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Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Standrings, Bagslate Moor Road, Rochdale, Greater Manchester, OL11 5XT

Client:

Jonathan Mulroy

Survey date:

14th October 2025

Project:

This report is prepared to inform a planning application with the Rochford District Council. The proposal is described as:
The construction of 1no. dwelling, with vehicular garaging, parking, new access and associated landscaping [Unsubmitted].

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

PEA survey methodology and legislation can be found in the Arbtech Supplement: **PEA Methodology and Legislation - 2024.**
PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

Site Location and Context

The survey site is centred on National Grid Reference SD 87053 13826 and has an area of approximately 0.161ha.

The site comprises one built structure (B1), within a vegetated garden with scattered trees, non-native ornamental hedgerows, and native hedgerows. It is situated within a private estate in the Metropolitan Borough of Rochdale, in Greater Manchester. There are scattered trees within the site and extending into the local garden landscape. Aerial imagery shows the local landscape to have an urban character, with several small copses and woodland swathes in close proximity to the site with golf clubs in the wider landscape. Water bodies can be found nearby, such as Caldershaw Brook located ~420m to the northeast. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles. The soils are described by Soilscapes LandIS database as slowly permeable seasonally wet acid loamy and clayey soils with impeded drainage, with a loamy and clayey texture. These soils are identified as having low fertility and support arable pastures and grasslands.

Survey Details

The site survey was undertaken by Nicola Baxter MSc, BSc (Hons), Graduate Ecologist, Accredited agent of Natural England Bat Licence Number 2024-12491-CL18-BAT.

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
14/10/2025	13	82	40	5	None

Executive Summary

- Biodiversity Net Gain assessment.
- Controlled removal of Himalayan balsam.
- The buildings on-site are to be retained and therefore no impacts are anticipated on any bat roosts present. If any future works are to impact the building then three bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.
- **No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.**
- T22 is being retained, any future works would require a close-up inspection of a potential roosting feature to determine the suitability for roosting bats.
- Sensitive lighting strategy to identify dark corridors being retained on the site.
- Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, then nesting bird checks will be required.
- Precautionary working measures for amphibians, reptiles, badgers and hedgehogs.

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. Records data may be required dependant on the outcome of the bat emergence surveys.

Due to seasonal limitations, further survey 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 due to the only habitats identified on-site as modified grassland and scattered trees, with the grassland being in poor condition due to management and damage from human activities.

Ecological Survey Factor **Conclusion, Impact or Recommendations**	**Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.**
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). **Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).**	
Summary of Survey Findings **(***UKHab codes used)*	The site contains native hedgerows which are 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. Further notable habitats are present within 2km. **On-site habitat descriptions** **u1b** – Developed land/sealed surface There is paving along the front of the disused outbuilding (B1) located to the east of the site. **u1b5** – Buildings B1 is a disused single storey outbuilding within the garden, located near the eastern wall. **u1 -** Built-up areas and gardens [vegetated garden 828, introduced shrubs 847, scattered trees 32, line of trees 33]

The site is dominated by vegetated garden. Comprising intensively managed lawns, introduced shrubs, individual trees, and a line of trees along the southwestern boundary. There is scattered scrub within the grassland, this is made up of immature native trees, holly, ash, hawthorn, horse chestnut and oak, all with diameter at breast heights smaller than 7.5cm. There is an area of bare ground to the rear of this line of scrub, Himalayan balsam was identified in multiple areas on site, and it was indicated that this area of bare ground was due to clearing a larger spread of Himalayan Balsam.

Vegetated gardens are not subject to condition assessments.

Individual trees are present within the garden area; they are detailed and conditioned below. Remnants of Himalayan balsam were also present within, bare ground may be due to invasive species management.

