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Report prepared for: Emily Temple

For the Site of: Dunn Elms Nelsons Lane Hurst Reading Berkshire RG10 0RR

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Cherryfield Ecology has prepared this report for the named clients' use only.

Ecological reports are limited in shelf life, Natural England usually expect reports for licences to be from the most recent or current season, e.g. May 2024 to May 2025 for bats. Therefore, should the project not proceed within 12 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site. Information is believed to be accurate at the time of the survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

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Ecological Appraisal (EA)

0.0 Non-Technical Summary

0.1 Background

This report follows national guidelines JNCC (2010) and UKHab's (2023) allowing for a daytime inspection and recommends for further surveys if considered necessary. If a deviation from the guidelines has been made, this will be detailed in the Method Section.

The following report details the findings and recommendations for the site of Dunn Elms Nelsons Lane Hurst Reading Berkshire RG10 0RR.

The client commissioned Cherryfield Ecology to undertake an EA as the proposals include for the construction of five dayrooms, five mobile homes, one stable block, and associated access and parking. Plans have been provided (Appendix I).

0.2 Results and Findings

The site consists of an assortment of buildings within a gravel yard, including two mobile homes (B1 & B2), two partially constructed single-storey dayrooms (B3 & B4), an L-shaped timber stable (B5), five timber sheds (B6, B7, B8, B9, & B10) and a plastic shed (B11). There are two (linked) horse paddocks with modified grassland, and the site is bounded by hedgerows with trees and ditches, some of which is on site and some of which falls outside the site boundary.

No protected species were found on site at the time of the survey.

The site is within an amber zone with NatureSpace and due to the presence of wet ditches there is **moderate** potential for Great Crested Newt (GCN) to be present.

The buildings on site (B1-B11) provide **negligible** potential for roosting bats due to the lack of suitable roosting features.

The barn and hedgerow habitats provide **high** potential for breeding birds.

The site provides **negligible** potential for other protected species due to the lack of suitable habitat onsite.

0.3 Impact Assessment and Recommendations

Badger - No further surveys are necessary; [REDACTED]

Bats - No further surveys are necessary; however, if bats are found throughout works, all works must stop, and advice sought.

Breeding Birds - No further surveys are recommended; however, the development should take place outside the nesting season (March to August). If this is not possible, it is recommended that a qualified ecologist is on-site to ensure the building/vegetation is not occupied by breeding birds, prior to demolition/clearance. Should an occupied nest be found, a buffer zone would need to be created until the nest is no longer in use.

Great Crested Newt (GCN) - A **District Level Licence** under the **NatureSpace District Level Licensing Scheme**. The site resides in an amber zone and has wet ditches surrounding the site. Therefore, it is recommended a NatureSpace DLL license is obtained. This provides a quick, simple and certain method for mitigating habitat loss for GCN by paying a fee to Nature Space Partnership which is used in the creation, enhancement and restoration of GCN habitat nationally.

NatureSpace Partnership will need to be contacted directly by the client for a quote on the fees, after which Cherryfield Ecology can prepare the relevant paperwork.

Reptiles - As the proposals will only be affecting the yard and a small section of the horse paddock, with all boundary hedgerows retained, it is considered disproportionate to the site to undertake full reptile surveys. Instead, it is recommended that a qualified ecologist be on site to supervise any vegetation clearance via a destructive search.

Hera's fencing should be installed along the boundaries to prevent machinery use or the storage of materials too close to the boundary hedgerows.

Should the proposals change and the boundary vegetation will be affected, then full reptile surveys may be required.

Other protected species - No further survey is necessary; however, if any other protected species are found on site, all works must stop, and advice sought.

Habitats - Dust screening should be erected around the development to reduce dust and other particulate pollution from entering the adjacent ditches.

The findings outlined in this report are valid for one year, after which updated surveys will be required.

Enhancements and mitigation are recommended (please see Section 4.4 for further details).

1.0 Introduction

1.1 Aim

The aim of this report is to inform of ecological constraints that may affect the development proposals and recommend to the client if further surveys are required for protected species. An impact assessment is undertaken at this stage; however, if further surveys are required, additional and unexpected impacts may result. The information within this report can be used as the baseline for any Biodiversity Net Gain (BNG) metric requirements, however, the calculations are not included within this report.

1.2 Background Information

The client, Emily Temple, has commissioned Cherryfield Ecology to undertake an EA for the site of Dunn Elms Nelsons Lane Hurst Reading Berkshire RG10 0RR. Planning permission is being sought for the construction of five dayrooms, five mobile homes, one stable block, and associated access and parking.

This survey has checked all habitats, buildings, trees (from ground level only) or structures due to be affected by the proposals on site; it includes checking for protected species, signs of protected species or habitat value e.g. crevices, badger setts, ponds etc. as well as mapping the habitats on site.

The inspection was conducted on 27/03/2024.

The survey can only ever provide a 'snapshot' of the site at the time of the survey and circumstances may change following this report. Health and Safety restrictions or obstructions may limit the ability to find evidence.

Biological records have been requested to give the report context and allow a study of the surrounding area. The information is often sensitive and therefore a synopsis is provided.

The survey can be conducted year-round with the optimal period between mid-March and mid-October (south)/1st April and 30th September (north). However, it can be limited due to bad weather and in the winter, when some species are not as active,

thus evidence and species are often not found. During these periods, habitat value (likely presence) becomes more important to the assessment of the site.

Summary of legislation and National Planning Policy that protects wildlife in England:

- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.
- Wildlife and Countryside Act 1981 as amended.
- Countrywide and Rights of Way Act 2000.
- Natural Environment and Rural Communities Act 2006.
- National Planning Policy Framework (“NPPF”).
- Circular 06/05.

This legislation makes it illegal to:

- Intentionally or deliberately kill, injure or capture a protected species.
- Deliberately disturb a protected species, whether at rest or not.
- Damage, destroy or obstruct access to a resting place.
- Possess or transport a protected species or any part of that species, unless acquired legally.
- Sell, barter or exchange a protected species, or any part of a species.

