



Preliminary Ecological Appraisal and Roost Assessment

Survey site:

37 London Road, Pulborough, West Sussex RH20 1AS

Client:

McHale Contractors Ltd

Survey date:

18th September 2025

Project:

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

The demolition of buildings onsite and the erection of two new buildings

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.](#)

Site Location and Context					
The survey site is centred on National Grid Reference TQ 05040 19192 and has an area of approximately 0.058ha. The site comprises one dwelling (B1), associated outbuildings (B2), modified grassland which is dominated by ruderals and hard standing. It is situated within the village of Pullborough and is immediately surrounded by residential dwellings to the north, east and south. To the west is a train line with a tree lined boundary and arable fields. The wider landscape is comprised of arable fields interspersed with residential villages and pockets of woodland. Aerial imagery shows the local landscape to have a semi-rural urban landscape with the site surrounded by residential dwellings within a village but arable fields in the surrounding landscape. Additionally, there is woodland located approximately 10m north-east of the site.					
Survey Details					
The site survey was undertaken by Beth Ellison-Perrett BSc (Hons) MSc, MRSB, Senior Ecologist, an ecologist with four years of experience, and holder of Natural England survey licences for bats [2023-11066-CL17-BAT] and great crested newt [2024-11998-CL08-GCN].					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
18/09/2025	19	85	100	17	None
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.					
Validity					
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.					

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, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). 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> • u1b – Developed land/sealed surface • u1b5 – Buildings • u1c – Artificial unvegetated, unsealed surface • u1 847 – introduced shrubs • g4 – Modified grassland with ruderals [81] • h3d – Bramble scrub	Local notable habitats The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). The site contains bramble scrub which is of good quality and could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km, including deciduous woodland (~8m east), coastal and floodplain grazing marsh (~730m south), traditional orchards (~1110m east) and ancient woodland (~1180m west). On-site habitat descriptions <u>u1b – Developed land/sealed surface</u> Surrounding B1 and extending east and west are areas of developed land; sealed surface. The hard standing is comprised of concrete and is of negligible habitat value for protected species. <u>u1b5 – Buildings</u> There are two buildings onsite- the main dwelling (B1) and an outbuilding (B2). B1 is two-storeys and B2 is single storey. Additionally, both buildings have flat roofs. The buildings were assessed for their habitat value for protected species within their relevant sections below.

	<u>u1c - Artificial unvegetated, unsealed surface</u> To the north of the site, is a small area of artificial unvegetated, unsealed surface. The artificial unvegetated, unsealed surface is comprised of shingles and is of negligible habitat value for protected species. <u>u1 847 – introduced shrubs</u> To the north-east of the site, is an area of introduced shrubs. The area is comprised of laurel, buddleia, Indian cluster berry, rock cranes-bill and the occasional bramble. <u>g4 – Modified grassland with ruderals [81]</u> To the west of the site is an area of modified grassland which is heavily comprised of ruderals. The area is unmanaged, resulting in a sward of approximately 10-40cm in length. There are approximately 5 species per m² and species composition is comprised of nettles (D), cocks foot (A), burdock (F), common bent (O), hemp agrimony (O), mugwort (O), teasel (R), thistle (R), ragwort (R), hawksbeard (R), bramble (R), cow parsley (R), creeping buttercup (R), clover (R) and plantain (R). Modified grassland condition assessment: a) There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. - FAIL b) Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed. - PASS c) Any scrub present accounts for less than 20% of the total grassland area. - PASS d) Physical damage is evident in less than 5% of total grassland area. - FAIL e) Cover of bare ground is between 1% and 10%, including localised areas. - PASS f) Cover of bracken <i>Pteridium aquilinum</i> is less than 20%. - PASS g) There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA). - PASS
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	Score: 5/7 but fails essential criterion A - Poor condition <u>h3d – Bramble scrub</u> Along the western boundary of the site, is an area of scrub. The scrub is comprised of bramble and is approximately 1m tall and 2m wide.
<i>Foreseen Impacts</i>	On-site habitats The proposed development will result in the loss of hard standing, two buildings, bramble scrub and modified grassland. This is likely to have a small impact on biodiversity due to the low ecological value of these habitats, however, the removal of the grassland could result in a net loss in biodiversity at the site. 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 deciduous woodland (8m east), indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.
<i>Recommendations</i>	On-site habitats To compensate for the proposed habitat losses at the site, the following habitat creation measures should be incorporated: • New areas of grassland created onsite. • The planting of native trees. 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) may be required for this. Biodiversity net gain

