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Preliminary Ecological Assessment Report

Replacement Bungalow at Fears End, Sandon, Buntingford, SG9 0QZ



Report completed by: Chris Smith, CEnv, MIEMA

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Preliminary Ecological Assessment Report, Replacement Bungalow at Fears End, Sandon,
Buntingford, SG9 0QZ

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Report summary

Scope	Preliminary Ecological Assessment Report,
Project	Replacement Bungalow at Fears End, Sandon, Buntingford,SG9 0QZ
Planning description	Replacement dwelling to replace existing bungalow and previously permitted extension
Address	Fears End, Sandon, Buntingford, Hertfordshire SG9 0QZ
Grid reference	532610, 234977
Development area (approx)	1666m ²
Date of site visit	11/07/25
Date of MAGIC search	02/12/25
Planning authority	North Hertfordshire District Council
Application reference	not yet confirmed
Report author	Chris Smith, CEnv, MIEMA

Non-technical summary

This report is a Preliminary Ecological Assessment Report that assesses Replacement Bungalow at Fears End, Sandon, Buntingford, SG9 0QZ, described in the report as the project. The project location is at Fears End, Sandon, Buntingford, NORTH HERTS SG9 0QZ and the grid reference is 532610, 234977. The development area of the project extends to an area of 1600m².

The report is to assist a planning application to North Hertfordshire District Council, for which the reference is not yet confirmed. The description of the project in the planning application is "*Replacement dwelling to replace existing bungalow and previously permitted extension*".

The report was produced to inform the client and their design team about

- the key ecological constraints and opportunities associated with the project;
- key possible mitigation requirements following the 'Mitigation Hierarchy'; and
- any detailed further surveys that might be required.

Supporting surveys

The following were carried out to establish an ecological baseline at the site:

- a desktop search, including of MAGIC and of the Local Environment Records Centres;
- a walkover of the site and surrounding areas on 11/07/25, including an assessment of the potential for protected species
- three emergence surveys of the bungalow carried out on 15/07/2025, 26/08/2025 and 19/09/2025.

Designated sites

There are no designated sites within 1km of the site.

There are Local Wildlife Sites within or near to the site. The nearest is Philpotts Wood, 130m to the east.

Habitats and species

Details of habitat and species features are given in the following tables.

Table 1: Scoping assessment for site features: Habitats

Habitat	Potential S41 priority habitat?	Local significance?	Details	Further consideration?
u1b Urban, sealed surface	No	No	Existing bungalow [AH02] ~11m by 18m; extensive patio and drive of permeable paving. Not of ecological significance.	No
u1b [828] Vegetated garden	No	No	Well maintained garden to the rear of property [AH03], including flower beds, lawns, pathways, ornamental plantings and fruit trees. Not of ecological significance..	No
g4 Modified grassland	No	No	Lawn on front of bungalow; well maintained; no significant diversity. Not of ecological significance.	No
h2b Hedgerows	Yes	Yes	Hedges with trees on frontage of house; continue running north and south of site along road; parallel hedges on opposite side; species-rich	Yes

Table 2 Scoping assessment for site features: Species

Species	Statutory protection?	Evidence of presence?	Potentially present? ¹	Details	Further consideration?
Rare and scarce plants	No	No	No	Generally improved habitats; no potential within existing buildings and surrounds	No
Great crested newts	Yes	No	No	No ponds nearby within 250m	No
Reptiles	Partial	No	No	There is no suitable habitat for reptiles. The site mainly consists of hard standing, small areas of ruderal rules and tightly mown amenity grassland.	No
Breeding birds	Yes	Yes	Yes	Old nests and potential for nesting birds within the house, garden and hedgerow. Species noted including Yellowhammer singing in the trees adjacent, and also Blackbird, Chaffinch and Dunnock.	Yes
- Barn owls and other Schedule 1 species	Yes	No	No	No signs of barn owls noted; no potential roosting or breeding sites within bungalow or surrounding areas.	No

Species	Statutory protection?	Evidence of presence?	Potentially present? ¹	Details	Further consideration?
Water vole	Yes	No	No	Ditch present along south side regarded as too shallow and ephemeral to support species; no potential for water voles.	No
Hazel dormouse	Yes	No	No	Majority of site unsuitable habitats; hedgerows recently coppiced; significant distance to suitable habitat such as Philpott's Wood; no nearby records.	No
Bats					
- Roosts within site	Yes	No	Yes	See details of buildings. Roosts present within bungalow and in nearby barns	Yes
- Foraging/commuting	Yes	No	No	Rural locality with good hedgerows; near very large woods to east; highly likely to be used by foraging commuting bats on south side	Yes
Badger	Yes	No	Yes	No obvious signs of badgers within the site. The surrounding landscapes is highly suitable for badgers with large woodlands and a good hedgerow network. Setts may be present in wooded areas to south.	Yes
Otter	Yes	No	No	Limited aquatic habitats; very high within catchment; no potential for otters .	No

Table 5.2: Summary of bat roosts identified within surveys with supporting evidence

Common name	Species	Present	Field obs?	Static?	Roosting ?	Foraging / commuting	Details of observations
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	Yes	Yes	Yes	Yes	Yes	Upto 12 bats emerged from east and west facing gable ends of building. Foraging around building and garden.