1.3 Species Specific Information

All UK-protected species have the same protection and the detail under Bats also applies to GCN, Dormouse, Otters and the two UK-protected reptiles.

1.3.1 Breeding Birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore, a number of birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from disturbance and it may be necessary to operate a “no-go” buffer zone around such nests - typically out to 5m.

1.3.2 Bats

All 18 species of bat common in the UK (17 known to be breeding) are fully protected under the Wildlife and Countryside Act (as amended) 1981 through inclusion in Schedule V of the Act. All bat species in the UK are also included in Schedule II of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which transpose Annex II of the Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (“Habitats Directive”) which defines United Kingdom protected species of animals.

Bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

This combined legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

1.3.3 Reptiles

There are six species of reptiles in Great Britain (Edgar *et al.*, 2010) and four of these are commonly found; the Barred Grass Snake *Natrix helvetica*, Adder *Vipera berus*, Common Lizard *Zootoca vivipara* and Slow Worm *Anguis fragilis*.

All native British species of reptiles are legally protected through their inclusion in Schedule V of the Wildlife and Countryside Act 1981. As such, all species are protected from deliberate killing or injury. Therefore, where development is permitted, and there will be a significant change in land use, a reasonable effort must be undertaken to avoid committing an offence. The same act makes the trading of native reptile species a criminal offence without appropriate licensing.

Two species of reptile; the Smooth Snake *Coronella austriaca* and Sand Lizard *Lacerta agilis* are further protected under The Conservation of Habitats and Species

(Amendment) (EU Exit) Regulations 2019, which defines UK protected species of animals (“rare reptiles”).

1.3.4 Badgers

Badger *Meles meles* and its habitat are protected under The Protection of Badgers Act 1992, Schedule V of the Wildlife and Countryside Act 1981, and Appendix III of the Bern Convention 1979.

This legislation makes it an offence to:

- Kill, injure, take or possess a badger.
- Interfere with, damage or destroy a badger sett including e.g. obstructing access to a badger sett.
- Cruelly treat or harm a badger.
- Disturb a badger in a sett.

1.3.5 Great Crested Newts

Great Crested Newts (GCN) *Triturus cristatus* are listed in both The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and in Schedule V of the Wildlife and Countryside Act 1981.

GCN are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

1.3.6 Otter

The Eurasian Otter *Lutra lutra* is the only Otter species native to the UK. The Eurasian Otter is fully protected under Schedule V of the Wildlife and Countryside Act (as amended) 1981 and in Schedule II of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which transpose Annex II of the Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (“Habitats Directive”) which defines United Kingdom protected species of animals. This legislation makes it illegal to:

- capture, kill, disturb or injure otters (on purpose or by not taking enough care).
- damage or destroy a breeding or resting place (deliberately or by not taking enough care).
- obstruct access to their resting or sheltering places (deliberately or by not taking enough care).
- possess, sell, control or transport live or dead otters, or parts of otters.

1.3.7 Water Vole

The Water Vole *Arvicola amphibius* is protected under Schedule V of the Wildlife and Countryside Act 1981 and is a priority conservation species. This legislation makes it illegal to:

- intentionally capture, kill or injure water voles.
- damage, destroy or block access to their places of shelter or protection (on purpose or by not taking enough care).
- disturb them in a place of shelter or protection (on purpose or by not taking enough care).
- possess, sell, control or transport live or dead water voles or parts of them (not water voles bred in captivity).

1.4 Protected Sites and Priority Habitats

Some areas with distinctive plants, animals, habitats, geology or landforms are protected at the international, European, national and local-level under statutory and non-statutory sites. Some habitats have been identified as needing priority conservation action; UK BAP Priority Habitats are a range of semi-natural habitat types that are identified as being the most threatened and requiring conservation action.

2.0 Methods

The survey follows the national guidelines JNCC (2010) and UKHabs (2023), and the following equipment is available for the inspection:

- Torches (e.g. LED Lensar type).
- Ladders (Standard 4m telescopic surveying ladder).
- Endoscope where holes, cracks and crevices are accessible.
- Mirrors (extendable and movable mirror face).
- Binoculars (Pentax close focus).
- Thermometer/hygrometer.
- Camera.
- Sample bags for collecting dropping and feeding evidence.
- Quadrat for vegetation sampling.

The survey can be conducted year-round with the optimal period between mid-March and mid-October (south)/1st April and 30th September (north). However, it can be limited due to bad weather and in the winter, when some species are not as active, thus evidence and species are often not found. During these periods, habitat value (likely presence) becomes more important to the assessment of the site.

Trees and building exteriors are checked from ground level only. Buildings are checked internally where access is available.

Ponds are checked in person where access is available. If access is not available, for example the pond is situated on private land, ponds are assessed as far as is possible from satellite imagery.

Target notes are made when appropriate to highlight, for example, protected species evidence or other feature(s) of ecological note.

A summary of the condition assessments for BNG are included (where required) within Table 7 of Section 3.2.1. The excel sheets for these are released separately.

If a deviation from the guidelines has been made the reason and justification will be explained below:

No deviation from the standard guidelines has been made for this survey.

Table 1: Habitat value (likelihood) of protected species presence assessed against Collins (2023), Edgar *et al.* (2010) and Natural England (2007) etc.

Likelihood of species presence (Habitat Value)	Features that species can use, regardless of evidence being present.
Confirmed Presence	Species are found to be present during the survey. Evidence of species is found to be present during the survey.
Higher likelihood of presence	Buildings, trees or other structures or habitat features of particular significance for use by protected species e.g. nesting habitat, roosting opportunities, and ponds. Habitat of high quality for foraging e.g. broadleaved woodland, tree-lined watercourses and grazed parkland. Site is connected with the wider landscape by strong linear features that would be used by commuting species e.g. river and or stream valleys and hedgerows. Site is close to known locations of records for protected species.
Moderate and Lower likelihood of species presence	Several potential habitat opportunities in buildings, trees or other habitats. Habitat could be used for foraging e.g. trees, shrub, grassland or water. Site is connected with the wider landscape by linear features that could be used by commuting species e.g. lines of trees and scrub or linked back gardens. A small number of less significant habitat opportunities. Isolated habitat for foraging e.g. a lone tree or patch of scrub. An isolated site not connected by prominent linear landscape features.
Negligible likelihood of species presence	No features suitable for roosting, minor foraging or commuting.

