by offering suitable foraging, commuting, and breeding opportunities.

The site lies within National Character Area (NCA) 121: Low Weald, characterised by a predominantly pastoral landscape with scattered woodland, ancient hedgerows, and rural settlements, all of which support high biodiversity and ecological connectivity. According to Natural England's Soilscapes mapping, the site is underlain by freely draining slightly acid loamy soils. These soils typically support diverse grassland and woodland vegetation and exhibit moderate to high permeability, which may influence surface water dynamics and ecological conditions around the pond and other vegetated features.

Survey Details

The site survey was undertaken by Katie Belbin BA (Hons), Graduate Ecologist accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
13/05/2025	16	83	100	0	None

Executive Summary

Bats

Building one (B1) **is considered to have high habitat value for bats.**

Three bat emergence/re-entry surveys are required on building one (B1) on site during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. **Two** surveyors with **two** additional IR are required to provide full coverage of B1 elevations to look for emerging/re-entering bats.

No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.

A Construction Environment Management Plan (CEMP)

Best practice measures to minimise the possibility of pollution affecting the nearby South Downs National Park, Tottington Wood Local Nature Reserve/Local Wildlife Site and Ancient Woodland must be implemented during construction. A Construction Environment Management Plan (CEMP) will be required for this.

Reptiles, amphibians, great crested newts, badgers, hazel dormouse and hedgehogs

Precautionary working methods. See relevant sections for details.

A Biodiversity Net Gain (BNG)

The proposed development is anticipated to qualify for exemption from mandatory Biodiversity Net Gain (BNG) requirements under the self-build exemption, as outlined in Schedule 14 of the Environment Act 2021.

Survey limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

There were no specific limitations to the survey.

Ecological Survey Factor **Conclusion, Impact or Recommendations**	**Detailed using desk study and site survey (carried out under suboptimal 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.**
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plans in appendix 3, pond map in appendix 4, PRF/BERS map in appendix 5, Condition Assessment in appendix 6, and Photos in appendix 7). **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)*	**On-site habitat descriptions** **u1b** – Developed land/sealed surface - Condition indication – N/A Hardstanding is present across the site in several forms, including a driveway to the north, an access path to the east, a wooden decking area to the south, and a paved patio also located on the eastern side of B1. **u1 -** Built-up areas and gardens [vegetated garden 828] - Condition indication – N/A The majority of the site consists of maintained vegetated garden, containing amenity grassland and an individual tree. **32** - Scattered trees - Tree condition assessment categories are available in *Appendix 6.* There is a single mature medium size (530mm DBH) oak tree located on the southern boundary of the site. This tree is in good condition and is being retained.

	u1b5 – Buildings - Condition indication – N/A There are two buildings within the site boundary, building one (B1), this is a two – storey detached dwelling and building two (B2) is a garden shed. For the purposes of the bat assessment, this building has been divided into individual sections to better evaluate habitat suitability. Further details regarding each building are provided in the Bat Assessment section of this report. **h2a** – Native Hedgerow – Hedgerow condition assessment categories are available in *Appendix 6.* Two sections of native hedgerow are present on site: one along the northern boundary and another adjacent to the western elevation of Building 2 (B2). Both hedgerows are dominated by hawthorn (*Crataegus monogyna*), a native species. **Local notable habitats** Patches of ancient woodland are present in close proximity to the site, the closest is located directly adjacent to the site boundary to the south. The trees on-site likely have functional connectivity to these patches of woodland, given their proximity to the site and the presence of numerous trees throughout the garden landscape. Ancient Woodland is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site, including chalk rivers (closest of which located ~0.5km south-east), traditional orchards (closest of which located ~1.73km north-east), coastal and floodplain grazing marsh (closest of which located ~1km north-east) and lowland fens (closest of which located ~1.75km south-east).
Foreseen Impacts	**On-site habitats** The proposed development will result in the loss of small area of amenity grassland and hardstanding. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. T1 is being retained. **Notable habitats** No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to ancient woodland located adjacent to the southern boundary of the site indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.