Likely significant effects

The development area mainly consists of hardstanding and building and the impacts are seen as being limited to the following pathways:

- Direct loss of hedgerows and trees during construction works or from any widening of visibility splays;
- Direct effects on breeding birds within buildings or hedgerows if carried out during the breeding season;
- Direct effects on bats and their roosts from building works affecting the bungalow;
- Increased light levels in nearby woodland and hedges and affect nocturnal species, in particular bats;
- Construction effects in particular disturbance of the maternity roost and from use of adjacent areas e.g. for storage of materials;
- Accidental discharges to the ditch affecting water quality.

Additional surveys and assessments

Additional recommended surveys are set out in the following table and if species are present mitigation may be required to prevent impacts upon them.

Table 3: Further surveys required

Feature	Additional surveys	Target areas
Breeding birds	If clearance work carried out during breeding season, carry out breeding bird surveys to establish if birds are present	Hedgerow; building; trees
Bats	Present surveys suitable for planning and licencing until spring 2027. Additional surveys may be required where licencing occurs at later date than spring 2027. If any potential roosts are affected, additional bat surveys should be carried out as per Collins (2023) with visual inspections and emergence surveys where required May – Sept.	Bungalow

The development is exempt from Biodiversity Net Gain under the *de minimus* rules. This is detailed in the planning application.

Application of the mitigation hierarchy

Suggestions are made as to a strategy for the Application of the mitigation hierarchy, which is a sequence of four key actions being 'avoid', 'minimize', 'restore' and 'offset', is set out in best practice by Ekstrom et al (2015) ¹

¹.Ekstrom, J., Bennun L and Robin Mitchell, R. (Lead authors) (2015) A cross-sector guide for implementing the Mitigation Hierarchy. Prepared by The Biodiversity Consultancy for CSBI

Table 4: Mitigation hierarchy

Avoid	Minimise
Avoiding accidental discharge into the existing ditch; Avoiding additional lighting by incorporating a lighting design to prevent light pollution. The site should be subject to a lighting plan as per Zone E2 of ILP Guidance.	Retaining as far as possible the existing hedgerows and associated trees and maintaining a buffer; Maintaining a buffer along the southern wooded boundary during construction;

The works should be subject to a Construction Environment Management Plan, to include details of working methods; access routes; Construction Exclusion Zones as required; location of any storage for materials; location of compounds and control of any substances hazardous to the environment; and works after dark or use artificial lighting; and post construction restoration measures.

Outline species specific measures are as follows.

Table 5: Outline species specific measures

Species	Mitigation measures required	Required measures
Breeding birds	Yes: if during breeding season	Site clearance works should ideally be completed outside the bird nesting season (1 March to 31 August) or only be completed following checks by an appropriately experienced ecologist. Retention of hedgerow network; shrub and tree planting within development
Bats		
Roosts within site	Yes	Roost to be replaced like-for-like; timing constraints with works not to commence after May; bats not to be left without a roost at any time; sufficient time to find any new roost Suitable lighting plan
Foraging/ commuting	Yes	Lighting plan. Retention of hedgerow network
Badger	Yes: if present and affected	Mitigation measures during construction consisting of buffer zone with southern woodland

Proposed enhancements

To enhance the site for wildlife, the following are suggested :

- To the north or south around the site boundary, a new native hedge could be planted.
- Additional tree planting could take place within hedgerows.
- Bat and bird boxes could be included within the new building or on adjacent trees.

Requirements for licencing

Licensed mitigation will be required for bats during works affecting the bungalow.

1. Background

This report is a Preliminary Ecological Assessment Report that assesses Replacement Bungalow at Fears End, Sandon, Buntingford, SG9 0QZ, described in the report as the project.

Description of project

The report supports a planning application to North Hertfordshire District Council, for which the reference is not yet confirmed. The description of the project in the planning application is "*Replacement dwelling to replace existing bungalow and previously permitted extension*".

The site is located at Fears End, Sandon, Buntingford, NORTH HERTS SG9 0QZ at 532610, 234977. The development extends to an area of 1600m².

Objectives of report

The report was produced to inform the client and their design team about:

- the key ecological constraints and opportunities associated with the project;
- key possible mitigation requirements following the 'Mitigation Hierarchy'; and
- any detailed further surveys that might be required.

Description of supporting surveys

The following actions were carried out :

- a desktop search, including of MAGIC and of the Local Environment Records Centres;
- a walkover of the site and surrounding areas on 11/07/25, including an assessment of the potential for protected species;
- a Preliminary Roost Assessment of buildings and trees at the site,
- three emergence surveys of the bungalow in 2025.

In 2024, emergence surveys were carried out for bats on adjacent barns as part of the Class Q application.

2. Methods for desktop and field survey

Relevant protocols

The following protocols, as given in this document's appendices, were applied :

- Protocol for Preliminary Ecological Assessment ;

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- Protocol for Preliminary Bat Roost Assessment of buildings and structures, and
- Protocol for great crested newts.

Field visit

A field visit to the site was carried out on 11/07/25 between 09:00 and 11:30.