	The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. This is mandatory for larger developments and comes into force for smaller developments on 2nd April 2024. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain.
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 five statutory sites within 2km of the site, as detailed below: <u>Park Farm Cutting SSSI</u> – located 1020m west Park Farm Cutting – UK Fossil Collecting Park Farm Cutting is a geological Site of Special Scientific Interest (SSSI) in West Sussex, England, notable for exposing the Sandgate Beds of the Lower Greensand Group, which contain an important collection of Early Cretaceous mollusc fossils. <u>Arun Valley SAC, SPA</u> – located 1185m south <i>Anisus vorticulus</i> occurs across a range of sites in southern and eastern England. The Arun valley is one of the three main population centres for this species in the UK. This proposed site includes two of its core sites in the wash lands of the Arun floodplain (Pulborough Brooks and Amberley Wild Brooks SSSIs). <u>Pulborough Brooks SSSI</u> – located 1185m south These wet meadows are crossed by a network of ditches, some of which have a rich aquatic flora and invertebrate fauna, including several which are nationally rare. The site is internationally important for wintering wildfowl and many species of birds breed there, such as lapwing, snipe, garganey, yellow wagtail, grey partridge, skylark, reed bunting and barn owl.

	<u>Upper Arun SSSI</u> – located 1490m west In addition to assessing the physical presence and breeding of Odonata species, assessment of habitat and vegetation attributes are also used to determine condition status of the SSSI and subsequent favorability of the Outstanding Odonata assemblage. Overall specialists interpreted the data to give a condition assessment of favourable with notes on the following habitat attributes. Cover of emergent vegetation attribute at 22% met the target set at 15 – 40%. The most common emergent plants present were Branched Bur-reed, Common Club-rush, Reed Canary-grass, and Reed Sweet-grass. Submerged vegetation at 6% failed to meet the target range of 30-50%. Whilst a great abundance of submerged vegetation may not be pivotal for all species of Odonata, some species utilise it for oviposition. And providing food sources. <u>Marehill Quarry SSSI</u> – located 1370m east The majority of the disused quarry is overgrown, with very limited geological exposure, but this has changed little over the period of more than 30 years since the Site Management Brief was undertaken. Crucially, the key exposures of both the Pulborough Sandrock and the overlying Marehill Clay remain intact and well exposed in the area of the mine entrances. There is no immediate requirement for active management of the site, other than for the removal of one tree and associated saplings from the area directly in front of the mine entrances. Otherwise, periodic checking and removal of brambles, ivy, tree saplings etc. from the area of the key exposures should be carried out at four to five-year intervals. The site lies within the impact risk zone for Park Farm Cutting SSSI, Upper Arun SSSI, Pulborough Brooks SSSI and Marehill Quarry SSSI. 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.
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen.

	Statutory and non-statutory designated sites The site lies within the impact risk zone for Park Farm Cutting SSSI, Upper Arun SSSI, Pulborough Brooks SSSI and Marehill Quarry SSSI. The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, there is potential for all proposed developments to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites The Local Planning Authority (LPA) may be required to consult with Natural England regarding potential impacts to Park Farm Cutting SSSI, Upper Arun SSSI, Pulborough Brooks SSSI and Marehill Quarry SSSI.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	Buddleia was identified on the site which is listed as an invasive, non-native species.
<i>Foreseen Impacts</i>	Construction could result in the spread of Buddleia.
<i>Recommendations</i>	Any plants present on Schedule 9 of the Wildlife and Countryside Act 1981 are prohibited from release into the wild due to their capacity to cause ecological, environmental or socio-economic harm. Where Schedule 9 species are grown in private gardens, larger scale gardens, estates and amenity areas reasonable measures will be taken to confine them to the cultivated area so as to prevent their spreading to the wider environment and beyond the landowner's control. As such, not preventing the spread of Buddleia currently present on site, into the wild (i.e. surrounding areas), this could constitute an offence.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including lawns and ornamental shrubs, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.