Recommendations	**On-site habitats** Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). **Notable habitats** Best practice measures to minimise the possibility of pollution affecting the nearby ancient woodland must be implemented during construction. A Construction Environment Management Plan (CEMP) will be required for this. **Biodiversity net gain** Under the Environment Act (2021), all developments (excluding exempt categories) are required to deliver a minimum 10% net gain in biodiversity. This requirement became mandatory for both large and small developments from 2nd April 2024. In this instance, the proposed development is unlikely to trigger the statutory biodiversity net gain requirement, as it falls under one of the recognised exemptions (e.g., self-build projects or developments impacting less than 25m² of habitat). However, it should be noted that the Local Planning Authority may still request a biodiversity net gain assessment in accordance with their own local planning policies.
Locality and Designated Sites	
Summary of Survey Findings	**On-site designations and within 2km** The site is located within the South Downs National Park, a nationally designated landscape recognised for its scenic, ecological, and cultural value. The southern boundary of the site lies adjacent to Tottington Wood Local Nature Reserve (LNR), which may support a range of protected or priority species and habitats. In addition, the site falls within the Impact Risk Zone (IRZ) for the Beeding Hill to Newtimber Hill Site of Special Scientific Interest (SSSI). Although the development is not within the SSSI itself, its location within the National Park and close proximity to designated nature conservation sites necessitate careful consideration of potential indirect impacts, including those related to habitat connectivity, surface water runoff, and pollution. **Statutory designated sites (within 10km)** No national network sites (SAC, SPA, Ramsar) are located within 10km relating to bats.

	Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Sussex Biodiversity Record Centre.
Foreseen Impacts	**On-site designations and within 2km** No direct impacts to any designated sites will occur as a result of the proposed development due to the small scale. However, due to the proximity of the site to South Downs National Park and the possible presence of non-statutory designations in the vicinity, indirect effects such as pollution or tree damage could occur during construction.
Recommendations	**On-site designations and within 2km** Best practice measures to minimise the possibility of pollution affecting the nearby South Downs National Park, Tottington Wood Local Nature Reserve/Local Wildlife Site and Ancient Woodland must be implemented during construction. A Construction Environment Management Plan (CEMP) will be required for this.
Invasive / Non-native species	
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.
Foreseen Impacts	*None foreseen.*
Recommendations	No further surveys but remain vigilant.
Invertebrates	
Summary of Survey Findings	The vegetated garden area on site, which is primarily composed of amenity grassland, is likely to support a low diversity and abundance of common invertebrate species, providing limited opportunities for foraging and shelter. However, the site lacks a variety of habitat features such as species-rich grassland, deadwood, or wetland areas—that would support specialised niches or populations of rare or protected invertebrates. No notable invertebrate species were recorded during the survey, and the site is considered to be of low value for invertebrate biodiversity.
Foreseen Impacts	A small area of amenity grassland will be removed during construction. 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.
Recommendations	No further surveys. **Suggested biodiversity enhancements**

<table>
<tr><td></td><td>The site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.</td></tr>
<tr><td colspan="2">Bats</td></tr>
<tr><td>Summary of Survey Findings</td><td>
EPSL data
A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is one EPSL within a 2km radius of site as detailed below:
<table>
<tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr>
<tr><td>2020-46082-EPS-MIT</td><td>Common pipistrelle, soprano pipistrelle and whiskered bat</td><td>0.5km southwest</td><td>Destruction of a resting and breeding place.</td></tr>
</table>
There are no Special Areas of Conservation designated for bats within 10km of the site.
Foraging and commuting habitat
The site supports a combination of habitats that are considered to provide low to moderate suitability for foraging and commuting bats. Amenity grassland, while of limited structural diversity, may support invertebrate populations that serve as prey for bats. Two sections of native hedgerow, dominated by hawthorn, are present along the northern boundary and adjacent to the western elevation of Building B2. These hedgerows offer linear features commonly used by bats for navigation and commuting between roosting and foraging sites. Additionally, a pond located toward the southern boundary may attract foraging bats due to its potential to support aquatic invertebrates. The site's proximity to ancient woodland and the wider semi-natural landscape further enhances its value as part of a broader bat foraging and commuting network.