Tree ID	Species	DBH (~cm)	Age	Features	Arb Tree no.
T1	Horse chestnut	9	Young	None	3T
T2		10			2T
T3	Cherry	11.5			1G
T4	Silver birch	10.5			
T5	Oak	9			
T6	Birch	9			4T
T7		14			5G
T8		13			
T9		14			
T10	Lawsons cypress	17			6T
T11	Hawthorn	16			7T
T12	Yew	10			9T
T13	Cherry	35	Mature	Peeling bark	10T
T14	Silver birch	66		Peeling bark, superficial fissures in bark and moss growth	24T
T15		50			23T
T16	Beech	46			20T
T17		29			19T
T18	Yew	8	Young	None	22G
T19					
T20	Birch	70	Mature	Fissured bark	18T
T21	Lawsons cypress	12	Young	None	21T
T22	Cherry	45	Mature	Cavity in the stem	14T

T23	Sycamore	32		None	12T
T24	Sycamore	95		Peeling bark	13T
T25	Sycamore	54	Not mature		15T
T26	Sycamore	54			16T

Condition criteria for individual trees are below:

Criterion	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14
A	✓	✓	✓	✓	✓	✓	✓	✓	✓	×	✓	✓	✓	✓
B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
C	×	×	×	×	×	×	×	×	×	×	×	×	✓	✓
D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
E	×	×	×	×	×	×	×	×	×	×	×	×	✓	✓
F	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Condition	**Moderate**									**M**	**M**	**M**	**Good**	
Good	Passes 5 or 6 criteria													
Moderate	Passes 3 or 4 criteria													
Poor	Passes 2 or fewer criteria													

Criterion	T15	T16	T17	T18	T19	T20	T21	T22	T23	T24	T25	T26
A	✓	✓	✓	✓	✓	✓	×	✓	✓	✓	✓	✓
B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
C	✓	✓	✓	×	×	✓	×	✓	✓	✓	×	×
D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
E	✓	✓	✓	×	×	✓	×	×	×	✓	✓	×
F	×	×	×	×	×	×	×	×	×	×	×	×
Condition	**Good**			**M**	**M**	**G**	**P**	**M**	**M**	**G**	**M**	**M**
Good	Passes 5 or 6 criteria											
Moderate	Passes 3 or 4 criteria											
Poor	Passes 2 or fewer criteria											

h2a6 – Other native hedgerow

	There are two beech hedgerows within the site extending outside the development area. The hedges are approx. 2m in height and 1.5m in width with no gaps at the base or over 10% the total length of the hedge. No cleavers, nettles or other examples or nutrient enrichment present. Native hedgerow - Condition assessment criteria: A1. – Height >1.5 m average along length – **Pass** A2. – Width >1.5 m average along length - **Pass** B1.- Gap - hedge base, gap between ground and base of canopy <0.5 m for >90% of length - **Pass** B2. - Gap - hedge canopy continuity, Gaps make up <10% of total length; and no canopy gaps >5 m - **Pass** C1. - Undisturbed ground and perennial vegetation - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length - **Fail** C2. - Nutrient-enriched perennial vegetation, plant species indicative of nutrient enrichment of soils dominates <20% cover of the area of undisturbed ground - **Pass** D1. - Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA3) and recently introduced species - **Pass** D2. - Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities. - **Pass** Result **– Good condition.** **h2b** – Non-native and ornamental hedgerow Along the southern boundary wall is an overgrown lawson's cypress hedgerow. Height approx. 3m, no nests were found during the site visit. **Ornamental hedgerows are not subject to condition assessments.** **Local notable habitats** Patches of lowland mixed deciduous woodland (LMDW) are present in close proximity to the site. The closest is located ~460m to the northeast, with a second patch of LMDW ~670m to the northwest. The trees on-site are unlikely to have functional connectivity to these patches of woodland, given their distance to the site and the urban landscape surrounding the site. LMDW 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, including mosaic habitat (~760m northwest), ancient and semi-natural woodland (~1.1km south).
Foreseen Impacts	**On-site habitats** Most habitats recorded on site are considered common and widespread and of low ecological value. However, the native hedgerows on site are representative of the hedgerow's habitat of principal importance and the mature trees are of elevated value within the context of the site. The proposed development will require the removal of c. 0.008ha of modified grassland and three trees. Without compensation, this habitat loss will result in a biodiversity net loss.