Foreseen Impacts	Hard standing, two buildings, bramble scrub and modified 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 The site could be enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.														
Bats															
Summary of Survey Findings	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 are two EPSLs 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>2016-25246-EPS-MIT</td><td>Soprano pipistrelle</td><td>700m south</td><td>Destruction of a resting place</td></tr><tr><td>2016-24617-EPS-MIT</td><td>Soprano pipistrelle</td><td>905m south</td><td>Unknown</td></tr></table> Additionally, according to NBN Atlas and the Sussex Bat Group, the site contains a soprano pipistrelle maternity roost. Foraging and commuting habitat Habitats recorded on site are assessed to provide limited foraging opportunities for bats in the form of bramble scrub and modified grassland with ruderals. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Additionally, adjacent to the western boundary of			EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2016-25246-EPS-MIT	Soprano pipistrelle	700m south	Destruction of a resting place	2016-24617-EPS-MIT	Soprano pipistrelle	905m south	Unknown
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	the site is the railway line which has a tree lined boundary. This could be utilised by foraging and commuting bats. There is also deciduous woodland, located 8m east of the site which could be utilised by bats. Roosting habitat Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There are two buildings on site; the main dwelling (B1), and one outbuilding (B2).
B1 Building description	Photographs
B1 is a detached two-storey brick-built building with a flat roof clad in bitumen felt. The roof felting is in relatively good condition with no raised sections under which bats could roost. The doors and windows are wooden framed and appear in good condition with no suitable bat roosting sites. The brickwork around the building appears in relatively good condition with no gaps or cracks within which crevice-dwelling bats could roost. There are UPVC soffits around the building which are generally in good condition, with the exception of the eastern elevation, where a section of the soffit is raised away from the wall (circled in red), allowing access for crevice dwelling bats to roost. The eastern elevation is clad in hanging tiles, which appear in relatively good condition. The lead flashing at the top of the hanging tiles is raised in places (circled in yellow), creating suitable gaps for bats too roost. There is no loft space within B1. B1 has moderate habitat value for roosting bats. However, according to NBN Atlas and the Sussex Bat Group, the site contains a soprano pipistrelle maternity roost.	

	
B2 Building description	Photographs
B2 is a detached single-storey brick-built building with a flat roof clad in corrugated asbestos sheeting. The roof sheeting is in relatively good condition with no raised sections under which bats could roost. The doors and windows are wooden framed and appear in excellent condition with no suitable bat roosting sites. The brickwork around the building appears in excellent condition with no gaps or cracks within which crevice-dwelling bats could roost. The building is single skinned and therefore prone to temperature fluctuations and adverse weather. Additionally, there is no loft space within B2. B2 has negligible habitat value for roosting bats.	 

<i>Foreseen Impacts</i>	Roosting habitat [Buildings] B1: The proposed development will result in the demolition of this building. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. B2: Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. 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. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat [Buildings] Three bat emergence 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. Two surveyors 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. An EPSL application to Natural England will be required. The EPSL application requires that all surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 Suggested biodiversity enhancements Enhancements are dependent on the outcome of further surveys.
Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within B1 or B2. Both buildings are is 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 shrubs on-site, however they offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings No impacts are anticipated on nesting birds as a result of the proposed development. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees 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. Barn owls None required.

	Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of one bird box on buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box, Schwegler 1SP Sparrow Terrace, Woodstone Nest Box, 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 limited foraging and refuge opportunities for reptiles. The grassland with ruderals and scrub provide a suitable structure for refuge, whilst also providing foraging opportunities. However, it is important to note that the site is dominated by buildings, and hardstanding of limited value to reptiles. These habitats are suboptimal due to an absence of notable habitat structure and diversity, which significantly limits refuge, foraging, and commuting opportunities, albeit they do provide some basking opportunities when located adjacent to potential refugia. Further, the site is surrounded by urban development (i.e. roads and buildings) to the north, east and south 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. However, the western boundary is comprised of a railway line with a tree line which could be utilised by commuting reptiles.

