

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

1B Old Sawmill Lane, Crowthorne, Berkshire, RG45 6LN

Client:

Keith Andrews

Survey date:

14th July 2025

Project:

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

The erection of two residential dwellings.

[Unsubmitted]

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

The survey results and recommendations contained within this report are valid for 18 months. An updates site visit may be required if the report is to be used any longer than 18 months after completion.

Executive Summary					
The survey site is centred on National Grid Reference SU 84206 64883 within the town of Crowthorne and has an area of approximately 0.06ha. The site comprises an area of type 1 surfacing, patches of bare ground with ruderal vegetation, a shipping container and a small garden shed. The site is directly adjacent to a small woodland patch with two mature oaks along the western boundary. There is a semi-mature oak tree along the eastern boundary within the neighbouring property. The habitats recorded on site are: • u1b5 – Buildings • u1c - Artificial unvegetated, unsealed surface • u (81, 510) – ruderal or ephemeral and bare ground As a result of the survey, the following recommendations have been made: • Enhancements for nesting birds and bats • Artificial lighting strategy for nocturnal mammals • Precautionary working method statement for badgers and other small mammals					
Site Location and Context					
The survey site is centred on National Grid Reference SU 84206 64883 within the town of Crowthorne and has an area of approximately 0.06ha. The site comprises an area of type 1 surfacing, patches of bare ground with ruderal vegetation beginning to establish, a shipping container and a small garden shed. The site is directly adjacent to a small woodland patch with two mature oaks along the western boundary and a semi-mature oak tree along the eastern boundary within the neighbouring property. Aerial imagery shows the local landscape to have a residential character with an extensive area of woodland approximately 130m to the west (Crowthorne Wood). The wider landscape is characterised by extensive urban development to the east and an extensive woodland and grassland mosaic to the west.					
Survey Details					
The site survey was undertaken by Kat Aburrow BSc, Consultant Ecologist, an ecologist with eight years of experience with three of those in the UK.					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
14/07/2025	24	64	100	13	Dry
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. No proposed development plans were available at the time of writing this report and therefore a detailed impact assessment could not be made. This report should be updated once the plans are available. There were no specific limitations to the survey.	
Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under 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 site location in appendix 1, UKHabs Map 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> UKHab codes used u1b5 – Buildings u1c – Artificial unvegetated, unsealed surface Essential Secondary Codes 81 – Ruderal or ephemeral	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). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km. On-site habitat descriptions <u>u1b5 – Buildings</u> A garden shed was present in the northeastern corner (Figure 1) of the site and a shipping container was in the southwestern corner (Figure 2). Both buildings were sealed with no PRFs or features that would provide opportunities for nesting birds or roosting bats.

Secondary Codes 510 – Bare ground	 Figure 1. The garden shed in the northeastern corner of the site (photo taken July 2025).  Figure 2. The shipping container in the southwestern corner of the site (photo taken July 2025). <u>u1c - Artificial unvegetated, unsealed surface</u> The majority of the site consisted of extensive type 1 surfacing (Figure 3 and 4).
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Figure 3. The majority of the site consisted of extensive type 1 surfacing; taken facing the northern boundary (photo taken July 2025).



Figure 4. The majority of the site consisted of extensive type 1 surfacing; taken from the entrance gate facing into the site (photo taken July 2025).

u. (81, 510) – bare ground with ruderal or ephemeral vegetation

An area of bare ground with ruderal vegetation was present along the western boundary. Species recorded were *abundant* Hedge bindweed (*Calystegia sepium*), Common nettle (*Urtica dioica*), Broadleaved dock (*Rumex obtusifolius*), *occasional* Bramble (*Rubus fruticosus*) and *rare* Scarlet pimpernel (*Anagallis arvensis*).



Figure 3. The area of bare ground with ruderal vegetation in the northwestern corner of the site (photo taken July 2025).



Figure 4. The ruderal vegetation along the western boundary (photo taken July 2025).

Offsite habitats

Two mature Pedunculate oak (*Quercus rober*) trees were present along the western boundary just outside of the boundary fence (**Figure 5**) and a semi-mature oak was present along the eastern boundary within the neighbouring property (**Figure 6**).