Weather conditions during the visit were as follows : “*Cloud 0/8, Beaufort Scale 0; Temperature 24°C rising rapidly; no rain in previous days; significant drought.*”

During the field visit, checks were made of buildings and tree on site and the grounds surrounding these. The loft space was internally inspected and access was gained to the whole void.

Desktop

A desktop search was carried out using the following sources:

1. Open access sources, such as planning records.
2. A search of the Local Environment Records Centres, for which selected records are included at Appendix 5: Desktop search for designated sites.
3. A search of the DEFRA Multi-Agency Information Centre (MAGIC) on 02/12/25.

Emergence surveys

Three emergence surveys were carried out on the bungalow as follows.

Table 6: Emergence surveys, dates, start/finish and weather

Date	Sunset	Start time	Finish time	Weather	Surveyors
15/07/2025	20:57	20:48	22:49	Cloud 8/8; drizzle at start; BFS 3-4; Start 17°C, End 17°C	Chris Smith, Nigel Moorhouse
26/08/2025	19:43	19:40	21:41	Cloud 3/8; BFS 2-3 SW; Start 23°C, End 20°C	Chris Smith, Jeremy Copp
19/09/2025	18:50	18:50	20:40	Cloud 2/8; BFS 1-2; Start 23°C, End 17°C	Chantal Helm, Nigel Moorhouse

Personnel

Chris Smith CEnv, MIEMA, who has a Level 2 (CL18) licence to survey bats from Natural England (Ref 2015-13304-CLS-CLS) and a Level 1 licence (CL08) to survey for newts (Ref 2015-18961-CLS-CLS), carried out the field work and report writing.

Personnel for emergence surveys were as follows.

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Surveyor	Experience/licences	Equipment
Chris Smith	20 years+; Level 2 Class licence	BS stereo, SM4, Pixfra T1 camera
Chantal Helm	10 years+; Level 2 Class licence	EMT; Nightfox Whiska; Canon VR
Jeremy Copp	10 years+	EMT; Nightfox Whiska
Nigel Moorhouse	5 years +	EMT; Guide T1 camera

3. Results

3.1. Site location and features

The project's location and key features are shown in Figure 1 : Site location and key features.

The proposed development area of the project extends to an area of 1600m².

3.2. Protected sites

There are no statutorily designated sites within 1km.

There are Local Wildlife Sites near to the site. The nearest is Philpotts Wood, 130m to the east. These sites are summarised in [Appendix 5: Desktop search for designated sites](#).

The relationship of the development to these sites is shown in Figure 3 : Results of desktop search – designated site .

3.3. Habitats present

Features are target noted [Ahx or LH] in Figure 1 : Site location and key features. Photographs are presented in Section 8. Photographs.

[u1b Urban, sealed surface](#)

The existing bungalow [AH02] is approximately 11m by 18m and surrounded by an extensive patio and drive of permeable paving

These features are discussed further within the Preliminary Roost Appraisal for Bats .

This does not appear to be potential S41 Priority Habitat. The feature is assessed as being of 'negligible' interest as habitat. This habitat is not a relevant consideration for planning.

[828 Vegetated garden](#)

There is a well maintained garden to the rear of property [AH03], including flower beds, lawns, pathways, ornamental plantings and fruit trees.

This does not appear to be potential S41 Priority Habitat. The feature is assessed as being of 'negligible' interest as habitat. This habitat is not a relevant consideration for planning.

[g4 Modified grassland](#)

The front lawn [AH05] is "g4 Modified grassland". The sward is fairly species rich, dominated by Perennial Rye grass *Lolium perenne*, mixed with Creeping Bent *Agrostis stolonifera*, Creeping Buttercup *Ranunculus repens*, some Oxeye Daisy *Leucanthemum vulgare*, and Creeping Cinquefoil *Potentilla repens*. The lawn is well mown and well maintained.

This does not appear to be potential S41 Priority Habitat. The feature is assessed as being of 'negligible' interest as habitat. This habitat is not a relevant consideration for planning.

[h2a5 Species-rich native hedgerow - associated with bank or ditch](#)

The hedges are summarised in the following table and described afterwards.

Table 7: Table of hedgerows adjacent or close to site

Ref#	Description	Within development?
LH2	h2a5 Species-rich native hedgerow - associated with bank or ditch	Yes – highway boundary
LH3	h2a5 Species-rich native hedgerow associated with bank or ditch	Yes – highway boundary

Additional details

To the south of the bungalow entrance [LH3], there is an intact hedge, which is native and species-rich. The hedge has been coppiced and laid between the two entrances to the garden. It contains two trees, being an Ash *Fraxinus excelsior*, to the north and a Field Maple *Acer campestre* to the South. Species present include Hazel *Corylus avellana*, Elder *Sambucus nigra*, Oak *Quercus rober*, Field Maple *Acer campestre*, scrambling Bramble *Rubus fruticosus* agg., and Blackthorn *Prunus spinosa*. There is an associated ditch on the outside.

To north of the existing entrance, there is a similar but very short length of hedge [LH2] with several trees.

There is a wide grassland verge in front of the hedge, but no particular diversity associated with the grass or hedge. There is no significant flora.

The hedges are connected to a hedge to the north and to the south an area of woodland. There is a parallel hedge on the opposite side of the road.