2.1 Limitations

This survey provides a snapshot of the site at the time of the survey only. Species are highly mobile and can turn up from time to time unexpectedly. All care has been taken

to ensure the results and recommendations are suitable to the context of the development and the information gathered on surveys.

3.0 Results

The following section details the results of the desk study, inspection and survey; it includes MAGIC information, biological records data and map/aerial photo information. The results detail the building, structure or tree (numbered for reference) description of any evidence found and habitat value if no evidence has been located.

3.1 Desk Study

The desk study is centred on Grid Reference - SU 80764 72685 and Postcode - RG10 0RR.

3.1.1 MAGIC

The following statutory sites and Natural England Protected Species (NEPS) have been located within the 2km search area (Figure 1).

Table 2: Magic search results

Receptor	Distance and Direction to Nearest (m/km)	Description
Statutory sites	N/A	N/A
Granted protected species licenses	~1,521.1m, NW	Soprano pipistrelle, <i>Pipistrellus pygmaeus</i> (2016-25277, 2019-43858)
	~1,003.4m, SE	Brown long-eared, <i>Plecotus auritus</i> , & common pipistrelle, <i>Pipistrellus pipistrellus</i> (2015-8658, 2012-4899)
	~1,366.5M, NW	Common pipistrelle, <i>Pipistrellus pipistrellus</i> (2017-32001)
Priority habitat	~578.5m, all directions	Deciduous woodland
	~619.9m, NW	Traditional orchards
	~899.7m, all directions	Woodpasture and parkland BAP priority habitat

Magic Map



3.1.2 GCN DLL Zone

The site resides in an AMBER risk zone for Wokingham Borough Council Impact Risk Zones Map (NatureSpace), indicating that the site is in an area of suitable habitat for GCN.



Figure 2: Nature Space Plan

3.1.3 Biological Records Data

A standard data search of existing records for protected species and nature reserves has been commissioned, below details the results and site context. *Data older than 10 years old will not be included.*

Biological records were obtained from Thames Valley Environmental Records Centre (2024).

Table 3: Biological Records

Species	Number of Records	Closest Record (accuracy)	Most Recent Record (year)
Amphibians			
Common Frog <i>Rana temporaria</i>	0	-	-
Common Toad <i>Bufo bufo</i>	0	-	-
Great Crested Newt <i>Triturus cristatus</i>	0	-	-
Palmate newt <i>Lissotriton helveticus</i>	0	-	-
Smooth newt <i>Lissotriton vulgaris</i>	0	-	-
Bats			
Barbastelle <i>Barbastella barbastellus</i>	0	-	-
Brown Long-Eared <i>Plecotus auritus</i>	9	493m (100m)	2020
Common Pipistrelle <i>Pipistrellus pipistrellus</i>	22	499m (1m)	2021
Daubenton's <i>Myotis daubentonii</i>	3	1,032m (1km)	2016
Leisler's <i>Nyctalus leisleri</i>	0	-	-
Nathusius' Pipistrelle <i>Pipistrellus nathusii</i>	1	1,032m (1km)	2016
Natterer's <i>Myotis nattereri</i>	0	-	-
Noctule <i>Nyctalus noctula</i>	12	493m (100m)	2021
Serotine <i>Eptesicus serotinus</i>	2	847m (1m)	2019
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	21	493m (100m)	2021
Unidentified Bat <i>Chiroptera sp.</i>	0	-	-
Unidentified Long-Eared <i>Plecotus sp.</i>	13	503m (10m)	2019
Unidentified Myotis <i>Myotis sp.</i>	1	1,032m (1km)	2016
Unidentified Pipistrelle <i>Pipistrellus sp.</i>	8	847m (1m)	2019
Unidentified Vesper <i>Vespertilionidae</i>	0	-	-
Whiskered <i>Myotis mystacinus</i>	0	-	-
Mammals (exc. Bats)			

Hazel Dormouse <i>Muscardinus avellanarius</i>	0	-	-
Otter <i>Lutra lutra</i>	0	-	-
Water Vole <i>Arvicola amphibius</i>	0	-	-
West European Hedgehog <i>Erinaceus europaeus</i>	0	-	-
Reptiles			
Adder <i>Vipera berus</i>	0	-	-
Common Lizard <i>Zootoca vivipara</i>	0	-	-
Grass Snake <i>Natrix helvetica</i>	0	-	-
Slow-Worm <i>Anguis fragilis</i>	0	-	-
Other			
Birds, Invertebrates, Plants etc.	-	-	-

3.1.4 Site Location and Surrounds

The site is located in Hurst, Berkshire and is surrounded by arable fields and pasture in the immediate locale. Table 4 details the commuting, feeding and habitat features in a 1km radius of the site.

Table 4: Habitat features suitable for use by protected species.

Feature	Description
Watercourses	There is a stream to the Northwest, with the closest point being ~322.8m away. There is a series of connected streams to the North, with the closest point being ~536.69m away.
Waterbodies	There are a series of wet ditches surrounding the Northeast, Southeast, & Southwest boundaries. There is a small pond ~221.4m West. To the North there are two ponds ~237.54m & 271.60m away. There is a pond ~385.5m South. There are two ponds to the Northwest, the closest is ~476.5m away. There is a pond ~513.0m West. There are two ponds to the Southwest, the closest is ~713.4m away. There is a small pond ~940.66m North.
Woodland	To the North, there is a network of copses and woodland, with the closest point ~436.28m away. There are two small copses to the Northeast, with the closest being ~450.05m away. There is a copse ~940.03m Southwest. Surrells Wood is ~1km Northeast. North Ockett Wood is ~1km Southeast.
Linear e.g. hedgerows	Field margin hedgerows dominate the search area.
Pasture/arable/grassland	Pasture and arable fields dominate the search area.
Other	N/A

3.2 Habitat, Building, Tree or Other Structure

This section details the structures/habitat reference and descriptions (see Figure 26 for the Site Plan).

