

Preliminary Ecological Appraisal

Survey site:

The Spoons, Harbolets Road, West Chiltington, West Sussex, RH20 2LG

Client:

Danny Lidbetter

Survey date:

28th April 2026

Project:

This report is prepared to inform a planning application with the Horsham District Council. The proposal is described as:

Full application for a two pitch settled gypsy accommodation site and retention of stable as day room / store (retrospective) together with proposed landscape and biodiversity enhancements.

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

The site survey was undertaken by Jamie-Lee Anderson BSc (Hons), Principal Ecologist – Class 2 Natural England Bat Licence Number: 2025-85309-CL18-BAT & Great Crested Newt Level 1 Survey Class Licence CL08 2025-83855-SCI-CL08.					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
28/04/2026	13	60	80	18	None
Executive Summary					
BNG The development will be required to demonstrate a minimum 10% net gain in biodiversity through use of the latest Defra Biodiversity Metric as to comply with legislation (Environmental Act 2021). Owing to the private nature of the property, it is likely that the unit deficit will need to be met through the purchase of credits. EMEP Given the retrospective nature of this assessment, the development has already been completed and any impacts to ecological receptors and their habitat will have already occurred. A review of the site and its surrounding context has identified that, prior to development, the site is likely to have supported a range of common species, including reptiles, amphibians, hedgehogs, [REDACTED] utilising the grassland habitat for foraging, sheltering, and commuting purposes. The installation of closed board fencing has further severed connectivity between the site and the wider landscape, limiting the ability of wildlife to move freely through the area. In the absence of pre-development survey data, a precautionary approach has been adopted throughout this assessment, and it is considered that the development will have resulted in the loss of habitat and disturbance to any species present at the time of works. Whilst the magnitude of these impacts is considered low given the small size of the site (0.0995 ha) and the availability of suitable habitat within the wider landscape, the permanent nature of the habitat loss and connectivity severance means that without appropriate mitigation and enhancement measures, these impacts are long-term. It is therefore recommended that an Ecological Management and Enhancement Plan (EMEP) is prepared for the site, consolidating all recommended mitigation and enhancement measures identified within this report. The EMEP should be submitted to and approved in writing by the local planning authority prior to implementation, and all measures should be carried out in strict accordance with the approved plan. Implementation of the EMEP will					

ensure that the site makes a net positive contribution to biodiversity going forward, in line with the requirements of the Environment Act 2021 and the relevant local planning policy framework.

Limitations

Retrospective

The site survey was retrospective, and the works have been completed. From aerial imagery, the site appears to have formerly been a grassland paddock with a timber stable and limited hardstanding, as can be seen in the images below taken from GoogleEarth dated 23rd April 2020 and 14th May 2025. It has now been altered and two mobile homes are stationed on the land, a septic tank has been installed in the southeastern corner, the site has been covered in pea gravel hardstanding, Leylandii hedging has been planted along the northern and southern boundaries, the original stable building has been converted into a dayroom and a small garden has been established.

Historical imagery < 23 Apr 2020 > >I



Historical imagery < 14 May 2025 > >I



Biological Records Data

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. Furthermore, owing to the retrospective nature of this report, it is unlikely to have any impact on recommendations.

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see Habitat Map in Appendix 1, Pond Map in Appendix 2, Location Plan in Appendix 3, Proposal Plan in Appendix 4, Photos in Appendix 5 and Condition Assessment in Appendix 6). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	Site Context The survey site is centred on National Grid Reference TQ 10160 20839 and has an area of approximately 0.0995 ha. The site currently comprises an area of hardstanding and unsealed man-made surfaces, with two mobile homes, a septic tank, a converted stable structure and associated garden and amenity areas. It is situated to the north of West Chiltington, within a rural landscape characterised by dispersed cottages and farmsteads, narrow lanes, wide grass verges and some ribbon development along Harbolets Road (B2133). Review of historical aerial imagery via Google Earth indicates that prior to development the site comprised grassland. Clearance of this vegetation appears to have taken place between 2021 and 2022, and the pre-clearance condition of the site will be used as the baseline for retrospective Biodiversity Net Gain calculations. The wider landscape comprises numerous scattered woods, copses and greenspaces, with Knepp Wildland lying to the east, a nationally significant rewilding estate of considerable ecological value. Ponds are present immediately to the south of the site and approximately 20 m to the north. Such features are likely to enhance the area for a variety of species, including bats, amphibians and reptiles. Review of LandIS data indicates that soils at the site fall within Soilscape 18: slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils, with impeded drainage. These soils are typically associated with seasonally wet pastures and woodland habitats and are predominantly suited to grass production. British Geological Survey data records the bedrock geology as the Weald Clay Formation (Sandstone).