All hedges appears to be significant hedgerows and appears to be potential S41 Priority Habitat. This habitat appears to be of 'local' significance. This feature is a relevant consideration for planning.

[Aquatic habitats – Standing water](#)

Within the site, there are no water bodies or any other aquatic habitats.

Based on Google and MAGIC, there are no ponds obvious within 250m.

3.4. Screening assessment for protected species

Rare and scarce plants

Although no specific survey was carried out, there was no evidence of rare or scarce plants found during the survey.

The habitats within the site mainly consist of hard standing, lawns and garden.

The desktop notes several rare and scarce plants within 2km, mainly associated with woodland habitats.

Whilst the adjacent woodland may have rare and scarce plants present, there is no potential within the bungalow garden and its curtilage.

Rare and scarce plants are concluded as unlikely to be present based on the unsuitable habitats. Rare and scarce plants are not a relevant consideration for planning.

Great crested newts

There was one EPSL within 2km, although there were no records of great crested newts on MAGIC. There were 9 records returned by the desktop within 2km including breeding records.

There are however no nearby ponds within 250m. The ditch is shallow and flowing during rain and is not regarded as suitable habitat.

Table 8: Granted European Protected Species Applications (England)

Case reference of granted application	Species group to which licence relates	Species on the licence	Site county of licence	Licence Start Date
EPSM2013-6044	Amphibian	Great Crested Newt	Hertfordshire	09/09/2013

The species feature is concluded as unlikely to be present based on the lack of nearby ponds. The habitats on site mostly consist of shortly mown lawn and hardstanding; and much of the site is of low suitability as terrestrial habitat.

Great crested newts and the habitat they use are protected under legislation. This species is a S41 Priority Species. This species feature is not a relevant consideration for planning.

Reptiles

Although no specific survey was carried out, there was no evidence of reptiles found during the survey.

There were three records returned within 2km by the desktop, including a single record of common lizard from Blagrove Common HMWT Nature Reserve (HERC 2024).

Table 9: Reptile species within 2km from desktop

Common name	Latin name
Common Lizard	<i>Zootoca vivipara</i>
Grass Snake	<i>Natrix helvetica</i>
Slow-worm	<i>Anguis fragilis</i>

There is no suitable habitat for reptiles. The site mainly consists of hard standing, small areas of ornamental shrubs and tightly mown amenity grassland.

The species feature is concluded as unlikely to be present based on the lack of suitable habitat.

All species of reptile are protected under legislation. Some species are S41 Priority Species. This species feature is not a relevant consideration for planning.

Breeding birds

There was evidence of breeding birds found during the survey, which included old nests within the buildings. There were common birds observed during the survey, which included singing Yellowhammer *Emberiza citrinella* on hedges opposite to the site with Blackbird *Turdus merula*, Chaffinch *Fringilla coelebs* and Dunnock *Prunella vulgaris* present within the buildings and surrounding hedgerows. A Red Kite *Milvus milvus* flew over during the 2023 initial survey.

The desktop notes multiple records of Red Kite *Milvus milvus* and other Schedule 1 species (HERC 2024).

There were no evidence or suitable breeding places within the buildings of Barn Owl *Tyto alba* or other Schedule 1 species. Common breeding birds are present on or near to the site.

Nesting birds are protected under legislation. Species such as Yellowhammer are a S41 Priority Species. Breeding birds are a relevant consideration for planning.

Water vole

There was no incidental evidence of water voles found during the survey. The ditch along the south of the site appears too shaded, shallow and lacking in suitable habitat to support water voles.

There were no records returned within the desktop (HERC 2024).

The habitats present on the site are not suitable for water voles and they are concluded as unlikely to be present.

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Water voles and their burrows and nests are protected under legislation. Water voles are a S41 Priority Species. However this species feature is not a relevant consideration for planning.

Hazel dormouse

In England, dormouse are generally associated with ancient coppiced woodlands [see Goodwin et al. 2018 for a recent review]. The site is at some distance from the large and potentially suitable Philpott’s Wood.

There were no suitable habitats for this species within or adjacent to the site. Whilst there are hedgerows along the road frontage, the hedgerow network runs largely through arable fields; and along the road frontage has been coppiced.

There were no records returned within the desktop (HERC 2024).

The species feature is concluded as unlikely to be present based on the lack of suitable habitat.

This species feature is not protected under legislation. This species is a S41 Priority Species. This species feature is not a relevant consideration for planning.

Bats

Site context

The site itself is in a well wooded landscape that is predominantly arable. The site has hedgerows to the front along the road but few trees. There is a large poplar plantation to the south of the site and connections via hedgerows to a large wood to the east.

Roosting bats

There were two ESPL for bat roosts within 2km as given in the following table, both of which were for breeding sites.