Table 5: Weather Records

Parameter	Unit/value
Temperature	11 °C
Cloud cover	100%
Precipitation	Rain
Wind	2/12

3.2.1 Habitats

Habitats found on site are mapped using UK Habs (UK Habs, 2023).

Table 6: Habitat features found on site.

Habitat Features		
UKHab Habitat Type (to the appropriate level)	UK Hab Essential Secondary Codes & Additional Secondary Codes (where relevant)	Description
Buildings		There is an assortment of buildings on site, including two mobile homes (B1 & B2), two partially built homes (B3 & B4) and a stables (B5) with associated sheds. B1 and B2 both have timber cladding with a shallow pitched roof covered in concrete/ slate composite tiles. B1 sits upon a brick plinth, whereas B2 sits upon wheels with access underneath.



Figure 3: Front elevation of B1



Figure 4: Front elevation of B2

B3 and B4 are partially constructed, single-storey dayrooms. The exterior walls are brick, with breeze block inner walls and an insulated cavity between. They both have a Dutch gable roof and pitched front porch covering, covered in concrete roof tiles. The windows have been installed, but no front doors, providing open access.

Within, the tiles are lined with MRM.



Figure 5: Exterior of B3 & B4.



Figure 6: Interior of B3 & B4

B5 is a timber, L-shaped stables. Some stables are in use by horses, the others are used for storage. The roof has a shallow pitch and is covered with unlined, asbestos-type corrugated roofing sheets.

Adjoined to the rear (northwestern) elevation of B5, is an open fronted pole barn type lean to constructed from modern sawn timbers and chipboard/ plywood, with a flat roof covered in unlined corrugated metal sheets.



Figure 7: Exterior of B5.



Figure 8: Example interior of B5



Figure 9: Lean to on the rear of B5

B6 is a small timber shed with a pitched roof, covered with tarpaulin and plastic roofing sheets. The back wall panel has been removed, providing walk through access to the rear of B5.



Figure 10: B6, with back panel removed

B7 is located adjacent to the stables, and is a timber shed with a mono-pitched roof, covered in metal corrugated roofing sheets.



Figure 11: B7, located adjacent to B5

B8, B9 & B10 are timber sheds with pitched roofs covered in bitumen felt.



Figure 12: Example of B8, B9 & B10.

B11 is a plastic shed with a pitched roof.

		 Figure 13: B11
Artificially Unvegetated, Unsealed Land		Much of the driveway and yard is laid to gravel, with only occasional emerging forbs and grass species (<10%).  27 Mar 2024 10:57:04 Figure 14: Example of gravel drive.
Sparsely Vegetated Urban Land		Other areas of the yard, (between B1 and B3 and in front of B5) have a higher concentration of forb and grass species emerging (between 10 and 50%). Species present are typical early colonisers and include annual meadow grass, cleavers, creeping thistle and forget me not.

		 Figure 15: Example of sparsely vegetated land between B1 and B3.
Modified Grassland	10 - Scattered Scrub 16 - Tall Forbs 200 - Tree	The are two, linked, horse grazed paddocks on site. At the time of the survey there was a high density of forb species present, (an average of 9 species per m²), however, this land is regularly topped and seeded with a grazing crop for the horses. As a result, the dominating grass species is perennial rye, with frequent Yorkshire fog. Forb species included both creeping and meadow buttercup, white clover, red clover, dove's foot cranes bill, ragwort, nettle and dock. At the time of the survey, the land was waterlogged, with some areas of pooled water, and a moss species also dominated the grassland. Occasional pockets of bramble scrub and pockets of nettle were also present.



Figure 16: Example of horse paddock



Figure 17: Example of scrub within grassland.

Occasional trees are located within the paddocks, mostly at the northwestern corner. These primarily include conifer species, but also includes small horse chestnuts and small willow trees.

		 27 Mar 2024 12:25:33 Figure 18: Example of occasional trees within the paddock
Linear Features- <u>On Site</u>		
UKHab Habitat Type (to the appropriate level)	UK Hab Essential Secondary Codes & Additional Secondary Codes (where relevant)	Description
Other Woodland; Coniferous	33 - Line of Trees	The southwestern and southeastern boundary is lined with small <i>leylandii</i> trees.  27 Mar 2024 12:00:14 Figure 19: Planted leylandii trees along part of the southwest boundary

Ornamental, Non-Native Hedgerow		The northeastern boundary is lined by a non-native hedgerow dominated by leylandii species, but also features native species including blackthorn.  27 Mar 2024 12:47:44 Figure 20: Ornamental hedge along northeastern boundary
Linear Features- <u>Off-Site</u>		
UKHab Habitat Type (to the appropriate level)	UK Hab Essential Secondary Codes & Additional Secondary Codes (where relevant)	Description
Other Woodland; Broadleaved	33 - Line of Trees 50 - Ditch	A tree line associated with a ditch (wet at the time of the survey) runs the length of the southwestern and southeastern boundary, along both sides of the road and lies outside of the site's red line boundary.

		 Figure 21: Wet ditch along roadside outside of southwestern boundary
Ornamental, Non-Native Hedgerow	50 - Ditch	On the other side of the rear boundary (northeastern) is a hedgerow associated with a ditch (wet at the time of the survey) which is dominated by leylandii species, but also features native species including blackthorn.  Figure 22: Hedgerow outside northeastern boundary

The following table provides a summary of the condition assessments for all sites meeting the Statutory Metric criteria (habitats have been renamed to match those within the metric). Please see the separate excel sheets for full details. If the site meets the small-scale metric criteria condition assessments are not required.

