

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Site 1, 1 Hilltop Cottages, The Mount, Ifield, Crawley, West Sussex RH11 0LF

Client:

Derek McCulloch

Survey date:

19th March 2025

Project:

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

The construction of a residential dwelling with associated landscaping

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.

The site survey was undertaken by Ashleigh Domblides, Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
19/03/2025	14	55	20	5	None

Ecological Survey Factor	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.
Conclusion, Impact or Recommendations	
Habitats and plants (see habitat map in appendix 1, PRA plan in appendix 2, local pond map in appendix 3, location plan in appendix 4, proposed plans in appendix 5 and photos in appendix 6). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings <i>(UKHab codes used)</i>	Site Description: The survey site is centred on National Grid Reference TQ 22773 38149 and has an area of approximately 0.11ha. The site consists of one semi-detached residential dwelling (B1), with associated outbuildings (B2, B3) and vegetated garden with lawn, scattered trees, flower beds and hardstanding. The site is set within a rural area, surrounded predominantly by grassland in addition to a small number of residential dwellings and associated gardens. The wider area consists of grassland, large woodland parcels and a number of small water bodies. The local area is well connected via a network of tree and hedge lined fields, connecting the site to more substantial habitat. To the authors knowledge, there are no known previous reports for this site. Limitations: Due to seasonal limitations, further surveys within the optimal season for surveying vegetation would normally be required to obtain accurate habitat classification and condition assessment data. However, in the case of this site, the delays involved would likely be disproportionate to the predicted likely value of the habitat, with only heavily managed lawn in a private garden being removed. As such, a “worst case scenario” precautionary assessment is applied in line with Statutory Guidance within Biodiversity Net Gain Condition Assessment Criteria. In the interests of proportionality, this assessment should be realistic.

UK Habs Description and Codes:Developed Land: Sealed Surface [u1b]

Hardstanding is present throughout site, with a concrete driveway, patio areas and paths to the south and west and a swimming pool with a decking area in the centre of site.

Artificial unvegetated – unsealed surface [u1c]

An in-ground trampoline is present to the northeast of site. In addition, a strip of shingle is present to the south of B2.

Built-up areas and gardens [u1] vegetated garden [828] and flower beds [846]

The majority of site is dominated by heavily managed lawn with a frequent mowing regime with sward length of ~5-10cm. Species present within the lawn include perennial rye grass *lolium perenne* (D), common daisy *bellis perennis* (F), creeping buttercup *ranunculus repens* (F), stinging nettle *Urtica dioica* (O), purple dead nettle *lamium purpureum* (R), and daffodil *narcissus pseudonarcissus* (R).

In addition, a number of flower beds are present with scattered shrubs and plants such as box hedge *buxus sempervirens*, cypress *Cupressus leylandii*, lavender *Lavandula angustifolia* and spindle *euonymus europaeus*. No invasive species were identified.

Non-native and ornamental hedgerow [h2b]

One small length of box hedge is present to the northwest of site.

Scattered trees [u1 32]

Four scattered trees were identified on site:

Tree number	Species	Size	Condition
T1	Sour Cherry	Small	Moderate
T2	Apple	Medium	Moderate
T3	Bay Tree	Medium	Moderate
T4	Leatherleaf Viburnum	Small	Moderate

Buildings [u1b5]

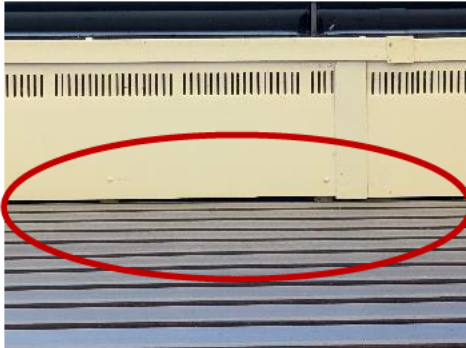
There are three permanent buildings present on site:

	B1 is a semi-detached residential dwelling to the west of site. B2 is an outbuilding to the southeast of site. B3 is a small greenhouse to the northeast of site. <u>Local notable habitats</u> Within a 2km radius of the site the following priority habitats have been identified: • Deciduous woodland, closest parcel ~100m north of site • Ancient woodland, closest parcel ~200m north of site • Traditional orchards, closest parcel ~325m east of site • No main habitat but additional habitat exists, closest parcel ~550m north of site • Woodpasture and parkland, closest parcel ~1.25km east of site
<i>Foreseen Impacts</i>	The habitats on site are widespread and not notable. The scattered trees and the majority of the grassland on site are expected to be retained based on the proposed plan, with an area of heavily managed grassland being removed to accommodate the new dwelling. No impact on adjacent or nearby habitats off site is foreseen.
<i>Recommendations</i>	A biodiversity net gain (BNG) report is unlikely to be required for the proposal, as the application will be submitted as self-build/custom build (one of the exemptions). 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). <u>Biodiversity Enhancement Opportunities:</u> The following habitat creation and enhancement opportunities could be incorporated into the proposed development: ▪ Species-rich/wildflower grassland could be planted along the eastern site boundary to improve biodiversity on site. ▪ Native hedgerow could be planted along the site boundary to improve connectivity between site and other substantial habitat nearby

Locality and Designated Sites	
<i>Summary of Survey Findings</i>	The site is not subject to any designation, and there is one designated site within 2km of the site boundaries: Glover's Wood, Site of Special Scientific Interest (SSSI), located ~1.85km north of site. The dominant habitat within Glover's Wood is broadleaved mixed and yew woodland with four previously agricultural ponds, with notable invertebrate assemblage including rare species of craneflies The site is within the SSSI Impact Risk Zone for Glover's Wood, however, there are no anticipated risks associated with the proposed development.
<i>Foreseen Impacts</i>	There are no anticipated impacts on any designated sites as a result of the proposed development.
<i>Recommendations</i>	None
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	No habitat for protected or notable invertebrates is found on site, however the scattered trees, lawn and flower beds on site provide good habitat for other more common invertebrate species. 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.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys. The following habitat creation and enhancement opportunities could be incorporated into the proposed development: • Species-rich/wildflower grassland could be planted along the eastern/western site boundary to improve biodiversity on site. • Native hedgerow could be planted along the site boundary to improve connectivity between site and other substantial habitat nearby
Bats	
<i>Summary of Survey Findings</i>	There are no EPSLs for bats returned within 2km of the site.

	It is worth noting the majority of land within this radius comprises of undeveloped grassland and woodland, reducing the likely requirement of EPSL's within this area. This is therefore unlikely to be an accurate representation of the bat population within the area. While no EPSL's have been granted within the area, local knowledge suggests there is a roost present within the adjacent residential dwelling to the west of site, though the species and roost type is unknown. A total of three/one buildings were surveyed to identify their suitability for roosting bats: B1 is a semi-detached residential dwelling to the west of site. B2 is a wood cabin to the southeast of site. B3 is a greenhouse to the northeast of site.
Feature	Description
Bat foraging and commuting habitat	The scattered trees, hedgerow and flower beds on site provide suitable commuting and foraging habitat for bats (Fig 1). The wider local area comprises predominantly of grassland and woodland, which are well connected to site via a network of hedge and tree lined fields, providing suitable connectivity between the site and more substantial habitat nearby. The site is therefore considered to have moderate suitability for foraging and commuting bats.  Fig 1
B1 - overview	B1 is a semi-detached, hipped residential dwelling with a single-story rear extension (Fig 2). The building is constructed of brick and mortar with areas of timber cladding to the north, east and south. The main roof is clad with clay roof tiles, and the extension with slate roof tiles. There are windows on the north, east and south elevation and skylights on the extension.

	 Fig 2
B1 – exterior	The brick and mortar appears to mostly be in good condition, with one small areas of missing mortar (Fig 3). This could provide a suitable roosting location for crevice dwelling bat species, however, it could be fully inspected from ground level and no bats or evidence of bats was identified. The timber cladding is flush (Fig 4), leaving no gaps. The windows and doors appear to be tightly fitting and in good condition (Fig 5), leaving no gaps.  Fig 3  Fig 4  Fig 5 Approximately 25% of clay roof tiles are lifted (Fig 6) in addition to a small number of damaged tiles (Fig 7), providing a suitable roosting location for crevice dwelling bat species. The slate tiles on the extension are flush (Fig 8), leaving no gaps.