Roosting habitat
Buildings and trees that may be impacted by the proposed development have been assessed for their potential to support roosting bats. There are two buildings within the site: the main residential dwelling (B1) and a timber storage shed (B2). Only Building B1 is proposed to be affected by the development; Building B2 will be retained in its current condition. Roosting potential is discussed below in detail.
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</table>

B1 Building description			***Photographs***
Building B1 is a two-storey, brick-built structure with hanging tiles on the north and south elevations. The building features overhanging eaves and lacks a loft space, as the roof void has been converted into a vaulted ceiling bedroom. Despite the absence of internal roof space, several external features provide potential access points for bats. Multiple gaps are present within the hanging tiles on both the north and south elevations, and there are voids between the eaves that could offer suitable roosting opportunities for crevice-dwelling bat species. The site is located adjacent to ancient woodland, which provides high-quality foraging and commuting habitat, further increasing the site's suitability for bats. Building B1 is assessed as having **high** suitability for roosting bats.			
Feature	***Materials***	***Description & suitability***	***Photograph(s)***
Walls	Timber cladding with hanging clay tiles on the north and south elevations. Brick and mortar on the west and east elevations.	**Condition/description** Numerous gaps and missing tiles on the south and north elevation of B1. **Suitability/access/evidence of bats** Gaps and missing tiles on these elevations provide ideal roosting habitat for crevice dwelling bats and could support a small number of bats. No evidence found but recent and current rain would wash this away externally.	

Roof	Clay	**Condition/Description:** Building B1 has a pitched roof with clay ridge and roof tiles. A few small gaps were observed under the tiles along the eastern elevation, while the western elevation appeared to be well-sealed with no visible gaps. **Suitability/Access/Evidence of Bats:** The gaps beneath the roof tiles on the eastern elevation could provide limited access for crevice-dwelling bats. Due to the size and condition of the roof, any potential roosting opportunities are likely to support only a small number of individuals. No evidence of bat presence (e.g. droppings, staining, or feeding remains) was observed during the survey. However, recent and ongoing rainfall may have washed away any external field signs, particularly from exposed surfaces.	 

Eaves	Overhanging	**Condition/description** There are good size gaps within the eaves and apex of B1, that could be suitable for crevice dwelling bats. **Suitability/access/evidence of bats** Space under the eaves could accommodate crevice dwelling bats. No evidence found but recent and current rain would wash this away externally. Could support maternity roosts of crevice dwelling bats.	
Window/doors frames and lintels	PVC and glass	**Condition/description** Tight fitting and in good condition. **Suitability/access/evidence of bats** *N/A*	

Internal voids	Timber rafters and plaster board	**Condition/description** The internal space within Building B1 has been converted into a vaulted ceiling bedroom, with no loft voids or roof spaces present. **Suitability/access/evidence of bats** There are no access points or features that could provide roosting opportunities for bats. As a result, the internal of B1 offers negligible suitability for roosting bats.	

B2 Building description	***Photographs***
Building B2 is a timber shed located along the eastern boundary of the site. It has a pitched roof with clay tiles and timber cladding. The structure is well-sealed with no visible gaps, cracks, or crevices that could offer suitable roosting opportunities for crevice-dwelling bats. Internally, the building lacks any loft void or enclosed roof space and therefore provides no potential habitat for void-dwelling bat species. Furthermore, B2 is to be retained as part of the proposed development and will not be subject to any modification or disturbance. As such, B2 is assessed as having **negligible** suitability for roosting bats.	

Foreseen Impacts	**Roosting habitat [Buildings]** The proposed development will result in the demolition of B1. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. B2 is to be retained as part of the proposed development and will not be subject to any modification or disturbance. **Roosting habitat [Trees]** T1 will be retained and therefore no impacts to roosting bats are anticipated. **Foraging and commuting habitat** The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. **Artificial lighting** No new lighting will be installed as a result of the proposed development.
Recommendations	**Roosting habitat [Buildings]** **Three** bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. One of the surveys could be a dawn re-entry survey, or all three can be at dusk if supported by night vision aids (NVA). **Two** surveyors and **two** additional unmanned cameras are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located. Lighting mitigation may be required based on the outcome of the night bat survey(s).