Table 10: Granted European Protected Species Applications (England)

Case reference of granted application	Species group to which licence relates	Species on the licence	Site county of licence	Licence Start Date
EPSM2010-2257	Bat	C-PIP;BLE;NATT	Hertfordshire	16/09/2010
2019-43358-EPS-MIT	Bat	BARB BLE C-PIP NATT	Hertfordshire	07/11/2019

The HERC desktop notes roosts or potential roosts for the following species within 2km

Table 11: Bat roosts within 2km

Common Name	Scientific Name
Natterer's Bat	<i>Myotis nattereri</i>
Barbastelle	<i>Barbastella barbastellus</i>
Brown Long-eared Bat	<i>Plecotus auritus</i>
Common pipistrelle	<i>Pipistrellus pipistrellus</i>
Serotine	<i>Eptesicus serotinus</i>
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>

Preliminary Roost Assessment

There was no direct evidence of bats found during the initial survey of the bungalow, although there were some potential droppings on the apex of the front gable. Suitable potential roosting features noted include behind barge boards, chimney flashings and loose ridge tiles. The building was assessed as being of "Medium" potential.

For full details of the building see [Appendix 6 : Detailed descriptions of buildings](#).

Emergence surveys

Emergence surveys found a maximum of eleven Common Pipistrelle *Pipistrellus pipistrellus* emerging from the apex of the front gable on 15/7/25. Details of emergences are given in Table 12: Emergence and return results.

In 2024, there was a Common pipistrelle *Pipistrellus pipistrellus* maternity roost, emerging from the southern gable end of Building 1 and potentially other locations on eastern elevations. Numbers of emerging bats peaked at upto ~96 Common pipistrelle on 30/07/2024.

The bungalow roost appears to be a satellite roost of the main breeding colony present in the gable end of Barn #2 [see Table 13: Potential of buildings for bats].

Table 12: Emergence and return results

Date	Time	Species and number	Roost Type	Roost location within building	Access point
15/07/2025	21:31	Common pipistrelle	Maternity roost	Within roof void	Gable point on east facing side of building.
15/07/2025	21:43	Common pipistrelle	Maternity roost	Within roof void	Gable point on east facing side of building.
15/07/2025	21:46	Common pipistrelle	Maternity roost	Within roof void	Gable point on west facing side of building.

Date	Time	Species and number	Roost Type	Roost location within building	Access point
15/07/2025	21:47	Common pipistrelle	Maternity roost	Within roof void	Gable point on west facing side of building.
15/07/2025	21:48	Common pipistrelle	Maternity roost	Within roof void	Gable point on west facing side of building.
15/07/2025	21:48	Common pipistrelle	Maternity roost	Within roof void	Gable point on west facing side of building.
15/07/2025	21:49	Common pipistrelle	Maternity roost	Within roof void	Gable point on west facing side of building.
15/07/2025	21:52	Common pipistrelle	Maternity roost	Within roof void	Gable point on west facing side of building.
15/07/2025	21:54	Common pipistrelle	Maternity roost	Within roof void	Gable point on west facing side of building.
15/07/2025	21:58	Common pipistrelle	Maternity roost	Within roof void	Gable point on west facing side of building.
15/07/2025	22:12	Common pipistrelle	Maternity roost	Within roof void	Gable point on west facing side of building.

Other buildings at Fears End

The potential of the other buildings is shown in Table 13: Potential of buildings for bats. These are outside of the redline.

Table 13: Potential of buildings for bats

Target note	Sworders Building Reference	Building details reference	Details	Potential for bats
[TN1]	Not in application	Barn #1	Open fronted cart shed; separated from other buildings within complex	Negligible
[TN7]	Building 1	Barn #2	Large purpose built barn partly converted to storage and studio	Medium
[TN22]	Building 2	Barn #7	Storage unit made from corrugated metal with steel roof	Negligible
[TN9]	Building 3	Barn #4.	Former agricultural shed, now used for storage; false ceiling internally prevented full inspection. Sheet roof; wooden walls	Negligible-Low
[TN10]	Building 4	Barn #5	Former agricultural shed, now used for storage and workshop;; false ceiling internally prevented full inspection. Sheet roof; wooden walls	Negligible-Low
[TN8]	Building 5	Barn #3.	Former agricultural shed, now used for storage. Sheet roof; wooden walls	Negligible

Target note	Sworders Building Reference	Building details reference	Details	Potential for bats
[TN11]	Building 6	Barn #6.	Former agricultural shed, now used as workshop. Tiled roof; lined; loft present but no signs of bats on inspection	Low

Foraging/commuting

The site is within a rural locality with a good network of hedgerows and nearby very large woods to east.

In 2024 and 2025, Common Pipistrelle *Pipistrellus pipistrellus* emerging from the apex of the southern gable of Barn #2 used the woodland edge to the south after foraging before strongly commuting towards Philpots Wood.

Other species noted as commuting or foraging during surveys have included Brown long-eared *Plecotus auritus* , Natterer's *Myotis nattereri*, Soprano pipistrelle *Pipistrellus pygmaeus* and potential Leisler's *Nyctalus leisleri*. Brief passes of Barbastelle *Barbastellus barbastella* were also noted.

The site is highly likely to be used by other species of foraging/commuting bats, especially along the poplars and tall trees on the south side.

Conclusions

Bat roosts are present in the bungalow as well as Building 1, which is near to the site.

Based on the habitats present and the limited lighting of the site, the site is concluded as likely to support significant activity by commuting and foraging bats.

Brown long-eared *Plecotus auritus* , Soprano pipistrelle *Pipistrellus pygmaeus* and Barbastelle *Barbastellus barbastella* are S41 Priority Species. Roosting, commuting and foraging bats are a relevant consideration for planning.