Table 7: Biodiversity Net Gain Condition Assessments/Scores

Habitat	Condition Score
Buildings/Developed Land Sealed Surface	Set score
Artificially, Unvegetated, Unsealed Surface	Set score
Sparsely Vegetated Land- Ruderal/Ephemeral	Good - passes all three core criteria
Modified Grassland	Good - passes all 7 criteria
Rural Tree	Moderate - passes 4 out of 6 criteria
Off-Site Ditches (red line boundary within 5m riparian zone)	Poor - neither ditch scores more than 5 out of 8 criteria

Table 8: Target Notes

Target Note	Description
T1	 Figure 23: Bird box on B5
T2	 Figure 24: Disused robins' nest within B5

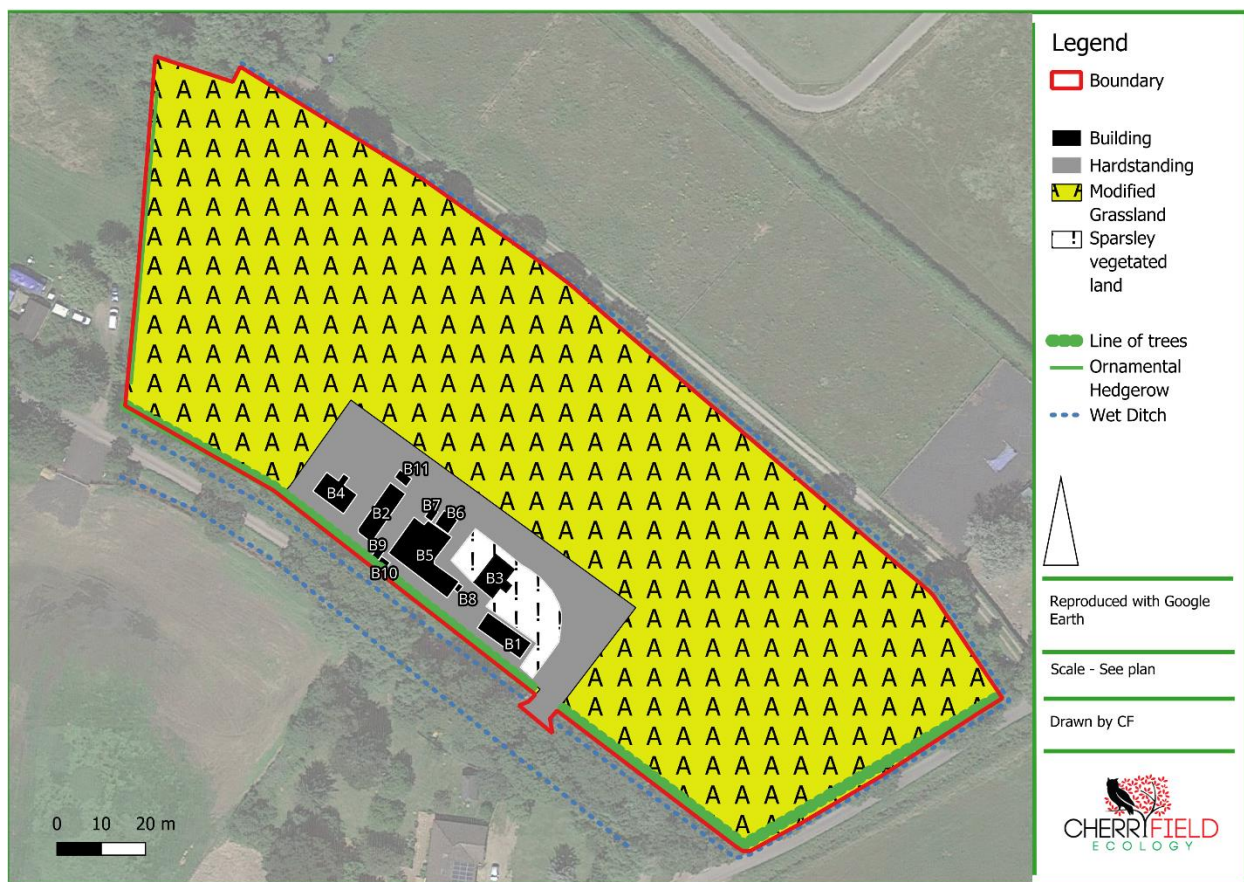


Figure 26: Site Plan

3.2.2 Species List

Table 9: Species found on site with relevant *DAFOR abundance.

Common Name	Scientific Name	*DAFOR Scale	Habitat
Annual Meadow-Grass	<i>Poa annua</i>	R	Sparsely vegetated
Beech	<i>Fagus sylvatica</i>	R	Individual tree
Blackthorn	<i>Prunus spinosa</i>	A	Grassland - scrub
Bramble	<i>Rubus fruticosus agg</i>	A	Grassland - scrub
Bristly Oxtongue	<i>Picris echioides</i>	R	Grassland
Chickweed	<i>Stellaria media</i>	O	Grassland
Cleavers	<i>Galium aparine</i>	O	Grassland, Sparsely vegetated
Cock's-foot	<i>Dactylis glomerata</i>	F	Grassland, Sparsely vegetated
Cow Parsley	<i>Anthriscus sylvestris</i>	A	Grassland, Sparsely vegetated
Creeping Buttercup	<i>Ranunculus repens</i>	D	Grassland
Creeping Cinquefoil	<i>Potentilla reptans</i>	R	Sparsely vegetated
Creeping Thistle	<i>Cirsium arvense</i>	R	Grassland, Sparsely vegetated
Daffodil	<i>Narcissus pseudonarcissus</i>	O	Grassland
Dandelion	<i>Taraxacum officinale agg.</i>	R	Grassland
Dock	<i>Rumex sp.</i>	F	Grassland, Sparsely vegetated
Dove's Foot Crane's-Bill	<i>Geranium molle</i>	O	Grassland, Sparsely vegetated
Forget me not	<i>Myosotis sp.</i>	F	Grassland, Sparsely vegetated
Garlic Mustard	<i>Alliaria petiolata</i>	O	Grassland, Sparsely vegetated
Greater Plantain	<i>Plantago major</i>	O	Grassland, Sparsely vegetated
Greater stitchwort	<i>Stellaria holostea</i>	R	Grassland
Ground-Ivy	<i>Glechoma hederacea</i>	O	Grassland
Groundsel	<i>Senecio vulgaris</i>	R	Sparsely vegetated
Hairy bittercress	<i>Cardamine hirsuta</i>	R	Sparsely vegetated
Hawthorn	<i>Crataegus monogyna</i>	O	Grassland - scrub
Herb-Robert	<i>Geranium robertianum</i>	R	Grassland
Hogweed	<i>Heracleum sphondylium</i>	F	Grassland
Horse-Chestnut	<i>Aesculus hippocastanum</i>	R	Individual tree
Ivy	<i>Hedera helix</i>	F	Grassland
Lesser celandine	<i>Ficaria verna</i>	O	Grassland
Leyland Cypress	<i>Cuprocyparis leylandii</i>	A	Line of trees
Lords-and-Ladies	<i>Arum maculatum</i>	O	Grassland