	Wider landscape The deciduous woodland located 8m east of the site is of elevated ecological value within the wider landscape and may represent important resources for local reptile populations. This habitat provides optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted. However, the woodland is separated from the site, by the A29 which is considered sub-optimal for reptile migration.
<i>Foreseen Impacts</i>	Hard standing, two buildings, bramble scrub and 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. The site does not form a connective pathway or stepping stone between areas of suitable reptile habitat in the wider landscape and the development is unlikely to lead to reptile habitat fragmentation.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any reptiles to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter reptiles from the working area. • 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 advice must be sought from a suitably qualified ecologist.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site. 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 are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of four ponds within 500m of the site, located 118m north-east (P1), 295m east (P2), 330m west (P3) and 405m west (P4). P1 is located within a woodland which will provide optimal terrestrial opportunities for amphibians including foraging, commuting, refuge and hibernation opportunities. P2 is located within a school and is surrounded by hard standing. P3 and P4 are located within the same field, each within their own small sections of woodland which connect to a larger woodland to the south. Both P1 and P2 are separated from the site by the A29. This landscape feature is likely to represent a significant barrier to dispersal due to heavy traffic flow and high kerbs along the road, eliminating connectivity to the site for great crested newts. The remaining two ponds (P3 and P4) have potential terrestrial connectivity to the site due to an absence of definitive barriers to dispersal. Terrestrial habitat suitability The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. rank grassland). The areas of modified grass offer sub-optimal habitat for terrestrial amphibians. The scrub may offer refuge for these

	species, however given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is suitable terrestrial habitat across the wider landscape, including woodland and tree lines which connect the off-site ponds, reducing the likelihood of amphibians being present on site.																								
Foreseen Impacts	When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of 0.0087ha of grassland and bramble scrub. If great crested newts are present within the pond 118m to the north-east of the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces an Green risk score, which states: Offence Highly Unlikely (see below). <table><tr><th>Component</th><th>Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)</th><th>Notional offence probability score</th></tr><tr><td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land within 100m of any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land 100-250m from any breeding pond(s)</td><td>0.01 - 0.1 ha lost or damaged</td><td>0.01</td></tr><tr><td>Land >250m from any breeding pond(s)</td><td>0.01 - 0.1 ha lost or damaged</td><td>0.001</td></tr><tr><td>Individual great crested newts</td><td>No effect</td><td>0</td></tr><tr><td colspan="2">Maximum:</td><td>0.01</td></tr><tr><td colspan="2">Rapid risk assessment result:</td><td>GREEN: OFFENCE HIGHLY UNLIKELY</td></tr></table>	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)	No effect	0	Land 100-250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.01	Land >250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.001	Individual great crested newts	No effect	0	Maximum:		0.01	Rapid risk assessment result:		GREEN: OFFENCE HIGHLY UNLIKELY
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																							
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Land 100-250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.01																							
Land >250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.001																							
Individual great crested newts	No effect	0																							
Maximum:		0.01																							
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 staged approach will be adopted for vegetation clearance, whereby the vegetation 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.																								

[illegible]

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>	No impacts are anticipated on riparian animals as a result of the proposed development.
<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 as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice. The site is enclosed by urban infrastructure including roads and significant residential development. These landscape features fragment suitable dormice habitat in the wider landscape and are likely to limit dispersal opportunities to the site. Therefore the likelihood of this species being present on site is considered acceptably low.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.

<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The ruderal herb onsite provides limited foraging and commuting opportunities for hedgehogs, with woodland habitat nearby, located 8m east (although on the adjacent side of the main road).
<i>Foreseen Impacts</i>	Hard standing, two buildings, bramble scrub and modified 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.
<i>Recommendations</i>	Similar to the badgers, 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 4: Habitat Photos

Developed land; sealed surface	
Photograph	Description
	Hard standing onsite, located within the centre of the site and extending east.
Modified grassland with ruderals	
Photograph	Description
	Modified grassland with ruderals onsite (to rear of B2)

Introduced shrubs	
Photograph	Description
	Introduced shrubs on site, along northern side of site
Bramble scrub	
Photograph	Description

	Bramble scrub onsite, located along the western boundary
Artificial unvegetated, unsealed surface	
Photograph	Description
	Artificial unvegetated, unsealed surface, located along the northern boundary.

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