Badger

Although no specific survey was carried out, there was no evidence of badgers found during the survey.

There were 36 records returned within the desktop (HERC 2024).

The location appears highly suitable for badgers. There were no obvious signs of badgers within the site. The surrounding landscapes is highly suitable for badgers with large woodlands and a good hedgerow network. They may be present within adjacent areas such as woodlands and inaccessible areas. Setts within 50m are viewed as possible. Badgers and their setts may be present on or near to the site.

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Badgers and their setts are protected under legislation. Badgers are not a S41 Priority Species. Badgers and badger setts are a relevant consideration for planning.

Otter

There was no incidental evidence of this species found during the survey.

There were no records returned within the desktop (HERC 2024).

Whilst there is a ditch on the southern boundary of the site, the site is felt to be too high in the watershed for any potential for otters and to have very limited associated wetland habitat.

Otters and their resting places are protected under legislation; and are a S41 Priority Species. This species feature is not a relevant consideration for planning.

Invasive species

There were no invasive species identified during the initial visit.

4. Assessment of effects

4.1. Description of project

Details of the project are given in 7.3 Details of project proposal, including a proposed layout.

The project description is as follows: “*Replacement dwelling to replace existing bungalow and previously permitted extension*”.

4.2. Potential impact pathways

The potential pathways are summarised in the following table. Additional explanations are given within the supporting text.

Table 14: Potentially significant impact pathways

Assessment	Relevant?	Explanation
Impacts from increase in lighting	Yes	Lighting may increase light levels in nearby woodland and hedges and affect nocturnal species, in particular bats. See also “Impacts from increase in lighting levels”
Indirect impacts from wastewater discharges and drainage	No	Not within a catchment identified as vulnerable to nutrient enrichment from foul water discharge by recent advice from Natural England ² . The project may affect protected sites.
Indirect impacts from surface drainage on water quality and flow patterns	No	Surface drainage may affect water quality and flow patterns downstream. The project may affect nearby protected sites.
Impacts on designated sites	No	Not relevant. See also “Impacts on designated sites”
Direct impacts on species	Yes	See also “Impacts on habitats and species ”
Direct impacts on habitats	No	See also “Impacts on habitats and species ”

² See <https://www.southnorfolkandbroadland.gov.uk/planning-applications/apply/2>

Impacts from increase in lighting levels

The site is within a rural area. The site has external lighting associated with the buildings, including several PIR flood lights, but generally has low levels of external lighting.

As per ILP(2020) ³ the site appears to correspond to Zone E2 "Rural: Low district brightness". A baseline for external lighting would be required to confirm this technically.

Table 15: Lighting zones as per ILP Guidance Note 01/20

Zone	Surrounding Lighting	Environment Examples	Sky Quality Measurements
E0	Protected Dark	Astronomical Observable dark skies, UNESCO starlight reserves, IDA dark sky places	(SQM 20.5+)
E1	Natural Dark	Intrinsically dark National Parks, Areas of Outstanding Natural Beauty etc	(SQM 20 to 20.5)
E2	Rural Low district brightness	Sparsely inhabited rural areas, village or relatively dark outer suburban locations	(SQM ~15 to 20)
E3	Suburban Medium district brightness	Well inhabited rural and urban settlements, small town centres of suburban locations	
E4	Urban High district brightness	Town/city centres with high levels of night-time activity	

Impacts on designated sites

"Impact Risk Zones"⁴ are a spatial tool used by Natural England to screen planning applications for potential impacts on designated sites such as SSSIs/SACs/SPAs & Ramsar sites. The tool can be accessed freely via the MAGIC website.

The site is within an impact zone. There are no applicable risks of concern.

Impacts on habitats and species

The direct impacts on habitats and features are summarised in Table 16: Habitat features: preliminary assessment of direct impacts and Table 17: Species features: preliminary assessment of impacts.

³ ILP(2020) Guidance Note 01/20: Guidance notes for the reduction of obtrusive light.

⁴See https://magic.defra.gov.uk/Metadata_for_magic/SSSI%20IRZ%20User%20Guidance%20MAGIC.pdf

Table 16: Habitat features: preliminary assessment of direct impacts

Habitat	Potential S41 priority habitat?	Local significance?	Likely significant effect/Additional explanation	Further consideration ?
u1b Urban, sealed surface	No	No	No: Existing bungalow and drive; not of ecological significance.	No
u1b [828] Vegetated garden	No	No	No: Well maintained garden to the rear of property [AH03]. Not of ecological significance.	No
g4 Modified grassland	No	No	No: Lawn on front of bungalow, not of ecological significance.	No
h2a5 Hedgerows	Yes	Yes	Yes: Species-rich hedgerows to front of garden; no potential works at present, but potential damage during construction or if additional splays required.	Yes

Table 17: Species features: preliminary assessment of impacts

Species	S41 priority species?	Statutory protection?	Likely significant effect from development ?	Further consideration?
Great crested newts	Yes	Yes	No [See above]	No
Breeding birds	Some	Yes	Yes, if construction during nesting season then potential loss of nests and disturbance	Yes
Bats	Some	Yes		
- Roosts within site	Some	No	Yes: direct loss or disturbance of roost sites within bungalow; potential for injury or death of bats present during construction; potential for interference from lighting	Yes
- Foraging/commuting	No	Yes	Yes: loss of foraging and commuting features; increased lighting levels	Yes
Badger	No	Yes	Yes, risk of disturbance during construction if unidentified setts within 30m; potential for injury or death	Yes

Impacts on Great crested newts

Natural England Rapid Risk Assessment⁵ is a method for screening projects for their effects on great crested newts.