	 Fig 6  Fig 7  Fig 8 There are gaps between the soffit boxes and the walls (Fig 9), providing a suitable roosting location for crevice dwelling bat species and a potential point of access to the loft void for void dwelling bat species. The timber eaves on the northwest elevation appear to be tightly fitting and in good condition (Fig 10), leaving no gaps.  Fig 9  Fig 10
B1 – interior	The loft void within B1 is split into two sections with an area of bitumen felt removed to allow access between the two; V1a is the original loft void above the main section of the dwelling, and V1b is an additional loft void within a two story eastern extension. The void is partially boarded, insulated with mineral wool and lined with bitumen felt (Fig 11). The bitumen felt appears to be in good condition throughout (Fig 12), with no obvious damage or sagging. There are gaps between the brick and mortar and the timber beams at the gable ends (Fig 13), providing a suitable roosting location for crevice dwelling bat species should they gain access.

**Fig 11****Fig 12****Fig 13**

Small amounts of light ingress could be seen within V1a at the eaves (Fig 14), and high levels of light ingress could be seen around the full length of the eaves of V1b (Fig 15). Most of the light ingress within V1b can lightly be accounted for by vents present within the soffit boxes, however, given the external gaps between the soffit box and the wall it is likely that access points are still present.

**Fig 14****Fig 15**

A number of wasps nests were identified within the loft void (Fig 16), demonstrating potential access. In addition, 5 suspected bat droppings were identified within the loft void: one within V1a, two at the gap in the bitumen felt between V1a and V1b and an additional two within V1b (Fig 17). Given the small volume of droppings, this is not considered to be a confirmed roost and is more likely to have been a probing visit.

	 Fig 16  Fig 17	
B1 – suitability assessment	B1 has been assessed as having moderate value for roosting bats. The lifted and damaged roof tiles, damaged mortar and gap between the soffit boxes and walls provide suitable roosting features for crevice dwelling bats. In addition, access to the loft void was identified in the form of light ingress and wasps nest, providing access to the loft void for void dwelling bat species and the internal roosting features at the gable ends for crevice dwelling bat species. While droppings were identified within the loft void, due to the small volume this is not considered to be a confirmed roost.	
B2 - overview	B2 is a gabled, timber cabin with overhanging eaves to the west and a bitumen felt roof (Fig 18). There are windows on the western elevation.  Fig 18	
B2 – exterior	The timber walls appear to be tightly fitting and in good condition (Fig 19), leaving no gaps. The windows and doors appear to be tightly fitting and in good condition (Fig 20), leaving no gaps.	

**Fig 19****Fig 20**

The overhanging eaves appear to be in good condition (Fig 21), leaving no gaps. The bitumen felt roof appears to be tightly fitting and in good condition (Fig 22), leaving no gaps.

**Fig 21****Fig 22**

B2 – interior

An open window on the western elevation provides access to the interior of B2 (Fig 23). However, due to the windows on the western elevation there are high levels of light throughout, resulting in this being an unsuitable roosting location for void dwelling bat species. No roosting features were identified internally.

	 Fig 23
B2 – suitability assessment	B2 has been assessed as having negligible suitability for roosting bats. No features were identified externally, and the interior of B2 is considered unsuitable due to high levels of light.
B3 - summary	B3 is a gabled greenhouse constructed entirely of metal frames and glass panels (Fig 24). Due to the construction of the building with no crevices, highly fluctuating temperatures and a fully lit interior, this is not considered to be a suitable roosting location for bats.  Fig 24
Trees	No trees are expected to be removed as a result of the proposed development or are within close proximity of the proposed works.
<i>Foreseen Impacts</i>	The proposed development is expected to include the demolition of B2. As B2 has been assessed as providing negligible suitability for roosting bats, there are no anticipated impacts as a result of the proposed development.