The site contains no habitats of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Further notable habitats are present within 2km, however. Other habitats within the site are common and widespread and have low ecological value.

On-site habitat descriptions

- Buildings – u1b5
 - There are three buildings on site, two static caravans and one converted stable.
- Artificial unvegetated, unsealed surface - u1c
 - The majority of the site is covered in pea gravel.
- Vegetated garden with scattered trees – u, 828, 32
 - In the southeastern corner of the site there is a square area of vegetated garden, comprising amenity lawn.
 - There are five trees on site

Tree number	Species	Size	Condition
1	Ash	Large	Good – see Appendix 6
2	Oak	Medium	
3	Oak	Small	
4	Hawthorn	Small	
5	Holly	Small	

- Non-native and ornamental hedgerow
 - The site is bordered by a Leylandii hedge.

Local notable habitats

Priority habitats are present within 2km of the site:

	• Deciduous Woodland ~30m west • Ancient Woodland ~40m west • Traditional Orchards ~760m northwest
<i>Foreseen Impacts</i>	On-site habitats The development has resulted in the loss of grassland. No trees appear to have been lost. Aerial imagery review in conjunction with the site visit confirms that trees shown in the 2020 GoogleEarth image are still present on site. This has resulted in a net loss in biodiversity at the site owing to the loss of grassland. Notable habitats As the survey has been undertaken retrospectively, impacts on adjacent habitats (Ancient and Deciduous Woodland) cannot be mitigated for retrospectively.
<i>Recommendations</i>	On-site habitats The development will be required to demonstrate a minimum 10% net gain in biodiversity through use of the latest Defra Biodiversity Metric as to comply with legislation (Environmental Act 2021). It is noted that the development is not exempt from demonstrating a compliant biodiversity net gain, as per current Natural England Guidance: https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments. This will need to be done using historical aerial imagery review to inform the baseline of the site as per legislation. To compensate for the proposed habitat losses at the site, the following habitat creation measures should be incorporated: • Planting of native trees and hedgerows. • Enhancement of the vegetated garden to a species-rich grass mix. Notable habitats Not practicable as retrospective.
Locality and Designated Sites	

<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are no known statutory sites nearby. No national network sites (SAC, SPA, Ramsar) are located within 2km. The site lies within the impact risk zone for Hurston Warren SSSI and Upper Arun SSSI, and proposed development type is not listed as a possible high risk for this designation. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from the Local Records Centre Name. Arun Valley SAC, SPA and Ramsar A review of MAGIC mapping confirms that the site does not fall within a nutrient neutrality catchment zone. Whilst the site lies within the Sussex North Water Supply Zone and in proximity to the Arun Valley SAC, SPA, and Ramsar Site (approximately 5km southwest), these designations do not trigger a nutrient neutrality requirement for this site.
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites None required.
<i>Recommendations</i>	On-site designations None required.

	Statutory and non-statutory designated sites None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including hardstanding, buildings, vegetated garden and non-native hedgerow, likely provide common invertebrates with limited opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	As this survey has been undertaken retrospectively, the development has already been completed and any impacts to invertebrates and their habitat have already occurred. Prior to development, the site comprised grassland where pea gravel and buildings exist now, which represented potentially limited suitable habitat for invertebrates. Given the absence of pre-development survey data, a precautionary approach has been adopted, and it is assumed that invertebrates may have been present on the site prior to works commencing. On this basis, the following impacts are considered likely to have occurred because of the development: • Loss of habitat: the removal of grassland and replacement with hardstanding and unsealed man-made surfaces will have reduced or eliminated habitat available to invertebrates for foraging and commuting. • Disturbance: ground clearance and construction activity is likely to have caused direct disturbance to any invertebrates present at the time of works.