	If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. **Roosting habitat [Trees]** In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop, and a bat licensed ecologist contacted for further advice. **Foraging and commuting habitat** No further surveys are required. **Artificial lighting** None required. **Suggested biodiversity enhancements** Enhancements are dependent on the outcome of further surveys.
Birds	
Summary of Survey Findings	**Buildings** No evidence of nesting birds was identified on or within B1 and B2. B1 and B2 are deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. **Vegetation** No bird nests were identified within the trees and native hedgerow on-site; however, they all offer nesting opportunities and nest-building resources for birds.
Foreseen Impacts	**Buildings/Vegetation** The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
Recommendations	**Buildings/Vegetation**

	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 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. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged **Suggested biodiversity enhancements** The installation of a minimum of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees) Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. **Habitat suitability**

	Habitats recorded on site are assessed to provide suitable foraging and commuting opportunities for reptiles in the form of grassland. However, the majority of the site is maintained to a short sward length by constant mowing, which hinders connectivity to the wider environment. Hardstanding roads to the north of the site further fragment any potential reptile habitats. While reptiles are unlikely to be onsite, there remains a possibility of a small population present within the hedgerows and area of woodland connected to them. As such the occasional presence of reptiles cannot be ruled out. **Wider landscape** The adjacent sections of woodland are of elevated ecological value within the wider landscape and may represent important resources for local reptile populations. These adjacent habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape.
Foreseen Impacts	A small area of modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of reptiles, if present.
Recommendations	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advise must be sought from a suitably qualified ecologist. **Suggested biodiversity enhancements**

<table>
<tr><td></td><td>The site could be enhanced for reptiles post-development with the inclusion of log piles (created from felled materials) and planting of areas of native shrubs, to provide sheltering opportunities.</td></tr>
<tr><td colspan="2">Amphibians</td></tr>
<tr><td>Summary of Survey Findings</td><td>
EPSL and survey data
A review of the MAGIC database identified one granted European Protected Species Licence (EPSL) for great crested newts within 2 km of the site. This licence (ref: EPSM2009-1258) is located approximately 1.4 km north of the site and relates to the destruction of a resting and breeding place. Additionally, the MAGIC database returned evidence of great crested newt presence based on historic pond surveys conducted in 2019, with records located approximately 1.6 km to the south-west and 0.8 km to the north-east of the site. These records indicate the species is present in the wider landscape, though at some distance from the proposed development.
Aquatic habitat suitability (including ponds within 500m)
Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). There is one pond (P1) within the site boundary and two ponds (P2&P3) within 500m of the site boundary.

<table>
<tr><th>Pond title</th><th>Pond location and description</th><th>Approximate distance from site</th><th>Suitably connected?</th></tr>
<tr><td>P1</td><td>One pond is located within the garden of the site; this is an ornamental pond that contains a large number of fish. Due to the presence of fish, which are known to predate on amphibian eggs and larvae, this pond is considered to have low suitability for great crested newts.</td><td>Within the redline boundary</td><td>Yes - However, this pond will not be directly affected by the proposed development, as no construction works are planned within its immediate vicinity.</td></tr>
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P2	Pond two is located within Tottington woods.	Located 200m southwest of the site.	No – Due to the site garden being well fenced.
P3	Pond three is an ornamental pond located within Mackley Industrial estate.	Located 380m southwest of the site.	No—separated by residential developments and curbed roads.

There is one pond present on site (P1), which lies within the site boundary. Pond P1 is a man-made waterbody measuring approximately 21 m × 11 m, covering an area of around 200 m². It is consistently supplied with fresh water from a nearby spring and likely retains water year-round. While a small amount of submerged vegetation is present, the pond is heavily stocked with fish, significantly reducing its suitability as a breeding habitat for great crested newts (*Triturus cristatus*) due to a high risk of predation on eggs and larvae. Additionally, the pond lacks structurally diverse marginal vegetation—an important feature for suitable breeding habitat. During wetter months, the pond frequently overtops due to heavy rainfall, causing the banks to burst and creating fast-flowing water conditions. This hydrological instability is unfavourable for amphibians, particularly during their aquatic breeding phase, as it may displace eggs and larvae, further reducing habitat quality. The water was turbid at the time of survey, further suggesting the presence of fish. Waterfowl were also observed using the pond during the survey. Importantly, Pond P1 lies outside the proposed development footprint and will not be affected by the planned works.

Based on the Habitat Suitability Index (HSI) assessment, Pond P1 is considered to offer **Poor** suitability to support great crested newts. Scores for each HSI parameter are presented in the table below.