Figure 5. The two mature oak trees along the western boundary (photo taken July 2025).



Figure 6. The semi-mature oak tree along the eastern boundary (photo taken July 2025).

Local notable habitats

Patches of deciduous woodland are in close proximity to the site (over 30). The closest is located ~140m to the southeast, with a second patch ~480m northwest. The trees on-site likely have functional connectivity to these patches of woodland, given their proximity to the site and the presence of numerous trees throughout the garden landscape. Deciduous woodland is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site (**Table 1**), including lowland heathland, woodpasture and parkland, and traditional orchards.

Table 1: Priority habitats within 2km of the site.

Priority habitat	Distance from site (approx.)
Traditional orchards	There are seven parcels of this habitat within the site buffer and the closest is located 1260m to the southeast.
Lowland heathland	There are 24 parcels of this habitat within the site buffer and the closest is located 1550m south.

	Woodpasture and parkland	There is one parcel of this habitat within the site buffer and it is located 1620m to the north.	
	Lowland fens	There are seven parcels of this habitat within the site buffer and the closest is located 1870m to the south.	
	Ancient and semi-natural woodland	There are two parcels of this habitat within the site buffer and the closest is located 1890mm to the northwest.	
Foreseen Impacts	On-site habitats The proposed development will result in the loss of urban habitats. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. Offsite habitats The three oak trees along the boundary fencelines will not be directly impacted by the proposed development however, due to the proximity of the site to the trees, indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction. 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 woodland (adjacent to the western boundary) indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.		
Recommendations	Offsite habitats Trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Notable habitats Best practice measures to minimise the possibility of pollution affecting the nearby 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. The project is unlikely to trigger the requirement for a biodiversity net gain assessment as it falls under one of the exemptions (a self-build project), however the Local Planning Authority may still request a net gain assessment under their own local planning policy.		

Locality and Designated Sites			
Summary of Survey Findings	On-site designations The site is not subject to any designation.		
	European statutory designated sites (within 2km) There are 6 statutory sites within 2km of the site, as detailed in Table 2 .		
	Table 2: European statutory designated sites within 2km of the site.		
	Designated site	Distance from site (approx.)	Reason for notification
	Thames Basin Heaths SPA	500m east	Part of a complex of heathlands in Southern England, the Heath supports important populations of breeding birds, including the Dartford Warbler, Nightjar and Woodlark.
Broadmoor to Bagshot Woods and Heaths SSSI	500m east	This area has an extensive mosaic of broadleaved woodland, coniferous plantation, dry and wet heathland, valley mire, a series of base-poor ponds and a scarce breeding invertebrate assemblage (topsoil and plants). In particular, the heathland and coniferous plantation supports internationally important populations of woodlark, Eurasian nightjar and Dartford warbler, and have a nationally important dragonfly and damselfly population. The site includes the peatland valley bogs of Broadmoor Bottom and Wishmoor Bottom which form the most important remaining examples of this type of habitat in the region. The site encloses a variety of habitats, but especially some open heathland as well as forestry plantations.	
Heath Lake SSSI	1000m west	Most of this 2.8-hectare (7-acre) lake is less than 1-metre (3-foot) deep. It is the only acid lake in the county which retains its characteristic plants, such as alternate water-milfoil and six-stamened waterwort. The banks are peaty and marshy in some areas. There are also small areas of woodland, dry heath and acid grassland	