	The magnitude of these impacts is low, given the relatively small size of the site (0.0995 ha) and the availability of suitable habitat within the wider landscape. However, the permanent nature of the habitat loss means the impact is long-term without appropriate mitigation and enhancement measures being implemented
<i>Recommendations</i>	Given the retrospective nature of this assessment and the precautionary assumption that invertebrates may have been present prior to development, it is recommended that a series of mitigation and habitat enhancement measures are implemented to compensate for the loss of habitat and, where possible, to improve conditions for invertebrates going forward. Any suitable habitat that may have been present prior to development has been removed because of the works undertaken. It is therefore recommended that the following measures are incorporated into an Ecological Management and Enhancement Plan (EMEP), which should be prepared, agreed with the local planning authority and implemented in full prior to or alongside any further works on the site: • Creation of a cordoned-off grassland area; a defined area of the site should be reinstated as species-rich grassland, using locally appropriate native seed mixes. The area where the vegetated garden is located would be suitable. This will restore foraging, sheltering and commuting habitat for invertebrates and contribute to the site's overall biodiversity value. The area should be managed sympathetically on an ongoing basis, with cutting regimes designed to benefit invertebrates. • Log piles should be created for invertebrates to provide additional habitat resources. These measures should be detailed within the Ecological Management and Enhancement Plan (EMEP). The EMEP should be submitted to and approved in writing by the local planning authority prior to implementation, and all measures should be carried out in strict accordance with the approved plan.
Bats	
<i>Summary of Survey Findings</i>	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 near 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>2018-34018-EPS-MIT</td><td>Natterer's bat</td><td>1890m northwest</td><td>Destruction of a resting place</td></tr></table> Foraging and commuting habitat Habitats recorded on site provide limited foraging resources for bats, in the form of few scattered trees. Bats may utilise linear hedgerows for commuting. These are due to be retained. Roosting habitat No buildings and trees are to be impacted, and no roosting habitat will be impacted.	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2018-34018-EPS-MIT	Natterer's bat	1890m northwest	Destruction of a resting place
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2018-34018-EPS-MIT	Natterer's bat	1890m northwest	Destruction of a resting place						
Foreseen Impacts	As this survey has been undertaken retrospectively, the development has already been completed and any impacts to bats and their habitat have already occurred. Prior to development, the site comprised grassland, which represented potentially suitable habitat for foraging bats. On this basis, the following impacts are considered likely to have occurred because of the development: Loss of habitat: the removal of grassland and replacement with hardstanding and unsealed man-made surfaces will have reduced habitat available to bats for foraging. The magnitude of these impacts is low, given the relatively small size of the site (0.0995 ha) and the availability of suitable habitat within the wider landscape. However, the permanent nature of the habitat loss means the impact is long-term without appropriate mitigation and enhancement measures being implemented								
Recommendations	Given the retrospective nature of this assessment and the precautionary assumption that bats may have been utilizing the site for foraging prior to development, it is recommended that a series of mitigation and habitat enhancement measures are implemented to compensate for the loss of habitat and, where possible, to improve conditions for bats going forward.								

	Any suitable habitat that may have been present prior to development has been removed because of the works undertaken. It is therefore recommended that the following measures are incorporated into an Ecological Management and Enhancement Plan (EMEP), which should be prepared, agreed with the local planning authority and implemented in full prior to or alongside any further works on the site: • Creation of a cordoned-off grassland area; a defined area of the site should be reinstated as species-rich grassland, using locally appropriate native seed mixes. This will restore foraging, sheltering and commuting habitat for invertebrates and contribute to the site's overall biodiversity value, increasing foraging resources for bats. The area should be managed sympathetically on an ongoing basis, with cutting regimes designed to benefit invertebrates. • Incorporation of bat boxes. Two bat boxes should be mounted on mature retained trees. These measures should be detailed within the Ecological Management and Enhancement Plan (EMEP). The EMEP should be submitted to and approved in writing by the local planning authority prior to implementation, and all measures should be carried out in strict accordance with the approved plan.
Birds	
<i>Summary of Survey Findings</i>	The habitats present on-site, including hardstanding, buildings, vegetated garden and non-native hedgerow, provide common birds with limited opportunities to nest. The site contains no further notable habitats which may provide opportunities for protected bird species. The hedgerows and trees provide nest building resources and are due to be retained.
<i>Foreseen Impacts</i>	As this survey has been undertaken retrospectively, the development has already been completed and any impacts to birds and their habitat have already occurred. Prior to development, the site comprised grassland, which represented negligible value for bird species.
<i>Recommendations</i>	Given the retrospective nature of this assessment, it is recommended that a series of mitigation and habitat enhancement measures are implemented to compensate for the loss of habitat and, where possible, improve conditions for birds going forward.