Based on a distance of >250m and development footprint of less than 5 hectares, a Natural England Rapid Risk Assessment for newts gives a result of “Green”, indicating an offence is highly unlikely if newts were present beyond these distances.

There is no potential for effects on great crested newts.

Impacts on Bats

The development of the bungalow will affect the Common Pipistrelle roost and this is not avoidable due to the location of the roosts within the building.

Construction nearby may also cause disturbance to the roost within nearby Building 1 .

⁵See https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/509011/gcn-work-schedule.doc

5. Recommendations

5.1. Recommendations for further surveys

Recommendations for further surveys are set out in the following table:

Table 18: Further surveys required

Feature	Additional surveys	Target areas
Breeding birds	If clearance work carried out during breeding season, carry out breeding bird surveys to establish if birds are present	Hedgerow; building; trees
Bats	Surveys are valid for planning and licencing until spring 2027. Additional surveys may be required where licencing occurs at later date than spring 2027. If any potential roosts are affected, additional bat surveys should be carried out as per Collins (2023) with visual inspections and emergence surveys where required May – Sept.	Bungalow

5.2. Requirements for additional assessments

Biodiversity Net Gain

The development is exempt from Biodiversity Net Gain under the *de minimus* rules.

5.3. Application of mitigation hierarchy

As defined by the CSBI (2013⁶), the mitigation hierarchy is: *'the sequence of actions to anticipate and avoid impacts on biodiversity and ecosystem services; and where avoidance is not possible, minimize; and, when impacts occur, rehabilitate or restore; and where significant residual impacts remain, offset.'*

The NPPF refers to a three stage "mitigation" hierarchy, consisting of avoidance, mitigation and finally compensation.

Best practice is set out in Ekstrom et al (2015)⁷ as a sequence of four key actions being 'avoid', 'minimize', 'restore' and 'offset', which differs slightly from the NPPF wording but is more clearly worded and is what will be referred to here.

The following is a broad overview of the approach within this project.

Avoidance

The project design should avoid impacts on sensitive areas by:

- Retaining the existing hedgerows on site and associated trees and maintaining a buffer;

⁶CSBI (2013a). Framework for Guidance on Operationalizing the Biodiversity Mitigation Hierarchy. December 2013.

⁷.Ekstrom, J., Bennun L and Robin Mitchell, R. (Lead authors) (2015) A cross-sector guide for implementing the Mitigation Hierarchy. Prepared by The Biodiversity Consultancy for CSBI

- Maintaining a buffer between the woodland boundary and the development during construction.
- Avoiding accidental discharge into the existing ditch
- Avoiding additional lighting by incorporating a lighting design to prevent light pollution. The site should be subject to a lighting plan as per Zone E3 of ILP Guidance.

Environmental Zone	Sky Glow ULR [Max %] ⁽¹⁾	Light Intrusion (into Windows) E _v [lux] ⁽²⁾		Luminaire Intensity I [candelas] ⁽³⁾		Building Luminance Pre-curfew ⁽⁴⁾
		Pre-curfew	Post-curfew	Pre-curfew	Post-curfew	Average, L [cd/m ²]
E0	0	0	0	0	0	0
E1	0	2	0 (1*)	2,500	0	0
E2	2.5	5	1	7,500	500	5
E3	5.0	10	2	10,000	1,000	10
E4	15	25	5	25,000	2,500	25

Table 5.1: Obtrusive Light Limitations for Exterior Lighting Installations – General Observers

Minimise

The project design should minimise impacts by :

- Reducing as far as possible any hedgerow loss from visibility splays; loss of the meadow to the north; and of any mature trees;
- Implementing mitigation measures as set out in recommendations for the Construction stage below.

5.4. Recommendations for species specific mitigation

Outline species specific measures during construction are given in the following table.

Table 19: Species specific measures

Species	Mitigation measures required	Required measures
Breeding birds	Yes: if during breeding season	Site clearance works should ideally be completed outside the bird nesting season (1 March to 31 August) or only be completed following checks by an appropriately experienced ecologist. Retention of hedgerow network; shrub and tree planting within development
Bats		

Roosts within site	Yes	Roost to be replaced like-for-like; timing constraints with works not to commence after May; bats not to be left without a roost at any time; sufficient time to find any new roost Suitable lighting plan
Foraging/ commuting	Yes	Lighting plan. Retention of hedgerow network
Badger	Yes: if present and affected	Mitigation measures during construction consisting of buffer zone with southern woodland

There were no invasive Schedule 9 species identified.

5.5. Recommendations for enhancement

The following suggestions are made with respect to enhancing the site :

- To the north or south around the site boundary, a new native hedge could be planted.
- Additional tree planting could take place within hedgerows.
- Bat and bird boxes could be included within the new building or on adjacent trees.