	Notable habitats No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.
Recommendations	**On-site habitats** Retained trees and hedgerows 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** Any hedgerows that are removed should be replaced on a 2:1 ratio as they are representative of the hedgerow's habitat of principal importance. **Biodiversity net gain** The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a biodiversity net gain calculations to ensure the proposed development delivers a 10% net gain.
Locality and Designated Sites	
Summary of Survey Findings	**On-site designations** The site is not subject to any designation. **Statutory designated sites (within 2km)** There is one statutory site within 2km of the site, as detailed below: **Healey Dell - Local Nature Reserve - ~1.5km northeast** This nature reserve is described by Natural England as a wildlife sanctuary with woodlands either side of the River Spodden. A review of the Sites of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) database shows that the site does not lie within the impact risk zone for any SSSI's. **Statutory designated sites (within 10km)** No national network sites (SAC, SPA, Ramsar) are located within 10km. **Non-statutory designated sites** The presence of non-statutory designated sites within 2km of the site cannot be established without data from Greater Manchester Local Record Centre (GMLRC).
Foreseen Impacts	**On-site designations** No impacts foreseen.

	Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.
Recommendations	**On-site designations** None required. **Statutory and non-statutory designated sites** None required.
Invasive / Non-native species	
Summary of Survey Findings	Himalayan balsam and Rhododendron were identified on the site which area listed as an invasive, non-native species under Schedule 9 of the Wildlife and Countryside Act 1981.
Foreseen Impacts	Construction could result in the spread of Himalayan balsam and Rhododendron.
Recommendations	The following measures should be implemented to control and/or eradicate Himalayan balsam from the site: • Himalayan balsam removal should be undertaken between April and June, prior to seeding. • Pull the plant up by grasping the base of the stem and giving a steady gentle pull to bring up roots. • Dispose of Himalayan balsam in line with appropriate controlled waste measures or by leaving it in a pile to compost down (this stops the balsam re-growing from the roots or the nodules on the stem). • Ensure biosecurity measures are in place and clean boots, clothing and vehicle tyres before leaving site. Rhododendron present within the garden along the southern boundary is unlikely to be impacted by the construction, due to the site being situated within an area of urban gardens continued on-site management should reduce the risk of any spread into the neighbouring gold course. Making the risk of release into wild environments minimal.
Invertebrates	
Summary of Survey Findings	The habitats present on-site, including lawns, scattered scrub, ornamental shrubs and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
Foreseen Impacts	Scattered scrub and modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.
Recommendations	No further surveys.

Bats	
Summary of Survey Findings	**EPSL data** A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. No EPSLs are present within a 2km radius of the site. **Foraging and commuting habitat** Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of species-poor grassland, scattered scrub, and native hedgerow with 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 western boundary line is adjacent to a golf course with scattered trees that have functional connectivity to the on-site trees extending 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. **Roosting habitat** Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There is a total of one building within the development area; the stone outbuilding (B1). No evidence of roosting bats was identified on or within B1 or any of the surveyed trees on-site.

B1 Building description	***Photographs***
Summary B1 is a small single storey outbuilding that was historically used as a changing room for tennis courts present within the wider site ownership. The roof has slate tiles, and the walls are stone. There are numerous lifted and missing tiles, with missing mortar present along multiple roof ridges and terminal tile edges. Therefore, the structure presents suitable bat roosting and access features for crevice dwelling bat species. There is no internal loft void. The building will be demolished entirely. The building has **high habitat value** for roosting bats and may be suitable to support a maternity roost of crevice dwelling bats.	

Feature	*Materials*	*Condition/description/suitability*	*Photograph(s)*
Walls	Stone	**Condition/description** No areas of damage or missing mortar within the walls. **Suitability/access/evidence of bats** No suitable access points for crevice dwelling or void dwelling bat species.	
Roof	Slate	**Condition/description** Cross-hipped gabled roof, cat slide central to the two gables. Raised tiles present throughout. **Suitability/access/evidence of bats** Space under tiles could accommodate crevice dwelling bats and provide access into an internal space within the roof structure. Due to the amount of missing mortar present along the ridge tiles this is suitable to support maternity roosts of crevice dwelling bats. No evidence found but recent and current rain would wash this away externally.	

Eaves	Overhanging	**Condition/description** No gaps were present along the wall tops or under the eaves. **Suitability/access/evidence of bats** No suitable access for void dwelling or crevice dwelling bat species. No evidence found but recent and current rain would wash this away externally.	
Internal voids	N/A	**Condition/description** No internal loft space present **Suitability/access/evidence of bats** No suitable roosting features for void dwelling or crevice dwelling bat species. No evidence internally.	

<table>
<tr><th colspan="3">T22 description</th><th>Photographs</th></tr>
<tr><td colspan="3">Summary

All the trees within the development area were surveyed, only T22 was found to have features suitable for roosting bats. T22 is a mature cherry tree located within the western area of the garden (SD 87007 13803). The tree has a DBH ~45cm and a height of approx. 18m.