	It is therefore recommended that the following measures are incorporated into an Ecological Management and Enhancement Plan (EMEP), which should be prepared, agreed with the local planning authority and implemented in full prior to or alongside any further works on the site: • Creation of a cordoned-off grassland area; a defined area of the site should be reinstated as species-rich grassland, using locally appropriate native seed mixes. This will enhance foraging, sheltering and commuting habitat for birds and contribute to the site's overall biodiversity value. • Incorporation of bird boxes. Two bird boxes should be mounted on mature retained trees. • All trees and hedgerow should be retained. These measures should be detailed within the Ecological Management and Enhancement Plan (EMEP). The EMEP should be submitted to and approved in writing by the local planning authority prior to implementation, and all measures should be carried out in strict accordance with the approved plan.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site is enclosed by close-board fencing which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the site. Prior to works commencing, reptiles may have utilised the grassland for basking and the boundaries for refuge.

<i>Foreseen Impacts</i>	As this survey has been undertaken retrospectively, the development has already been completed and any impacts to reptiles and their habitat have already occurred. Prior to development, the site comprised grassland where pea gravel and buildings exist now, which represented potentially limited suitable habitat for reptiles. On this basis, the following impacts are considered possible to have occurred as a result of the development: • Loss of habitat: the removal of grassland and replacement with hardstanding and unsealed man-made surfaces will have reduced or eliminated habitat available to reptiles for basking, foraging, and sheltering. • Disturbance: ground clearance and construction activity is likely to have caused direct disturbance to any reptiles present at the time of works, with the potential for direct mortality or displacement of individuals. The magnitude of these impacts is low, given the relatively small size of the site (0.0995 ha) and the availability of suitable habitat within the wider landscape. However, the permanent nature of the habitat loss means the impact is long-term without appropriate mitigation and enhancement measures being implemented.
<i>Recommendations</i>	Given the retrospective nature of this assessment and the precautionary assumption that reptiles may have been present prior to development, it is recommended that a series of mitigation and habitat enhancement measures are implemented to compensate for the loss of habitat and, where possible, to improve conditions for reptiles going forward. Any suitable habitat that may have been present prior to development has been removed as a result of the works undertaken. It is therefore recommended that the following measures are incorporated into an Ecological Management and Enhancement Plan (EMEP), which should be prepared, agreed with the local planning authority and implemented in full prior to or alongside any further works on the site: • Creation of a cordoned-off grassland area: a defined area of the site should be reinstated as species-rich grassland, using locally appropriate native seed mixes. The area where the vegetated garden is located would be suitable. This will restore basking, foraging, and sheltering habitat for reptiles and contribute to the site's overall biodiversity value. • Creation of reptile habitat features: log piles, brash piles, and/or stone refugia should be introduced within or adjacent to the reinstated grassland area to provide additional shelter, hibernation, and thermoregulation opportunities for reptiles.