HSI Index	HSI Index Parameter	HSI Score
1 – Location	Zone A	*1.00*
2 – Pond Area	<200m²	*0.40*
3 – Pond Drying	Never dries	*0.90*
4 – Water Quality	Good	*1.00*
5 – Shade	0-80%	*0.50*

	6 – Waterfowl	Major - Severe impact of waterfowl	*0.01*
	7 – Fish	Major – Large number of fish present	*0.01*
	8 – waterbody count in wider landscape within 500m with suitable terrestrial connectivity	3	*1.00*
	9 – Terrestrial Habitat	Good	*1.00*
	10 – Macrophytes	<20%	*0.50*
	TOTAL	-	**0.31**
	CATEGORY	-	**Poor**

A pond map showing approximate pond locations is provided in Appendix 4.

Terrestrial habitat suitability

The terrestrial habitat within the site is considered to offer limited suitability for amphibians. Optimal features such as scrub and rough grassland are largely absent, with the site predominantly comprising hardstanding and amenity grassland—both of which are sub-optimal for amphibian foraging, shelter, and hibernation. While hedgerows provide some limited refuge opportunities, their value is constrained by the urbanised setting and lack of connectivity to high-quality habitats. Woodland is present along the southern boundary of the site, which may support amphibian populations. As such, the presence of amphibians cannot be entirely ruled out. However, due to the limited availability of suitable terrestrial habitat on site and the dominance of sub-optimal features, the likelihood of amphibians using the site is considered to be low.

Foreseen Impacts	When georeferencing the proposed development plans onto scaled mapping of the site, it is noted that the development is likely to result in the loss of approximately 0.010 hectares of amenity grassland. If great crested newts are present within Pond 1 (P1), located to the south of the site, the development has been assessed using Natural England's Rapid Risk Assessment tool (2015). The outcome of the assessment indicates a **Green risk** score, meaning that an **offence is highly unlikely** for each pond within 500 metres of the site (see table below for the assessment of P1).

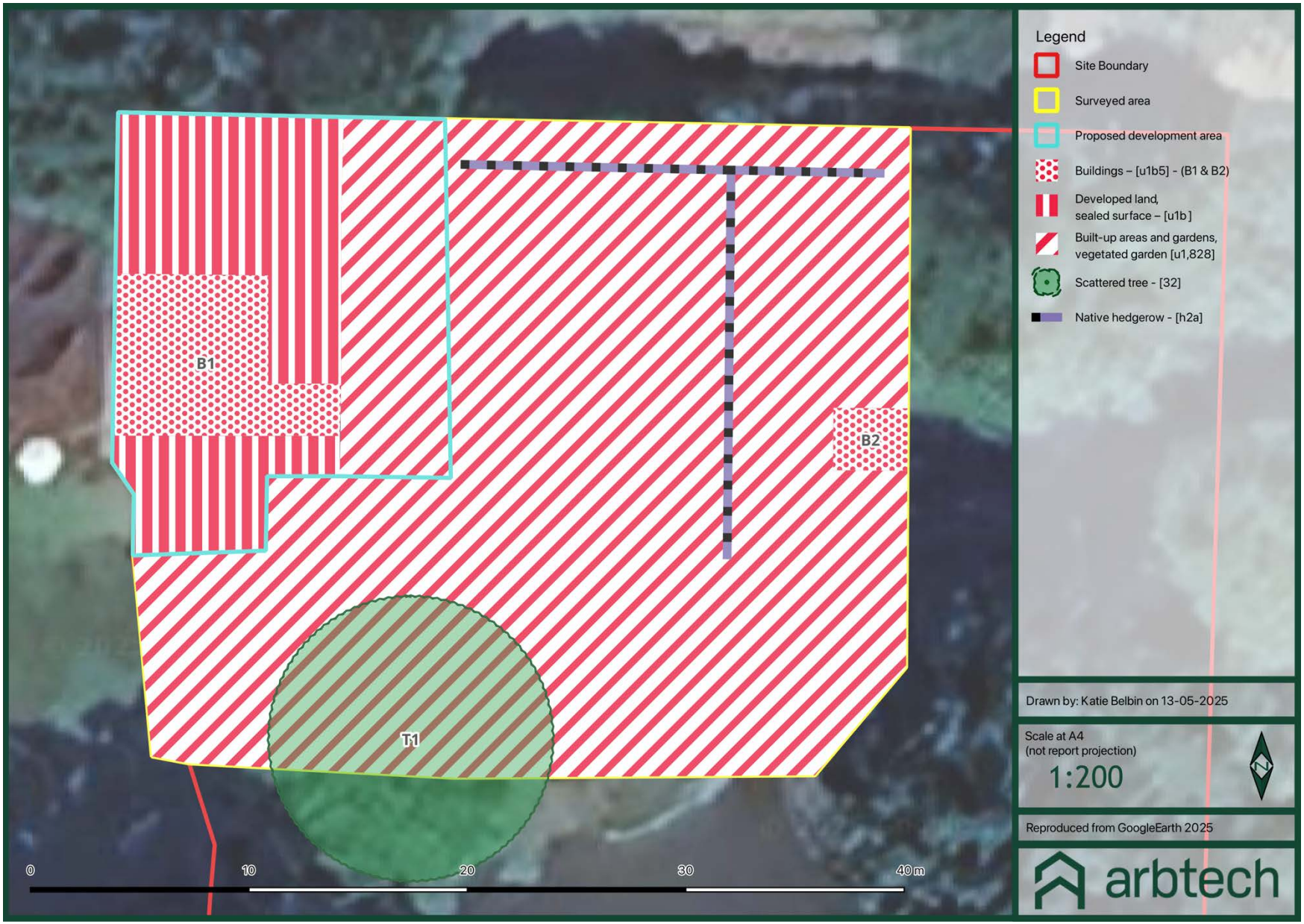
	Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
	Great crested newt breeding pond(s)	No effect	0
	Land within 100m of any breeding pond(s)	0.001 - 0.01 ha lost or damaged	0.05
	Land 100-250m from any breeding pond(s)	0.001 - 0.01 ha lost or damaged	0
	Land >250m from any breeding pond(s)	0.001 - 0.01 ha lost or damaged	0
	Individual great crested newts	No effect	0
		Maximum:	0.05
	Rapid risk assessment result:	**GREEN: OFFENCE HIGHLY UNLIKELY**	
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: • A pre-commencement inspection of GCN suitable grassland impacted by the development will be required • Grassland areas to be removed should be regularly mown/grazed and prevented from becoming rank grassland or other more suitably rich great crested newt habitat. • A staged approach will be adopted for vegetation clearance, whereby the native hedgerow and ornamental shrubs will be strimmed to 15cm and left overnight to allow any amphibians 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 amphibians from the working area. • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.		