Features identified on T22 during the survey are detailed below.</td><td></td></tr>
<tr><th>PRF ref</th><th>Type of PRF</th><th>Condition/description/suitability</th><th>Photograph(s)</th></tr>
<tr><td>PRF-1</td><td>Cavity</td><td>Cavity located approximately 2m from ground level on western aspect of stem (south facing). Feature measures approximately 35cm height by 25cm width. Whilst a ladder was used for a visual inspection, revealing a 6cm x 2cm crack which could lead to an additional cavity, the cavity was too high to fully inspect from ground level, and as such the depth of the crack and potential additional cavity could not be determined. Therefore, the feature requires further investigation (i.e. FAR) to determine its suitability for roosting bats.

At the time of the site visit the cavity was dry and there was no evidence of bats observed.</td><td></td></tr>
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Foreseen Impacts	**Roosting habitat [Buildings]** The proposed development will not affect any of the features that could be used by roosting bats which were noted on the building during the survey and therefore no impacts to bat roosts are anticipated. However, the proposed development could result in disturbance to any bats present in the building at the time of the works due to noise, vibration or lighting. **Roosting habitat [Trees]** T22 will be retained through the development. The feature present on T22 (cavity) was not possible to fully inspect from ground level. Therefore if any future works would require the tree to be felled, a close-up inspection of the PRFs identified from ground-level will be required to determine their suitability for bats (i.e. PRF-I or PRF-M). **Foraging and commuting habitat** The proposed development will result in the loss of small areas of scattered scrub and modified grassland within the vegetated garden 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.
Recommendations	**Roosting habitat [Buildings]** **No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.** The buildings on-site are to be retained and therefore no impacts are anticipated on any bat roosts present. If any future works are to impact the building then three bat emergence/re-entry surveys will be required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. One of the surveys could be a dawn re-entry survey, or all three can be at dusk if supported by night vision aids (NVA). **Four** surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located. Lighting mitigation may be required based on the outcome of the night bat survey(s).

	If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. **Roosting habitat [Trees]** The features identified on T22 are to be retained and therefore no impacts are anticipated on any bat roosts present. If any future works are to impact the tree a close-up inspection of the PRFs on T22 identified from ground-level will be required to determine their suitability for bats (i.e. PRF-I or PRF-M). This will either involve a tree climbing team or a MEWP to access the features and should be carried out by a class 2 licenced ecologist. The inspection will involve a detailed inspection of all features using a torch and endoscope. Following this inspection, the features will then be re-classified based on their suitability for roosting bats. Depending on the results of the close-up inspection further surveys may be required to determine bat presence/likely-absence or a recommendation to remove the trees under a precautionary working method statement. **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** Enhancements are dependent on the outcome of further surveys.
Birds	
Summary of Survey Findings	**Buildings** A nest was located along the western elevation of B1 under the eaves. The nest is consistent with house martin; it was not occupied at the time of the site visit. **Trees and vegetation** No bird nests were identified within the scrub, tree line, trees or hedges on-site, however they all offer nesting opportunities and nest-building resources for birds. **Barn owls** The site does not appear to provide any suitable nesting sites for barn owls. **Overwintering birds**

	Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
Foreseen Impacts	**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.
Recommendations	**Buildings/trees** Any 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 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 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 three bird boxes on mature trees around the site boundaries or within the structure of the new building to provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees) Or a similar alternative brand.