	Gaps in the fencing should be made to improve connectivity between the site and the wider landscape. These measures should be detailed within the Ecological Management and Enhancement Plan (EMEP). The EMEP should be submitted to and approved in writing by the local planning authority prior to implementation, and all measures should be carried out in strict accordance with the approved plan.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned one granted EPSL record for great crested newts within 2km of the site: 2014-3595-EPS-MIT located approximately 1720m northwest for the damage and destruction of a resting place. Great crested newts 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 <i>et al.</i> 2001). As such, the great crested newt metapopulation known to be present 1.72km northwest are not suitably connected to the site. Habitat suitability There are no ponds on the site; however, a review of aerial imagery (MAGIC and OS Maps) indicates the presence of five ponds within 500m, all of which have suitable connectivity to the site. Additionally, the site falls within a red risk zone for great crested newts (GCN), indicating a higher likelihood of GCN presence in the surrounding landscape. Given this context, eDNA surveys of all five ponds would have been recommended prior to works commencing to determine the presence or absence of GCN. However, as the development has already been completed, any impacts to newts and their terrestrial habitat will have already occurred, and eDNA testing would no longer be a meaningful or reliable survey method at this stage.
<i>Foreseen Impacts</i>	As this survey has been undertaken retrospectively, the development has already been completed and any impacts to amphibians and their habitat have already occurred. Prior to development, the site comprised grassland where pea gravel and buildings exist now, which represented suitable terrestrial habitat for amphibians. Given the absence of pre-development

	survey data, a precautionary approach has been adopted, and it is assumed that amphibians may have been present on the site prior to works commencing. On this basis, the following impacts are considered likely to have occurred as a result of the development: • Loss of habitat: the removal of grassland and replacement with hardstanding and unsealed man-made surfaces will have reduced or eliminated terrestrial habitat available to amphibians for foraging, sheltering, and overwintering. • Connectivity: closed board fencing may have reduced connectivity to the wider landscape. • Disturbance: ground clearance and construction activity is likely to have caused direct disturbance to any amphibians present at the time of works, with the potential for direct mortality or displacement of individuals. The magnitude of these impacts is low, given the relatively small size of the site (0.0995 ha), the absence of any standing water on site, and the availability of suitable habitat within the wider landscape. However, the permanent nature of the habitat loss means the impact is long-term without appropriate mitigation and enhancement measures being implemented.
<i>Recommendations</i>	Given the retrospective nature of this assessment, the precautionary assumption that amphibians may have been present prior to development, and the site's location within a red risk zone for great crested newts, it is recommended that a series of mitigation and habitat enhancement measures are implemented to compensate for the loss of habitat and, where possible, to improve conditions for amphibians going forward. Any suitable terrestrial habitat that may have been present prior to development has been removed as a result of the works undertaken. It is therefore recommended that the following measures are incorporated into an Ecological Management and Enhancement Plan (EMEP), which should be prepared, agreed with the local planning authority and implemented in full prior to or alongside any further works on the site: • Creation of a cordoned-off grassland area: a defined area of the site should be reinstated as species-rich grassland, using locally appropriate native seed mixes. The area where the vegetated garden is located would be suitable. This will restore foraging, sheltering, and overwintering habitat for amphibians and contribute to the site's overall biodiversity value.

	• Creation of amphibian habitat features: log piles, brash piles, and areas of bare earth should be introduced within or adjacent to the reinstated grassland area to provide additional shelter, refugia, and overwintering opportunities for amphibians. • Creation of a garden pond: where feasible, the introduction of a small wildlife pond within the reinstated garden area is strongly recommended. This would provide valuable aquatic breeding habitat for amphibians, including potentially GCN, and would significantly enhance the biodiversity value of the site. • Gaps in the fencing: to improve the connectivity of the site with the wider landscape and prevent fragmentation. These measures should be detailed within the Ecological Management and Enhancement Plan (EMEP). The EMEP should be submitted to and approved in writing by the local planning authority prior to implementation, and all measures should be carried out in strict accordance with the approved plan.
[REDACTED]	
[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
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Recommendations	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] █ [REDACTED] [REDACTED] [REDACTED] [REDACTED] █ [REDACTED] [REDACTED]

Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	Given the retrospective nature of this assessment, no significant impacts to riparian animals are considered likely to have occurred as a result of the development, and no further survey effort or mitigation measures are considered necessary in this regard.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability Dormice typically utilise a three-dimensional habitat structure to commute between feeding and breeding sites whilst avoiding predation. The site in its current condition is considered negligible in terms of its suitability for hazel dormice, comprising entirely pea gravel and hardstanding with no structural habitat of value to this species. Prior to development, the site is similarly considered to have offered negligible suitability, as the habitat present was limited to grassland, which is not a habitat type utilised by dormice for commuting, foraging, or breeding. The likelihood of dormice having been present on site before or after development is therefore considered acceptably low. Furthermore, for isolated habitats in the UK, research indicates that dormice require a minimum of 20ha of woodland habitat to support a viable population (Bright et al. 1994). The site falls significantly short of this threshold and is not connected to any