	B1 and B3 are expected to be retained with no alterations and therefore, there are no anticipated impacts to bats roosting within these buildings as a result of the proposed works.
<i>Recommendations</i>	No further surveys are required. 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. <u>Biodiversity Enhancement Opportunities:</u> The installation of one integrated bat box in the new building will provide additional roosting habitat for bats. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Birds	
<i>Summary of Survey Findings</i>	No evidence of nesting birds was found on site during the surveys; however, birds could use the buildings and scattered trees for nesting. No habitat for schedule 1 birds was observed.
<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	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 and buildings 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 5m buffer should be created between any machinery and active nests until the young have fledged. <u>Biodiversity Enhancement Opportunities:</u> The installation of two integrated swift bricks (e.g Ibstock Swift Eco Habitat or similar alternative brand) at the site will provide additional nesting habitat for birds in line with the measures outlines in the British Standard "Integral next boxes. Selection and installation for new developments. Specification" (BS 42021:2023) Swift bricks should be integrated into the fabric of the building during construction. Boxes should be

	positioned close together (0.6-1.0m between bricks) as swifts prefer to nest gregariously. The boxes should be placed at least 5m above ground level under the eaves of a building, on a north or east elevation, where they will be sheltered from prevailing wind, rain and strong sunlight. To be suitable for swifts, the bricks require an open aspect with no trees or large shrubs potentially obstructing the birds flight path up to 5m from the brick. Swift bricks are a “universal nest brick” for small bird species, including red-listed species such as common swift, house sparrow, house martin and starling.
Reptiles	
<i>Summary of Survey Findings</i>	No ESPLs for reptiles were returned within 2km of the site. No reptile habitat is present within the site interior, with the managed lawn present providing suboptimal commuting opportunities. However, with suitable habitat nearby in the form of unmanaged grassland, isolated individuals may still be present at the time of survey in the site interior.
<i>Foreseen Impacts</i>	Although only suboptimal, managed lawn will be removed as part of the proposed development, there is a low risk that individual reptiles could still be present in the vicinity of the works. These could be injured or killed without mitigation.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to reptiles, further 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 reptile hibernation season (November to February) insofar as is possible. • 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 rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent reptiles from utilising these areas. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.

	<u>Biodiversity Enhancement Opportunities:</u> The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for reptiles: Species-rich/wildflower grassland could be planted along the eastern site boundary to improve foraging and commuting opportunities on site
Amphibians	
<i>Summary of Survey Findings</i>	No ESPLs or License Returns for amphibians were returned within 2km of the site. There are five ponds within 500m of site: - Pond 1 is located ~60m east of site. The pond is immediately surrounded by managed grassland within a private garden, with additional private gardens, unmanaged open grassland, woodland, hedgerow and treelines within the wider area. An eDNA survey was completed on pond 1 (Arbtech, 2025), confirming the presence of great crested newts. - Pond 2 is located ~80m southwest of site. The pond is immediately surrounded by scattered trees, shrub and managed grassland within a private garden, with additional private gardens, scattered trees and unmanaged grassland within the wider area. An eDNA survey was completed on pond 2 (Arbtech, 2025), confirming the presence of great crested newts. - Pond 3 is located ~250m north of site. It is located within the southeastern portion of Orltons Copse, with woodland dominating both the immediate and wider surrounding area. - Pond 4 is located ~350m northwest of site. It is immediately surrounded by trees, with managed grassland and woodland within the wider area. - Pond 5 is located ~425m west of site. It is immediately surrounded by scattered trees and shrubs, with grassland, private gardens and treelines within the wider area. There is a road between ponds 3-5 and site presenting a barrier, reducing but not eliminating the likelihood of amphibians commuting between the pond and site. A rapid risk assessment was completed for the site assuming that all ponds nearby are breeding ponds. The result of the rapid risk assessment was "Amber: Offence Likely".

	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)	0.01 - 0.1 ha lost or damaged	0.3
	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:	0.3
	Rapid risk assessment result: AMBER: OFFENCE LIKELY		
	Amphibians require suitable aquatic habitat in which to breed. There are several ponds within 500m of site, and both ponds within 100m have a confirmed presence of great crested newts. The area of lawn being removed is heavily managed, with short sward length of ~5cm, limiting its suitability for amphibians. Despite the sites suboptimal nature with only heavily managed grassland providing minimal habitat suitability, there is still a risk that great crested newts could be present on site, particularly as the site lies between the two ponds which returned positive results for great crested newts.		
<i>Foreseen Impacts</i>	Heavily managed lawn will be removed as part of the proposed development. Amphibians present on site may be injured or killed without mitigation.		
<i>Recommendations</i>	eDNA surveys have been completed for suitable water bodies within 100m of site, confirming the presence of great crested newts within both ponds. As a result, a licence is required to lawfully progress the development. There are two licence options in West Sussex comprising an EPSL or entering the District Level Licence (DLL) scheme. In order to obtain an EPSL, population class size surveys of all ponds within 250m of the site with terrestrial connectivity will be required, which must comprise 6 visits between mid-March and mid-June, where 3 must be completed during the optimal period between mid-April and mid-May. Each visit must comprise at least 3 survey types, typically consisting of bottle trapping, torching, and egg searching. These will be required to inform the planning application. Once planning is granted, an EPSL application can then be made to Natural		