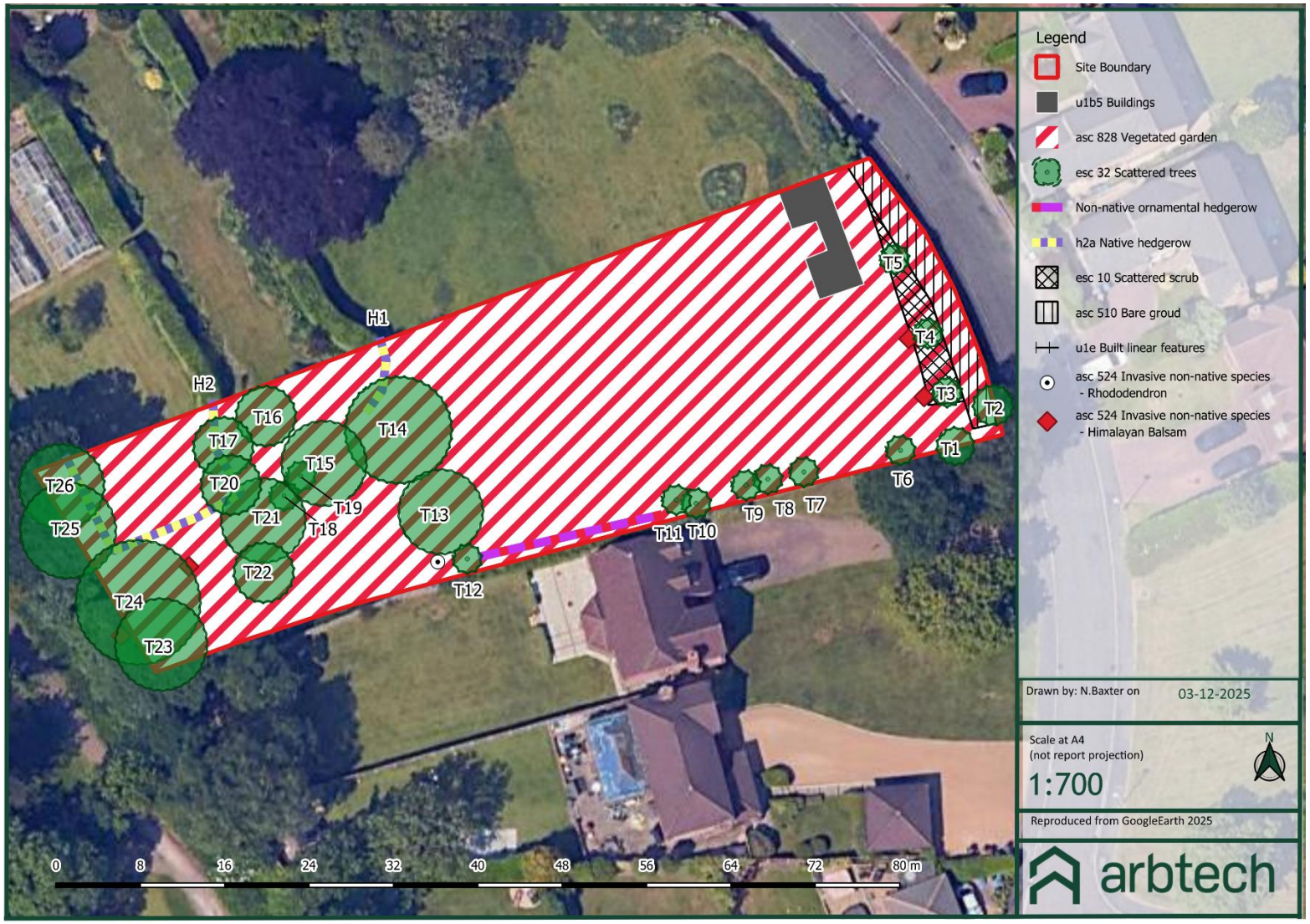
	Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction. House martins are colonial nesters, so it is recommended to install multiple artificial cup nests in pairs, to encourage re-colonisation. The artificial nests should be placed on a sheltered side of the building (north or east facing), at least 2m above the ground. As the development is proposing the construction of a residential dwelling it is recommended to instal a droppings board approx. 2 meters below the nest to catch droppings and minimise the impact of the nests on the homeowners.
Reptiles	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. **Habitat suitability** Habitats recorded on site are assessed to provide foraging, commuting, basking and refuge opportunities for reptiles. The hedgerow and scattered scrub provide elevated value for reptiles as these habitats provide a suitable structure for refuge, whilst also providing foraging and commuting opportunities. However, it is important to note that the site is dominated by frequently managed grassland, introduced shrubs, buildings, and hardstanding of limited value to reptiles. These habitats are suboptimal due to an absence of notable habitat structure and diversity, which significantly limits refuge, foraging, and commuting opportunities, albeit they do provide some basking opportunities when located adjacent to potential refugia. The site has good connectivity to further suitable reptile habitat in the wider landscape via woodland vegetation associated with the adjacent golf course present along the western boundary. The presence of reptiles on site cannot be discounted, albeit likely limited to low numbers within peripheral scrub. **Wider landscape** The adjacent sections of the gold course may have area of elevated ecological value within the wider landscape due to the woodland pockets and hedgerows across the site and may represent important resources for local reptile populations. These adjacent habitats provide sub-optimal foraging, commuting, and refuge opportunities for reptiles and may be connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted.
Foreseen Impacts	Modified grassland and scattered scrub will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of reptiles, if present.
Recommendations	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures:

	• Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. The surveys are likely to be required before planning permission can be granted.
Amphibians	
Summary of Survey Findings	**EPSL and survey data** A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence returns or DLL historic survey data (2017 – 2019) were present within 2km of the site. **Aquatic habitat suitability (including ponds within 500m)** Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). No ponds are present on site or within 500m of the site. **Terrestrial habitat suitability** Areas of shrubbery may provide foraging and sheltering opportunities for amphibians. No hibernation opportunities were identified on-site.
Foreseen Impacts	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: • A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

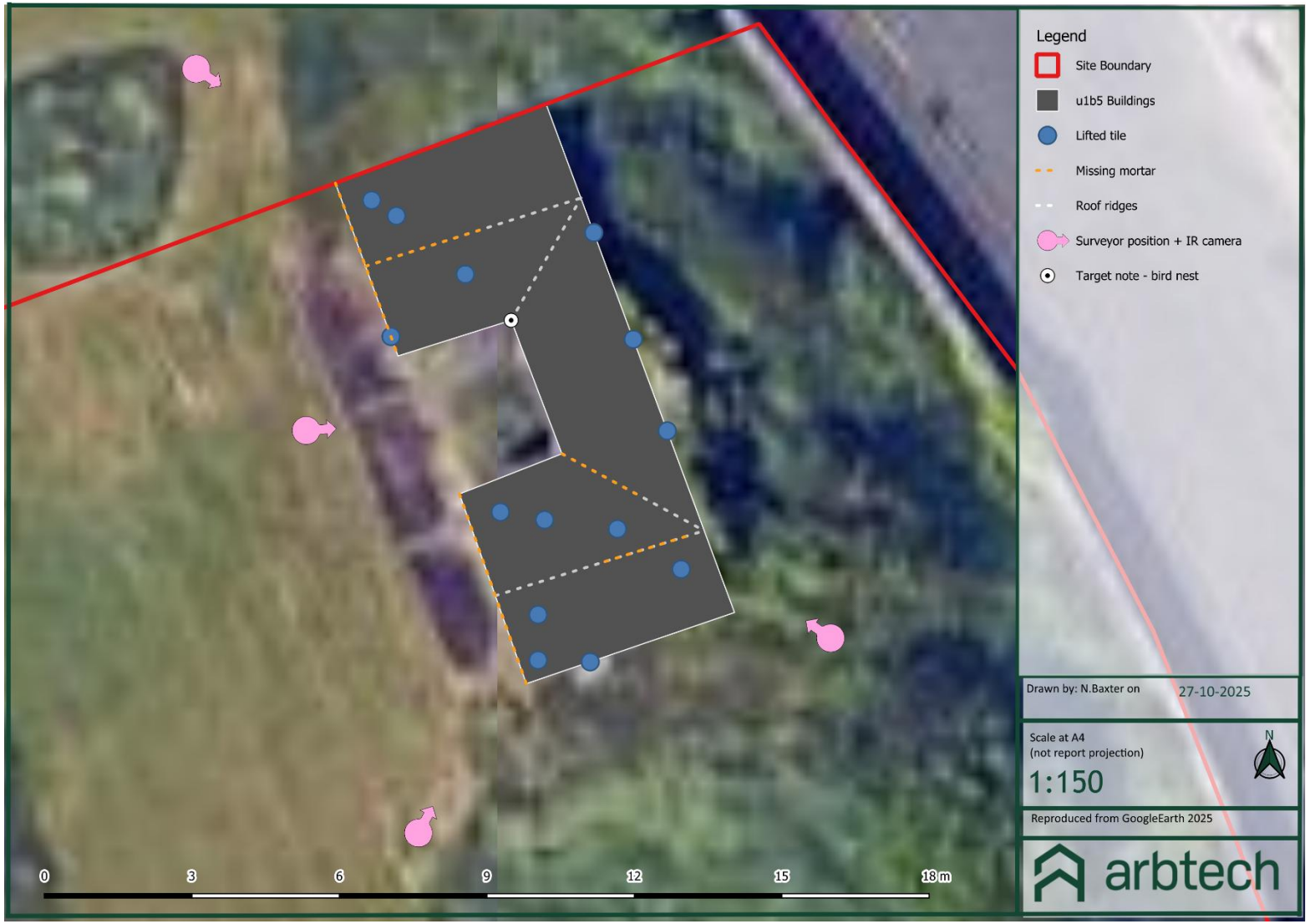
	• If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist.
Badger	
Summary of Survey Findings	No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area. However, the site was considered suitable for badger sett excavation and foraging habitat.
Foreseen Impacts	No works will be undertaken within 30m of a badger sett. Scattered scrub and modified grassland within the garden on site will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger 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 badgers, if present.
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to bat roosts, further badger 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 badgers 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 badger sett is identified, works must cease and advise must be sought from a suitably qualified ecologist.
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**