	woodland habitat of relevance, further reducing the likelihood of dormice being present within the site or its immediate surroundings. No further survey effort or mitigation measures are considered necessary in respect of hazel dormice.
<i>Foreseen Impacts</i>	Given the retrospective nature of this assessment, no significant impacts to hazel dormice are considered likely to have occurred as a result of the development, and no further survey effort or mitigation measures are considered necessary in this regard.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The site currently provides negligible opportunities for hedgehogs owing to an absence of foraging and commuting resources.
<i>Foreseen Impacts</i>	As this survey has been undertaken retrospectively, the development has already been completed and any impacts to hedgehogs and their habitat have already occurred. Prior to development, the site comprised grassland which, whilst limited in extent, may have provided opportunities for hedgehogs to forage and commute through the site as part of wider ranging behaviour within the local area. Given the absence of pre-development survey data, a precautionary approach has been adopted, and it is assumed that hedgehogs may have used the site prior to works commencing. On this basis, the following impacts are considered likely to have occurred as a result of the development: • Loss of habitat: the removal of grassland and replacement with pea gravel and hardstanding will have reduced or eliminated foraging and commuting habitat available to hedgehogs on site. • Disturbance: ground clearance and construction activity is likely to have caused direct disturbance to any hedgehogs utilising the site at the time of works, with the potential for direct mortality or displacement of individuals. • Loss of connectivity: the installation of closed board fencing around the perimeter of the site will have severed hedgehog movement through and across the site, potentially isolating individuals from foraging and nesting habitat within the surrounding area. Hedgehogs are known to range widely, and any barrier to movement can have significant consequences for local populations.