	• In the unlikely event that a great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist. **Suggested biodiversity enhancements** The site could be enhanced for amphibians post-development through creation of amphibian hibernacula using rubble and logs from site clearance. Information on how to construct a hibernaculum can be found here: https://www.wiltshirewildlife.org/hibernaculum
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]

Hazel dormouse	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. **Habitat suitability** No evidence of hazel dormice was found within the site. Although the site boundary borders an area of woodland, the proposed development footprint comprises only modified grassland and developed land, both of which are considered unsuitable for hazel dormice. These habitats lack the dense, species-rich shrub layer and canopy connectivity typically required by dormice for foraging, nesting, and safe movement. Dormice rely on a three-dimensional habitat structure to travel between feeding and breeding areas while avoiding predation. Therefore, the likelihood of hazel dormice being present within the area affected by the development is considered acceptably low.
Foreseen Impacts	Modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local dormouse populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of dormice, if present.
Recommendations	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: • Site clearance will be undertaken outside of the dormouse hibernation season (November to March) insofar as is possible. • A toolbox talk will be given to contractors regarding the possible presence of dormice at the site. • Heras fencing will be erected around the working area to prevent encroachment into retained habitats where dormice could be present. • A pre-commencement inspection of the site will be undertaken for dormice. In the unlikely event that a dormouse or evidence of dormouse is identified, works must cease and advise must be sought from a suitably qualified ecologist.
Other e.g. hedgehog	
Summary of Survey Findings	The modified grassland onsite provide foraging and commuting opportunities for hedgehogs, with woodland habitat nearby.

Foreseen Impacts	Grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
Recommendations	[redacted] a precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. **Suggested biodiversity enhancements** The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

Appendix 1: Survey/Habitat map



Appendix 2: Location map



Appendix 3: Proposed plan



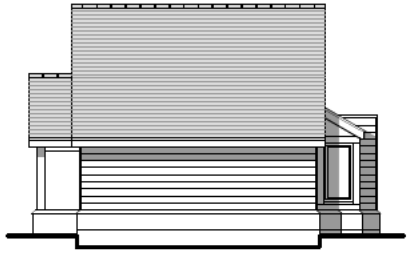
North elevation



East elevation



South elevation



West elevation

Materials:

Walls:
Facing br ck dwarf wall with timber weatherboarding above. All to match existing.