	Heathlake LNR	1000m west	Heathlake is an area of woodland and heathland. The shallow 7 acre lake is the only acid lake in Berkshire. This means it has a naturally low pH which supports several rare plants, including the water-millfoil and the six-stemmed water crowfoot.
	Sandhurst to Owlsmoor Bogs and Heaths SSSI	1500m south	Wildmoor Heath is situated on a slope and features wet and dry lowland heath and valley bog, plus pine and broadleaved woodland.
	Edgbarrow Woods LNR	1730m south	Habitats include mixed, semi-natural high forest, wet and dry heathland and acidic, unimproved, lowland grassland. Bracknell Forest Borough Council Biodiversity Action Plan species include: devil's bit scabious, round-leaved sundew, glow-worm; bullfinch; hobby, dartford warbler; noctule bat, and silver-studded blue butterfly.
The site lies within the impact risk zone for Broadmoor to Bagshot Woods and Heaths SSSI and Heath Lake SSSI. The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at 1B Old Sawmill Lane, RG45 6LN, there is potential for some types of development 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. Natural England's statutory advice on these potential impacts is set out below: Within this ZoI, proposals for any net increase in residential units will have a likely significant effect on the qualifying features of the European Site (habitats site(s)) through increased recreational pressure when considered either alone or in combination with other plans and projects. Your authority has measures in place to manage these potential impacts through a strategic solution which Natural England considers will be effective in preventing adverse impacts on the integrity of the site. Notwithstanding this, Natural England advises that these measures should be formally checked and confirmed by your authority, as the competent authority, via an appropriate assessment in view of the Natural England Access to Evidence - Conservation Objectives for European Sites and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended).			

	Providing the appropriate assessment concludes that the measures can be secured, it is likely that Natural England will be satisfied that there will be no adverse effect on the integrity of the European Site (habitats site(s)) in relation to recreational disturbance. Where the proposal includes bespoke mitigation that falls outside of the strategic solution, Natural England should be consulted. Reserved Matters applications, and in some cases the discharge/removal/variation of conditions, where the permission was granted prior to the introduction of the strategic approach, should also be subject to the requirements of the Conservation of Habitats & Species Regulations 2017 (as amended) and our advice above applies. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Thames Valley Environmental Records 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 Broadmoor to Bagshot Woods and Heaths SSSI and Heath Lake SSSI. The proposed development type is listed as a possible high risk for this designation.
<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 Broadmoor to Bagshot Woods and Heaths SSSI and Heath Lake SSSI.
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

Recommendations	No further surveys but remain vigilant.																												
Invertebrates																													
Summary of Survey Findings	The habitats present on-site likely provide limited common invertebrates with opportunities to forage and shelter along the strip of ruderal vegetation to the west of the site. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.																												
Foreseen Impacts	None foreseen.																												
Recommendations	No further surveys.																												
Bats																													
Summary of Survey Findings	EPSL data A search of the magic.gov.uk database for granted European Protected Species Licenses (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 15 EPSLs within a 2km radius of site as detailed in Table 3 below. Table 3: Granted bat EPSLs within 2km of the site. <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>2016-25037-EPS-MIT</td><td>Soprano pipistrelle, Brown long-eared bat</td><td>~800m southwest</td><td>Destruction of a resting place</td></tr><tr><td>EPSM2013-5937</td><td>Common pipistrelle, soprano pipistrelle</td><td>~750m west</td><td>Destruction of a resting place</td></tr><tr><td>EPSM2012-4677</td><td>Common pipistrelle</td><td>~900m east</td><td>Destruction of a resting place</td></tr><tr><td>EPSM2012-4680</td><td>Common pipistrelle</td><td>~900m east</td><td>Destruction of a resting place</td></tr><tr><td>2018-33541-EPS-MIT</td><td>Common pipistrelle, soprano pipistrelle</td><td>~990m southeast</td><td>Destruction of a resting place</td></tr><tr><td>2020-45346-EPS-MIT</td><td>Common pipistrelle, soprano pipistrelle</td><td>~1200m east</td><td>Destruction of a resting place</td></tr></table>	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2016-25037-EPS-MIT	Soprano pipistrelle, Brown long-eared bat	~800m southwest	Destruction of a resting place	EPSM2013-5937	Common pipistrelle, soprano pipistrelle	~750m west	Destruction of a resting place	EPSM2012-4677	Common pipistrelle	~900m east	Destruction of a resting place	EPSM2012-4680	Common pipistrelle	~900m east	Destruction of a resting place	2018-33541-EPS-MIT	Common pipistrelle, soprano pipistrelle	~990m southeast	Destruction of a resting place	2020-45346-EPS-MIT	Common pipistrelle, soprano pipistrelle	~1200m east	Destruction of a resting place
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	EPSM2013-5794	Common pipistrelle	~1220m southeast	Destruction of a resting place
	EPSM2013-5827	Common pipistrelle	~1500m southeast	Destruction of a resting place
	2016-24162-EPS-MIT	Common pipistrelle	~1200m southwest	Destruction of a resting place
	2017-31130-EPS-MIT	Whiskered	~1300m southwest	Destruction of a resting place
	2015-7775-EPS-MIT	Common pipistrelle	~1400m southwest	Destruction of a resting place
	EPSM2013-5760	Common pipistrelle, Brown long-eared bat	~1400m south	Destruction of a resting place
	EPSM2013-6420	Common pipistrelle, Soprano pipistrelle, Brown long-eared bat	~1700m west	Destruction of a resting place
	2014-4527-EPS-MIT	Common pipistrelle, Soprano pipistrelle, Brown long-eared bat, Brandt's, Whiskered	~1770m northwest	Destruction of resting and breeding place
	2014-4527-EPS-MIT-1	Common pipistrelle, Soprano pipistrelle, Brown long-eared bat, Brandt's, Whiskered	~1770m northwest	Destruction of resting and breeding place
There are no Special Areas of Conservation designated for bats within 10km of the site. Foraging and commuting habitat Habitats recorded on site do not provide foraging and commuting opportunities for bats. However, directly adjacent to the western boundary is an area of woodland including mature oak trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the trees are mature and extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.				
<i>Foreseen Impacts</i>	Foraging and commuting habitat The proposed development will result in the loss of small areas of urban habitats but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats.			