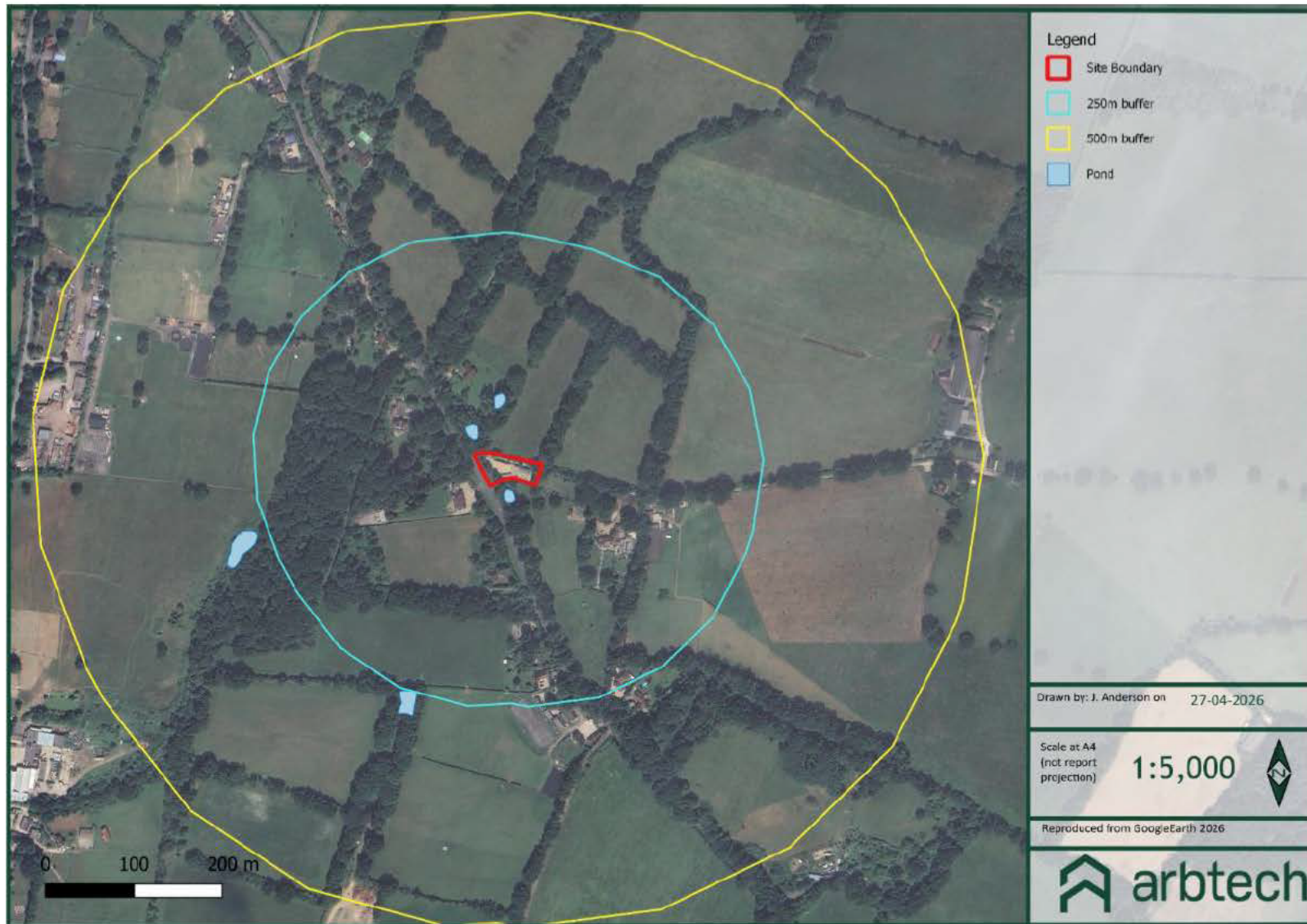
	The magnitude of these impacts is considered low to moderate, given the small size of the site (0.0995 ha) and the availability of suitable habitat within the wider landscape. However, the permanent nature of both the habitat loss and the fencing barrier means that without appropriate mitigation, these impacts are long-term and could contribute to the continued decline of hedgehogs within the local area.
<i>Recommendations</i>	Given the retrospective nature of this assessment, the precautionary assumption that hedgehogs may have been present prior to development, and the severance of connectivity caused by the installation of closed board fencing, it is recommended that a series of mitigation and habitat enhancement measures are implemented to compensate for the loss of habitat and connectivity and, where possible, to improve conditions for hedgehogs going forward. It is therefore recommended that the following measures are incorporated into an Ecological Management and Enhancement Plan (EMEP), which should be prepared, agreed with the local planning authority and implemented in full prior to or alongside any further works on the site: • Reinstatement of connectivity: gaps of a minimum of 13cm x 13cm should be created at ground level in the closed board fencing surrounding the site to allow hedgehogs to pass through freely. This will reinstate commuting connectivity across the site and ensure that hedgehogs are not prevented from accessing foraging and nesting habitat within the wider landscape. This is considered the single most important measure that can be implemented to benefit hedgehogs at this site. • Creation of hedgehog habitat features: log piles, brash piles, and areas of longer vegetation should be introduced within or adjacent to the reinstated grassland area to provide additional shelter, foraging, and potential nesting opportunities for hedgehogs. • Installation of a hedgehog house: a proprietary hedgehog nesting box should be installed within a quiet, sheltered area of the reinstated grassland to provide an additional nesting resource and encourage hedgehog use of the site going forward.