Roof:
Pitched roofing tiles to match existing.

Windows and doors:
UVPC/Aluminium.

Scale

Do not scale from drawing except for planning purposes.

All dimension are in millimetres.

No work is to extend over adjoining properties without express permission.

All designs are subject to a structural feasibility analysis.

Proposed part single part two storey side extension

Proposed elevations

Little Oakwood
Oakwood House
Sands Lane
Small Dole
West Sussex
BN5 9YL

Plan No: PL/611/02
Scale: 1:100

Drawing size: A3

Appendix 4: Pond map



Appendix 5: PRF/BERS map



Appendix 6: Condition Assessment

Condition Assessment Criteria – Individual/scattered Trees [32]			Condition Assessment Result	Metric Score
		T1	Good Passes 5 or 6 criteria	3
A	The tree is a native species (or at least 70% within the block are native species).	Y		
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Moderate Passes 3 or 4 criteria	2
			Poor Passes 2 or fewer criteria	1
C	The tree is mature (or more than 50% within the block are mature)[1].	Y		
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y		
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y		
Number of criteria passed/ Score Achieved		6 - Good		

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Condition Assessment Result	Metric Score	Score Achieved ×/✓
Core groups - applicable to all hedgerow types – Native hedgerow							
A1.	Height	>1.5 m average along length		Y	Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	✓
A2.	Width	>1.5 m average along length		Y	Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length		Y	Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m		Y	Score Achieved:		**GOOD**
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).		Y			
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.		Y			
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.		Y			
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.		N			

Appendix 7: Site photos from 2025	Description
	Northern elevation of B1, with the hanging tiles, exposed brickwork and tarmac carparking area.
	Eastern elevation of B1 and the small area of patio.

	Southern elevation of B1, showing the hanging tiles and wooden cladding and decking.
	Northern and western elevation of B1.

	There is no loft space within B1, the loft space has been converted into a bedroom.
	Gaps on the roof tiles on the southern elevation of B1.

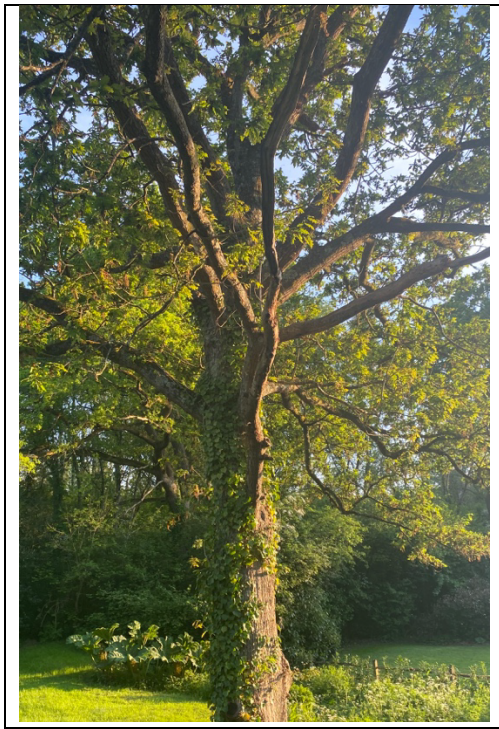
	Gaps in the hanging tiles on the southern elevation of B1.
	Gaps in the hanging tiles on the southern elevation of B1.

	Hanging tiles on the southern elevation of B1.
	Western elevation of B1.

	Native hawthorn hedge located on the western boundary of the site.
	Amenity grassland and patio area located on the eastern boundary of the site.

	P1 located within the site boundary to the south of the site.
	Decking area, hard standing patio, shed and eastern elevation of B1.

	B2 storage shed located on the eastern boundary of the site.
	Vegetated garden located to the east of B1, also including the native hawthorn hedge located on the western and eastern boundary of the site.

	T1 Medium English oak tree located on the southern boundary of the site.

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Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Katie Belbin BA (Hons), Graduate Ecologist	15/07/2025
Proof	0.2	Jamie-Lee Anderson, BSc (Hons), Consultant Ecologist, Class 2 Natural England Bat Licence (CL18)	16/07/2025
Final	1.0	Katie Belbin BA (Hons), Graduate Ecologist	16/07/2025