Meadow Buttercup	<i>Ranunculus acris</i>	D	Grassland, Sparsely vegetated
Mouse-Ear Chickweed	<i>Cerastium vulgatum</i>	F	Grassland, Sparsely vegetated
Nettle	<i>Urtica dioica</i>	A	Grassland
Oak	<i>Quercus</i> sp.	R	Individual tree
Oxeye Daisy	<i>Leucanthemum vulgare</i>	R	Grassland
Perennial Rye-Grass	<i>Lolium perenne</i>	D	Grassland, Sparsely vegetated
Ragwort	<i>Senecio jacobaea</i>	A	Grassland
Red Clover	<i>Trifolium pratense</i>	F	Grassland, Sparsely vegetated
Red Dead-Nettle	<i>Lamium purpureum</i>	O	Sparsely vegetated
Ribwort Plantain	<i>Plantago lanceolata</i>	O	Grassland
Selfheal	<i>Prunella vulgaris</i>	O	Grassland
Spear thistle	<i>Cirsium vulgare</i>	R	Grassland, Sparsely vegetated
Springy turf mosses	<i>Rhytidiadelphus squarrosus</i>	A	Grassland
Thyme-leaved speedwell	<i>Veronica serpyllifolia</i>	R	Grassland
Vetch	<i>Vicia</i> sp.	R	Grassland
Water parsnip	<i>Sium suave</i>	R	Grassland
White clover	<i>Trifolium repens</i>	O	Grassland, Sparsely vegetated
White Dead-Nettle	<i>Lamium album</i>	O	Grassland
Yarrow	<i>Achillea millefolium</i>	R	Grassland
Yorkshire Fog	<i>Holcus lanatus</i>	D	Sparsely vegetated

*DAFOR - Dominant, Abundant, Frequent, Occasional and Rare

3.3 Evidence or Likelihood of Species Presence

This section details the evidence located and likelihood of species presence.

3.3.1 Bats

Table 10: Bats, evidence or the potential for the species.

Bats found	No bats were found at the time of the survey.
Evidence of bat use	No evidence of bats was found at the time of the survey.
Potential for bat use	Level of likelihood of presence - All buildings (B1 - B11) - Negligible The mobile homes and the partially constructed homes (B1-B4) do not provide any suitable roosting features, nor do the timber and plastic sheds (B6-B11). B5, the stables, have suitable access, however no suitable crevices were found within the stables and the timber cladding is in good condition with no gaps observed. The trees within the boundaries have been checked from ground level and no suitable roosting features were identified. Bats likely use the site for foraging and commuting purposes

3.3.2 Badgers

Table 11: Badgers, evidence or the potential for the species

Badgers found	No badgers were found at the time of the survey.
Evidence of badger use	No evidence of badger use was found at the time of the survey.
	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

3.3.3 Breeding Birds

Table 12: Breeding birds, evidence or potential for the species

Breeding birds found	No breeding birds were found at the time of the survey.
Evidence of breeding bird use	Both a disused robin's nest (T2) and a disused swallows nest (T3) were found within the stable (B5 - in separate stalls). Anecdotal evidence suggests these birds return year on year.
Potential for breeding bird use	Level of likelihood of presence - High The stable (B5) provides suitable nesting habitat for birds and also encourages nesting birds via a bird box located on the exterior of the building (T1). Further suitable habitat is found within the boundary trees and hedgerows of the site.

3.3.4 Amphibian

Table 13: Amphibians, evidence or potential for species use.

Amphibians found	No Great Crested Newt (GCN) were found at the time of the survey.
Evidence of amphibian use	No evidence of GCN was found at the time of the survey.
Potential for amphibian use	Level of likelihood of presence - Moderate There are a number of wet ditches around the site, with several further water bodies found within 250-500m of the site. There is suitable terrestrial habitat on site under the hedgerows and occasional pockets of scrub, and the yard area provides some refugia opportunities.

3.3.5 Reptile

Table 14: Reptiles, evidence or potential for species use.

Reptiles found	No reptiles were found at the time of the survey.
Evidence of reptile use	No evidence of reptiles was found at the time of the survey.
Potential for reptile use	Level of likelihood of presence - Moderate

	Wet ditches bound the site and there is good connectivity to the wider landscape, however, suitable terrestrial habitat on site is limited to under the hedgerows and occasional pockets of scrub, and the yard area provides some refugia opportunities. The proposals will only affect the yard area, and a small section of the horse paddock along the southwest border. It is also understood that the boundary hedgerows will be retained.
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3.3.6 Other Species e.g. Hazel Dormouse / Otter / Water Vole

Table 15: Other protected species, evidence or potential for species use.

Species found	No other protected species were found at the time of the survey.
Evidence of species use	No evidence of other protected species was found at the time of the survey.
Potential for species use	Level of likelihood of presence - Negligible The ditches around the boundaries of the site do not provide suitable habitat for water vole or otter, and there is no suitable habitat on site for any other protected species.

3.3.7 Invasive Non-Native (Schedule 9 Species)

Species found	No invasive non-native species were found at the time of the survey.
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4.0 Conclusions, Discussion, Impacts and Recommendations

The following section details the conclusions, discussion, impacts and recommendations in the context of the proposed works.

4.1 Conclusion and Discussion

The proposals include for the construction of five dayrooms, five mobile homes, one stable block, and associated access and parking.