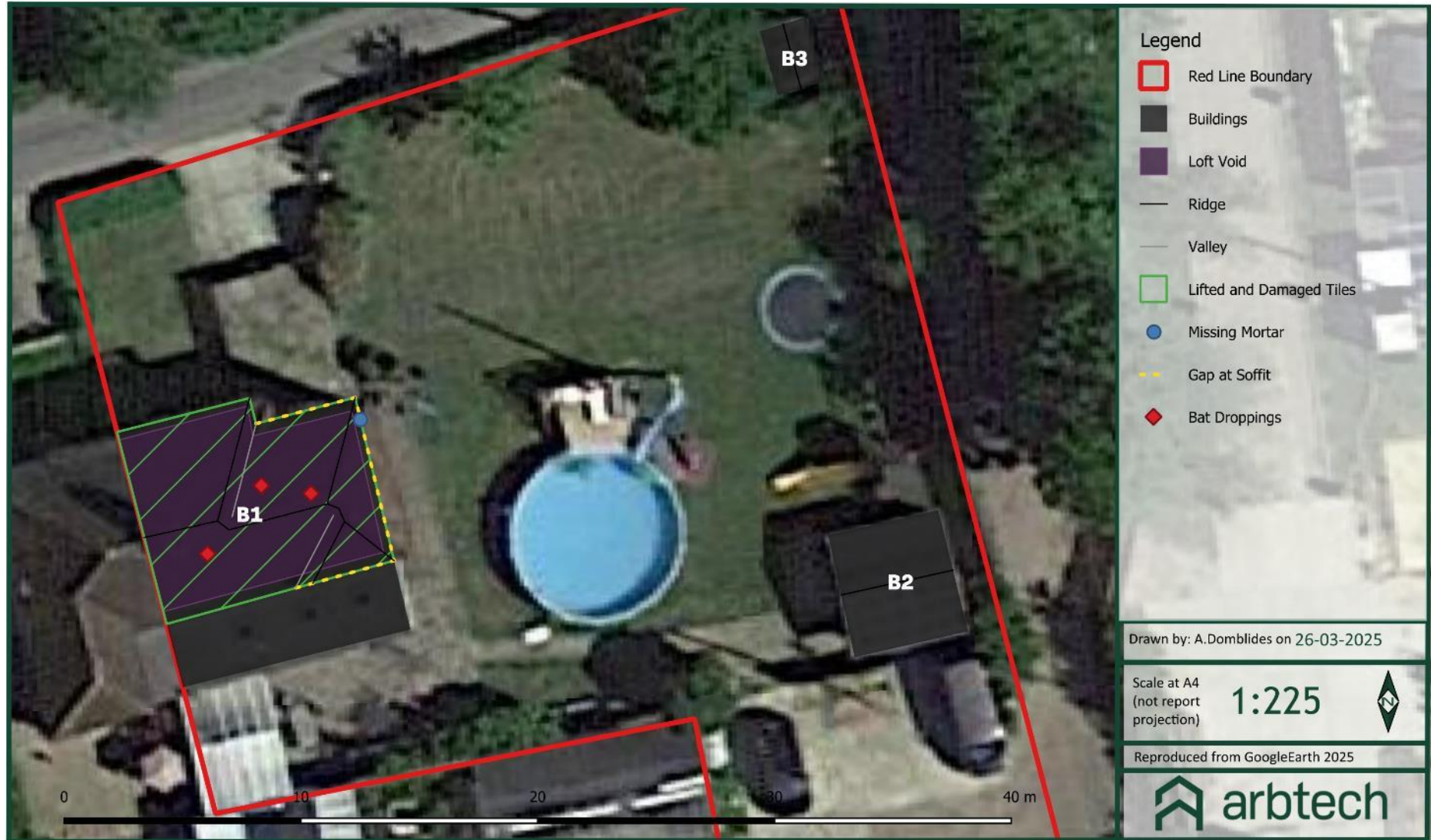
	England, which will include a detailed method statement. The method statement will detail all necessary mitigation measures and compensatory habitat creation to be completed prior to development works on your site. Alternatively, a district level licence (DLL) could be obtained. A DLL can be sought without any further survey work and will require no compensatory habitat creation and less stringent on-site mitigation during construction. However, its important to note that entering the DLL scheme requires the applicant to make a conservation payment to the DLL provider to provide the compensatory habitat creation off-site on their behalf. The cost of which is relative to the scale of the impacts. As no ponds are being removed to facilitate the development, entering the DLL scheme is likely to be the most cost-effective licensing option, if necessary. <u>Biodiversity Enhancement Opportunities:</u> • Species-rich/wildflower grassland could be planted along the eastern site boundary to improve foraging and commuting opportunities on site.
Riparian animals	
<i>Summary of Survey Findings</i>	There are no watercourses on or connected to the site. Off-site ditches are found to the east along the road and north beyond the tree line.