	These measures should be detailed within the Ecological Management and Enhancement Plan (EMEP). The EMEP should be submitted to and approved in writing by the local planning authority prior to implementation, and all measures should be carried out in strict accordance with the approved plan.
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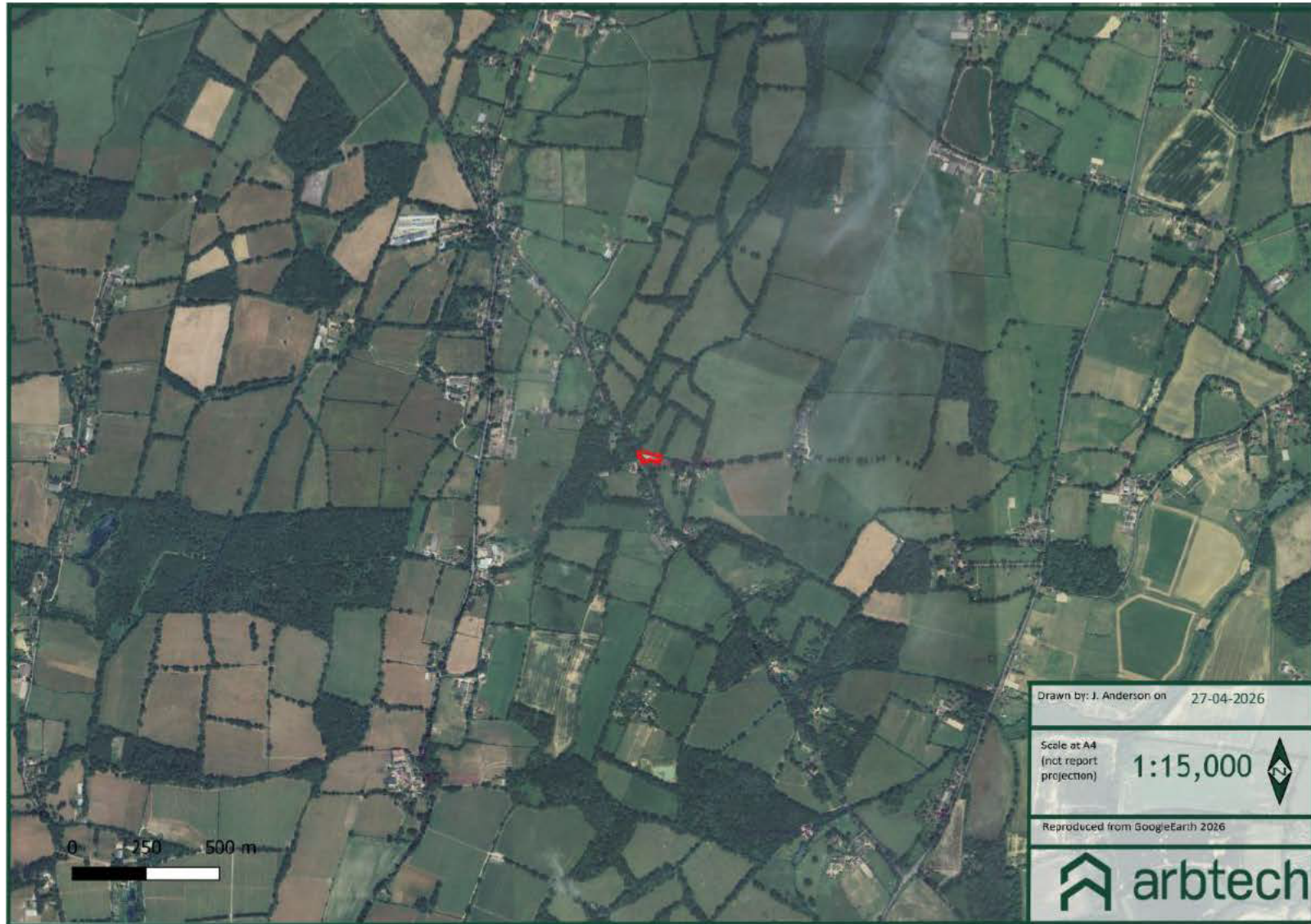
Appendix 1: Habitat map



Appendix 2: Pond Map



Appendix 3: Location map



Appendix 4: Proposed plan



Appendix 5: Photos



Figure 1: Looking eastwards. Two static caravans and pea gravel.



Figure 2: Converted stable on the eastern boundary of the site.



Figure 3: Two trees behind the stable, oak (foreground) and ash (background)



Figure 4: Three trees within the amenity lawn.



Figure 5: Leylandii hedge and vegetated garden amenity lawn.

Appendix 6: Condition Assessment

Urban/Rural Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	More than 70% of trees on site are native.
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	Trees are individual trees and thus automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	Y	More than 50% mature trees on site.
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Little to no evidence of adverse anthropogenic impacts; all trees have retained >75% of their expected canopy.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Ivy, lifted bark, crevices and cracks observed.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	More than 20% of the tree canopy area has vegetation underneath.
Number of criteria passed			5
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 5 or 6 of 6 criteria	Good (3)	✓	
Passes 3 or 4 of 6 criteria	Moderate (2)		
Passes 0, 1 or 2 of 6 criteria	Poor (1)		

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