The site consists of an assortment of buildings within a gravel yard, including two mobile homes (B1 & B2), two partially constructed single-storey dayrooms (B3 & B4), an L-shaped timber stable (B5), five timber sheds (B6, B7, B8, B9, & B10) and a plastic shed (B11). There are two (linked) horse paddocks with modified grassland, and the site is bounded by hedgerows with trees and ditches, some of which is on site and some of which falls outside the site boundary.

Recommended surveys are found in section 4.3.

4.2 Potential Impacts

Impact assessments must be proportionate to the scale of the development (CIEEM, 2018) and Table 16 details a proportionate impact assessment based on current information.

Table 16: Impact Assessment

Impact	██████████ Breeding Birds - Active nests may be lost in the development. GCN - Loss of habitat. Reptiles - Loss of habitat.
Characterisation of unmitigated impact on the feature	██ Breeding Birds - A low-level loss/impact at a local level. GCN - A low-level loss/impact at a local level. Reptiles - A low-level loss/impact at a local level.
Effect without mitigation	Without mitigation, individual ██████████ birds, GCN and reptiles could be killed, injured or trapped during the works.

Mitigation and/or potential enhancement	See Table 17 and Table 18
Significance of effects of residual impacts (after mitigation)	[REDACTED] Breeding Birds - If lost habitat is replaced by bird boxes and mitigation is followed, the effects would be negligible. GCN - If mitigation is followed, the effects would be negligible. Reptiles - If mitigation is followed, the effects would be negligible.

4.3 Recommendations

Badger - No further surveys are necessary; [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Bats - No further surveys are necessary; however, if bats are found throughout works, all works must stop, and advice sought.

Breeding Birds - No further surveys are recommended; however, the development should take place outside the nesting season (March to August). If this is not possible, it is recommended that a qualified ecologist is on-site to ensure the building/vegetation is not occupied by breeding birds, prior to demolition/clearance. Should an occupied nest be found, a buffer zone would need to be created until the nest is no longer in use.

Great Crested Newt (GCN) - A **District Level Licence** under the **NatureSpace District Level Licensing Scheme**. The site resides in an amber zone and has wet ditches surrounding the site. Therefore, it is recommended a NatureSpace DLL license is obtained. This provides a quick, simple and certain method for mitigating habitat loss for GCN by paying a fee to Nature Space Partnership which is used in the creation, enhancement and restoration of GCN habitat nationally.

NatureSpace Partnership will need to be contacted directly by the client for a quote on the fees, after which Cherryfield Ecology can prepare the relevant paperwork.

Reptiles - As the proposals will only be affecting the yard and a small section of the horse paddock, with all boundary hedgerows retained, it is considered disproportionate to the site to undertake full reptile surveys. Instead, it is recommended that a qualified ecologist be on site to supervise any vegetation clearance via a destructive search.

Hera's fencing should be installed along the boundaries to prevent machinery use or the storage of materials too close to the boundary hedgerows.

Should the proposals change and the boundary vegetation will be affected, then full reptile surveys may be required.

Other protected species - No further survey is necessary; however, if any other protected species are found on site, all works must stop, and advice sought.

Habitats - Dust screening and Hera's fencing should be erected around the development to protect the boundaries from machinery, the storage of materials and dust pollution.

The findings outlined in this report are valid for one year, after which updated surveys will be required.

4.4 Additional Recommendations

Table 17: Additional Recommendations

Work	Specification
General information	The following must be undertaken: - All works must be undertaken within 12 months of this report, thereafter a material change check will be required to check for changes that could affect potential protected species habitat. - If any protected species are found at any point whatsoever during works, works will stop and further advice will be sought.
General Precautions	- Trenches and open holes - All trenches and open holes should be covered overnight, or if the hole or trench can't be covered it should be filled in or a rough sawn timber plank installed as an escape route for any species. - General maintenance - If grassland and vegetation is kept in a mown/cut state this should be maintained for the duration of the works. - Store all material on hardstanding or in buildings to prevent artificial refuges from being created.
Lighting	Any lighting near or shining onto any trees/buildings etc, will be designed to minimise the impact it has on potential species and commuting. Lighting will be in line with the BCT lighting guidelines (Bats and Lighting in the UK (Bat Conservation Trust, 2023) https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/ This lighting, where possible, will be of low level, be on downward deflectors and be on PIR sensors. Using LED directional lighting can also be a way of minimising the light spill affecting the habitat. No up-lighting should be used. Light spill must be minimised to as low as possible. This will ensure that the foraging and commuting resources that the protected species are likely to be using is maintained.

Table 18: The local authority has a duty to enhance biodiversity in its day-to-day duties; the following are suggested enhancements that are easily installed into a development and can be cost-effective whilst ensuring a gain for local wildlife.

Work	Specification
Bat, bird and insect box enhancement.	Bat tubes can be installed in the new dayrooms (Figure 27). These require no maintenance, can be installed on a gable end/under an eave (no less than 3m above ground level), face south or north and can be faced in any material to provide an aesthetic matching the reminding building.  Figure 27: Example of bat tube Bird boxes for a variety of different species can also be installed. A selection of open-fronted boxes and songbird boxes can be installed (Figure 28 and Figure 29); it is recommended that a minimum of two of each of the boxes are installed. These will be installed at a minimum of 2m high and ideally face north to east.  Figure 28: Robin box



Figure 29: Songbird box

As swallows are using the site, and a new stable building will be included within the development plans, replacement swallow cups should be installed.

These should be at least 2m high, but with at least 6cm of free space between the ceiling and the nest edge to allow access. These can be installed individually as well as in groups as swallows often nest in colonies, however, there should be at least 1m space between each nest cup. They should not be placed over any windows or doors.



Figure 30: Example of a swallow nest cup.

A variety of insect boxes can be installed in the area; a minimum of one box is recommended (Figure 31 and Figure 32).



Figure 31: Urban bee nesting box, used for solitary bees and wasps.



Figure 32: Bug biome, ideal for ladybirds, lacewings and bees

Hedgehog
highways and
small mammal
connectivity.