	The site lies outside of the know current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.
Foreseen Impacts	No impacts are anticipated on hazel dormice as a result of the proposed development.
Recommendations	None foreseen.
Other e.g. hedgehog	
Summary of Survey Findings	The scattered scrub and modified grassland within the garden onsite provides limited foraging and commuting opportunities for hedgehogs, with woodland habitat nearby.
Foreseen Impacts	Modified grassland and scattered scrub 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.
Recommendations	Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. **Suggested biodiversity enhancements** The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

Appendix 1: Habitat map



Appendix 2: Survey map



Appendix 3: Location map



Appendix 3: Proposed plan



Appendix 4: Habitat Photos

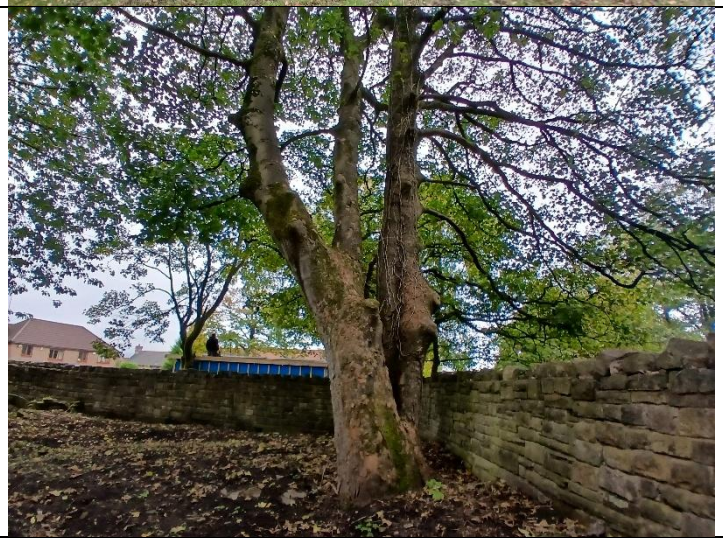
Buildings	
Photograph	**Description**
	Figure 1: Stone outbuilding (B1) on site
	Figure 2: Eastern elevation of B1

	Figure 3: Southern elevation of B1
	Figure 4: Western elevation of B1

	Figure 5: Northern elevation of B1
	Figure 6: Bird nest found under the eaves on the western elevation of B1

Vegetated garden	
Photograph	**Description**
	Figure 7: Amenity grass lawn on site
	Figure 8: Amenity grass lawn to the west of B1

Scattered scrub	
Photograph	**Description**
	Figure 9: Introduced shrubs on site (along northern side of site)
Scattered trees	
Photograph	**Description**
	Figure 10: Scattered trees present on site (along eastern site boundary)

	Figure 11: Scattered trees present within the western section of vegetated garden
	Figure 12: Scattered trees present on site (along western site boundary)

Line of trees	
Photograph	**Photograph**
	Figure 13: Lawson cypress trees present on site (along southern site boundary)
Native hedgerow	
Photograph	**Photograph**
	Figure 14: Beech hedgerow within the western section of vegetated garden

	Figure 15: Beech hedgerows extending into the wider site ownership
Invasive non-native species	
Photograph	**Description**
	Figure 16: Rhododendron present along the southern boundary line

	Figure 17: Himalayan balsam present amongst the trees in the western section of garden

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