	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>	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 Suggested biodiversity enhancements The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the new dwellings. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. 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>	Trees and vegetation No suitable habitat present on site for nesting birds however, the woodland and mature trees directly adjacent to the site provide nesting opportunities. 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/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. 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 two bird boxes integrated into the fabric of the new dwellings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Or a similar alternative brand. 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	
<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. The areas of denser bindweed may provide limited opportunities for foraging and commuting however, the site is surrounded by a sealed, wooden fence with a concrete base. Further, the site is surrounded by urban development (i.e. roads and buildings) 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 the presence of reptiles on site is considered acceptably low. Wider landscape The adjacent sections of woodland are of elevated ecological value within the wider landscape and may represent important resources for local reptile populations. These adjacent habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape however, these are separated from site by a sealed wooden fence with a concrete base. Yet, the presence of reptiles utilising these adjacent habitats cannot be discounted.
<i>Foreseen Impacts</i>	No impacts are anticipated on reptiles as a result of the proposed development.
<i>Recommendations</i>	None required.
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 (GCN) 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) GCN exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; GCN 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 two balancing ponds within 500m; the first pond (P1) is located ~320m east of the site and is situated on the far side of Old Wokingham Road. The other (P2) is located ~450m east of the site, across the same road. 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 GCN. Terrestrial habitat suitability

	The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The urban habitats offer sub-optimal habitat for terrestrial amphibians with the denser areas of bindweed offering limited opportunities for foraging and commuting. However, this is separated from the wider landscape by a sealed wooden fence with a concrete base. The adjacent woodland 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. Therefore, the presence of GCN on site is considered acceptably low.																								
Foreseen Impacts	A proposed development plan was not available at the time of this report; however, it is assumed that 0.01 – 0.1ha will be removed. If GCN are present within the ponds >250m from site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a Green risk score, which states: Offence Highly Unlikely (see Figure 7 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>No effect</td><td>0</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>0.001</td></tr><tr><td colspan="2">Rapid risk assessment result:</td><td>GREEN: OFFENCE HIGHLY UNLIKELY</td></tr></table> Figure 7. Screenshot of the rapid risk assessment for 1B Old Sawmill Lane, RG45 6LN (Natural England).	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)	No effect	0	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:		0.001	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																							
Land within 100m of any breeding pond(s)	No effect	0																							
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Rapid risk assessment result:		GREEN: OFFENCE HIGHLY UNLIKELY																							
Recommendations	None required.																								
Badger																									
Summary of Survey Findings																									