Hedgehog highways can be installed within any hard boundaries in order to allow hedgehogs and other small mammals a continuous corridor across the site, thus linking the garden/site etc. and green spaces in the area.

- A 13cm-by-13cm is sufficient for any hedgehog to pass through. This will be too small for nearly all pets (Figure 33).
- Remove a brick from the bottom of the wall, creating a 13cm-by-13cm hole.
- Cut a small hole in your fence if there are no gaps.
- Dig a channel underneath your wall, fence or gate.
- Ideally, rather than walls or fences, a hedge will provide foraging, shelter and a route along as well as through the site.

	How to make a hedgehog highway  www.wildlifewatch.org.uk Figure 33: Hedgehog Highway, Source - Wildlife Trust - http://7474fab53f1b6ee92458-8f3ac932bad207a00c83e77eae8d15c.r12.cf1.rackcdn.com/Hedgehog%20Highway.jpg
Swifts <i>Apus apus</i>	Swift nest bricks are recommended due to the increased lack of nesting opportunities swifts are finding in modern-built dwelling homes. Information is adapted from the RSPB https://www.rspb.org.uk/our-work/rspb-news/news/stories/swift-advice-for-ecologists/ and http://actionforswifts.blogspot.com The following will be undertaken: - Wherever possible, swift bricks will be installed into new or restored buildings to increase the overall availability of nest sites for swifts and other species. Birds such as house sparrows can use swift bricks, but swifts cannot use house sparrow nest bricks. - Integral swift bricks are the preferred option for new housing developments. These should be fitted in clusters of 2 to 4 on gable ends and near the roofline where swifts would naturally look for a potential nest site. - Try to ensure swift bricks have a minimum of 5m clearance beneath and in front. Always avoid locating them above doors and windows to help prevent a disturbance issue to both the birds and human owners.



Figure 34: Example of swift bricks, that can be built into a dwelling, Source:

<https://www.birdbrickhouses.co.uk/brick-nesting-boxes/>

Hedgerows

Native hedgerows are proposed within the development, these provide excellent corridors for wildlife and are extremely important to many species of wildlife. The below outlines some management recommendations.

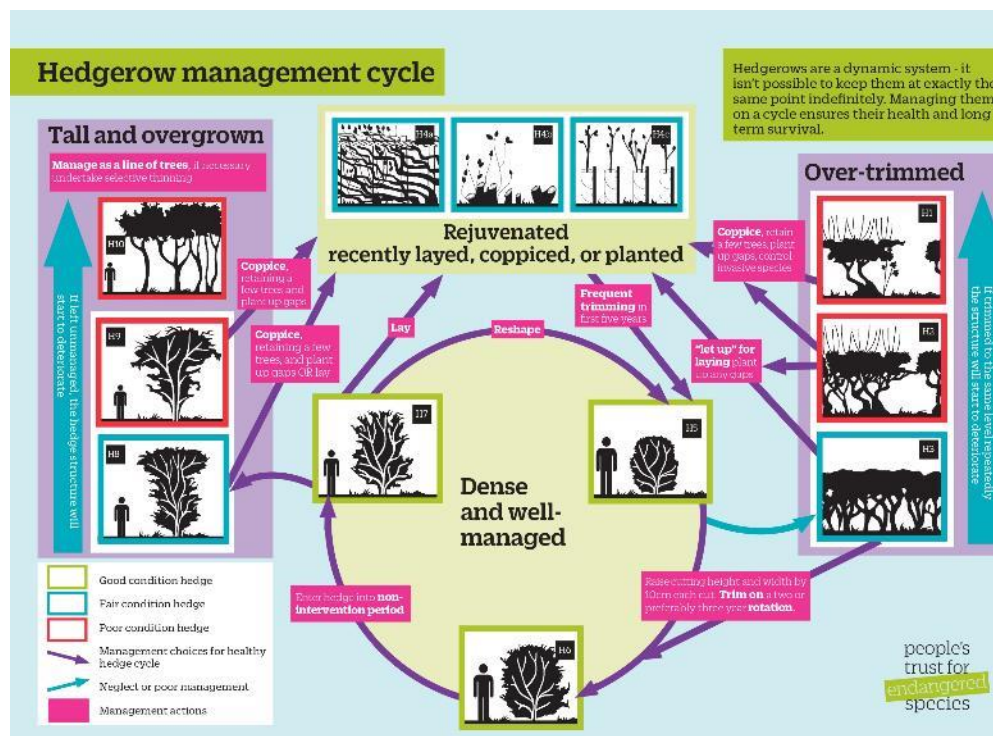


Figure 35: Hedgerow management cycle (<https://hedgerowsurvey.ptes.org/>)

	It is recommended that a diversity of hedgerow species is included in the proposed hedgerows on site. Suitable hedgerow species include: ▪ Hawthorn (<i>Crateagus monogyna</i>) ▪ Hazel (<i>Corylus avellana</i>) ▪ Wild Privet (<i>Ligustrum vulgare</i>) ▪ Field Maple (<i>Acer campestre</i>) ▪ Blackthorn (<i>Prunus spinosa</i>) ▪ Guelder Rose (<i>Viburnum opulus</i>) ▪ Wayfaring Tree (<i>Viburnum lantana</i>) ▪ Dog Rose (<i>Rosa canina</i>) ▪ Spindle (<i>Euonymus europaea</i>) ▪ Holly (<i>Ilex europaeus</i>) The hedgerow should include 5 or more woody species within a 30m length in order to be classified as <u>species-rich</u>. Where possible, no cutting will take place during peak bird nesting season, which runs from March to September. Where possible, shrubs and hedgerows will not be cut back annually, as flower buds often form on second-year growth. Trimming hedges on a two-year or three-year rotation, targeting different sections each year, will make sure there are always flowers for pollinators in spring and berries for birds in autumn. Hedges cut every three years can produce two and a half times as many blossoms as those cut annually. Rotational cutting can also save time and money that would be invested in annual cutting.
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Existing Site Plan (Martin Peacock Architectural Services Limited, 2024)