<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	No further surveys are required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	There are no dormouse European Protected Species License (EPSL) within 4km. There is no suitable habitat for dormice on site, with no treelines or hedgerows present. While not directly connected to site, the wider area is well connected via treelines and hedgerows to substantial, interconnected woodland, which could provide suitable habitat for dormice. Therefore, while unlikely, the presence of individuals on site cannot be ruled out.
<i>Foreseen Impacts</i>	While unlikely, individuals may be present within the vicinity of the works, which could result in the death or injury of hazel dormice without mitigation.
<i>Recommendations</i>	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: - 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. - In the unlikely event that a dormouse or evidence of dormouse is identified, works must cease and advice must be sought from a suitably qualified ecologist. <u>Biodiversity Enhancement Opportunities:</u> - Native hedgerow could be planted along the site boundary to improve connectivity between site and other substantial habitat nearby
Other e.g. hedgehog, rabbit, hare	
<i>Summary of Survey Findings</i>	The flower beds and lawn onsite provides limited foraging and commuting opportunities for hedgehogs, with woodland habitat nearby.
<i>Foreseen Impacts</i>	Areas of the lawn will be removed during construction. Construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures:

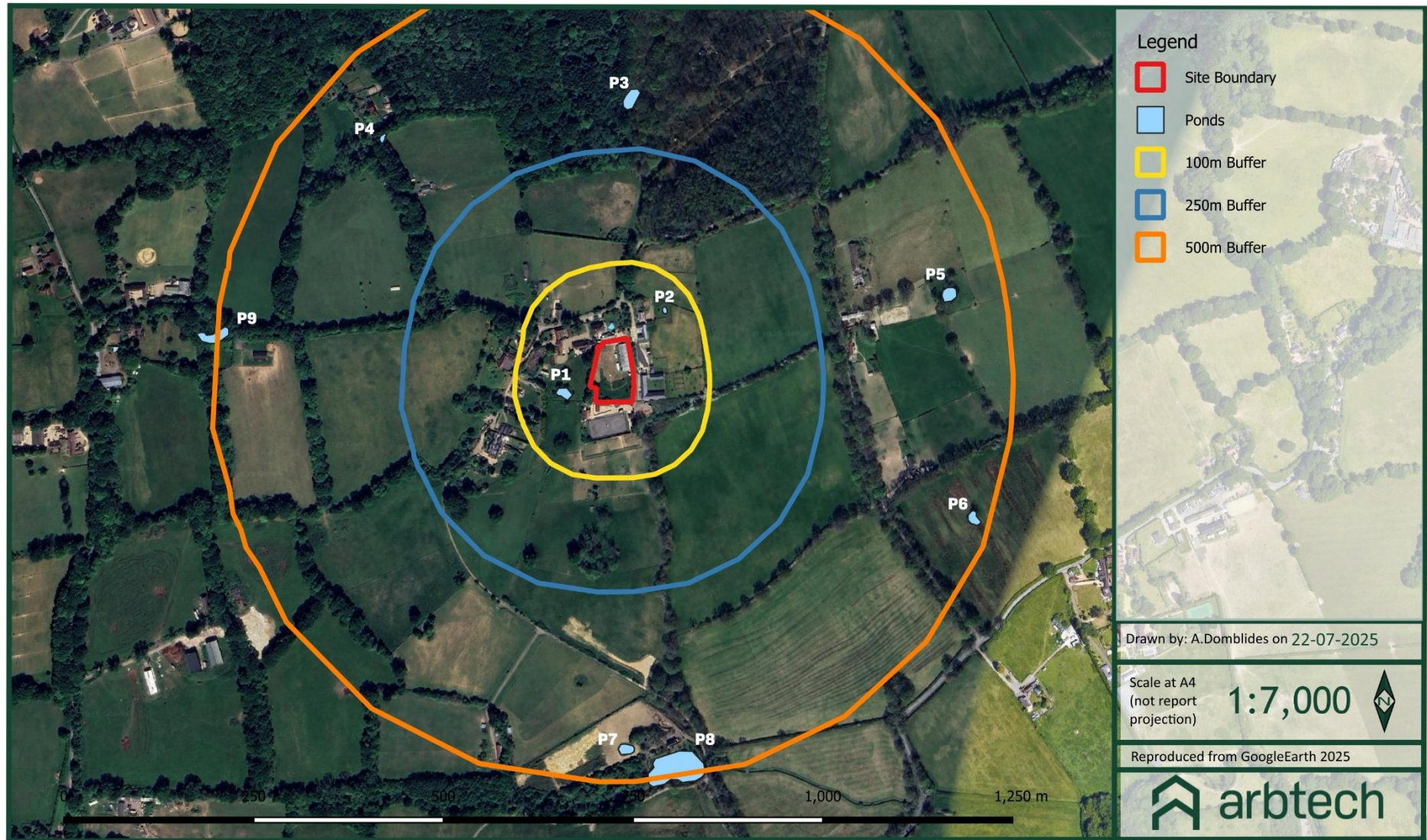
	• Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals 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. <u>Biodiversity Enhancement Opportunities:</u> • Species-rich/wildflower grassland could be planted along the eastern site boundary to improve foraging opportunities on site. • Native hedgerow could be planted along the site boundary to improve connectivity between site and other substantial habitat nearby.