Foreseen Impacts	
Recommendations	
Riparian animals	
Summary of Survey Findings	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.
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.
Recommendations	None required.
Hazel dormouse	
Summary of Survey Findings	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability 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 and therefore the likelihood of this species being present on site is considered acceptably low.
Foreseen Impacts	No impacts are anticipated on hazel dormice as a result of the proposed development.
Recommendations	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 however, the site is sealed by a tall, wooden fence with no entry points.
<i>Foreseen Impacts</i>	Urban habitats 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>	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: Site Location Map



Appendix 2: UKHabs Map

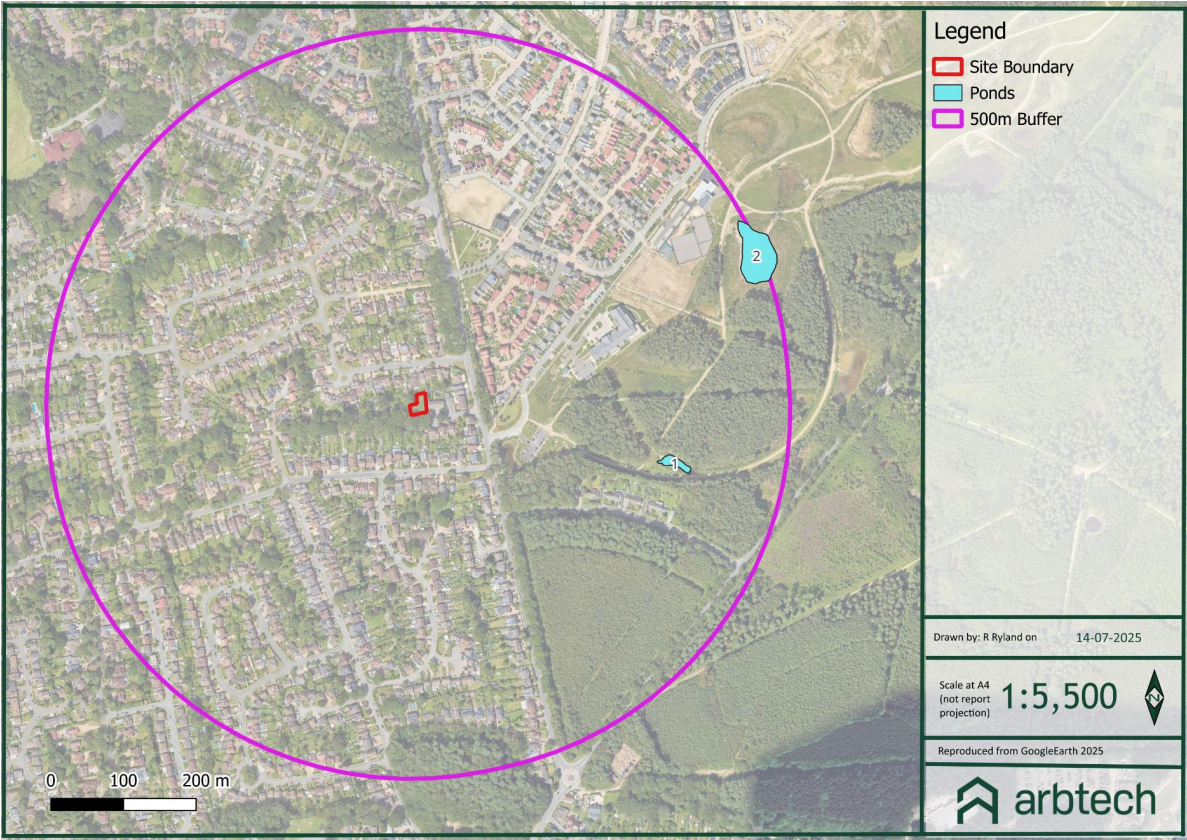
Preliminary Ecological Appraisal



Appendix 3: Proposed plan

Not available at the time of the report.

Appendix 4: Pond Map



Limitations and CopyrightLegal

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