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Appendix 1: Survey/Habitat map



Appendix 2: PRA Plan

Appendix 3: Pond Map



Appendix 4: Location Map



Appendix 5: Proposed plan



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Do not scale from this drawing unless for Local Authority planning purposes.

All dimensions must be checked on site prior to commencement of works.

Construction (Design and Management) Regulations 2015

This drawing is intended for Planning purposes only and as such does not highlight residual design related health and safety risks.

This information can be provided on request; however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design Status and prior to construction works commencing on site.

All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.



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Checked By BK

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Drawing Block Plan

Submission Planning

Revision 000



Indicative: 0.0°



Appendix 6: Photos



Picture 1: Hardstanding and vegetated garden with scattered shrubs in flower beds to the northwest of site



Picture 2: Vegetated garden with scattered shrubs and ground level trampoline to the northeast of site



Picture 3: Vegetated garden and ornamental hedgerow with shrubs in flower beds to the northwest of site



Picture 4: Vegetated garden, B1 and swimming pool in the centre of site



Picture 1: Artificial unsealed surface and hardstanding to the southeast of site



Picture 2: Concrete driveway to the southeast of site

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Version control			
Status	Issue	Name	Date
Draft	0.1	Ashleigh Domblides BA (Hons) – Graduate Ecologist	26/03/2025
Proof	0.2	Oliver Bevilacqua, Consultant Ecologist, MSc, BSc (Hons)	02/04/2025
Final	1.0	Ashleigh Domblides BA (Hons) – Graduate Ecologist	02/04/2025
Updated Plans	2.0	Ashleigh Domblides BA (Hons) – Consultant Ecologist	22/07/2025
Updated	3.0	Ashleigh Domblides BA (Hons) – Consultant Ecologist	28/08/2025