5.6. Requirements for licencing

There is a requirement for statutory licencing as there are direct impacts on the bat roost within the bungalow.

6. References

- Collins, J et al (2024) Bat Surveys for Professional Ecologists – Good Practice Guidelines – 4th Edition. Bat Conservation Trust, London
- Natural England (2018) Presence only records for great crested newts determined through Natural England class licence surveys. Available online.
- Natural England (2020) Great Crested Newt eDNA and Habitat Suitability Index Survey results for Ponds surveyed for District Level Licensing 2017,2018,2019

7. Figures

7.1. Site location and features

Figure 1 : Site location and key features



Target notes for site

TN#	Description	
AH02	Bungalow and drive	
AH03	Front lawn	
AH05	Rear garden with mix of beds, hardstanding, trees and beds	
AH05A	Area of lawn/garden north of access road	
LH1	Short length of hedge north of access	
LH3	Hedge south of access with trees	

Figure 2 : Results of desktop search



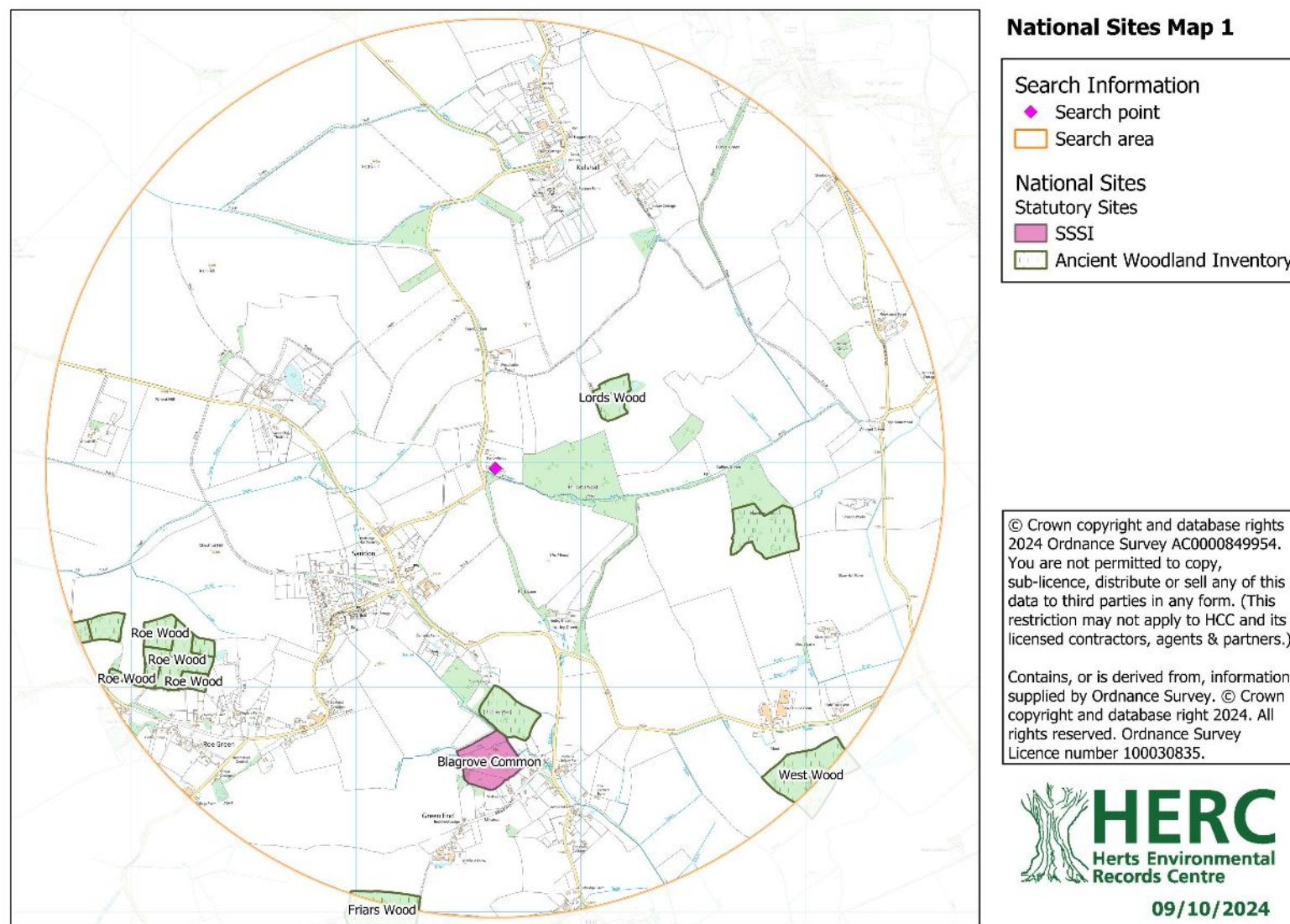
 Search area

 HMWT Nature Reserves

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Figure 3 : Results of desktop search – designated site



7.3. Details of project proposal

Figure 4 : Project proposal



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8. Photographs

8.1. External views of bungalow



Figure 5: View of rear from North-east



Figure 6: View of western gable
Bat roost is located at arrow

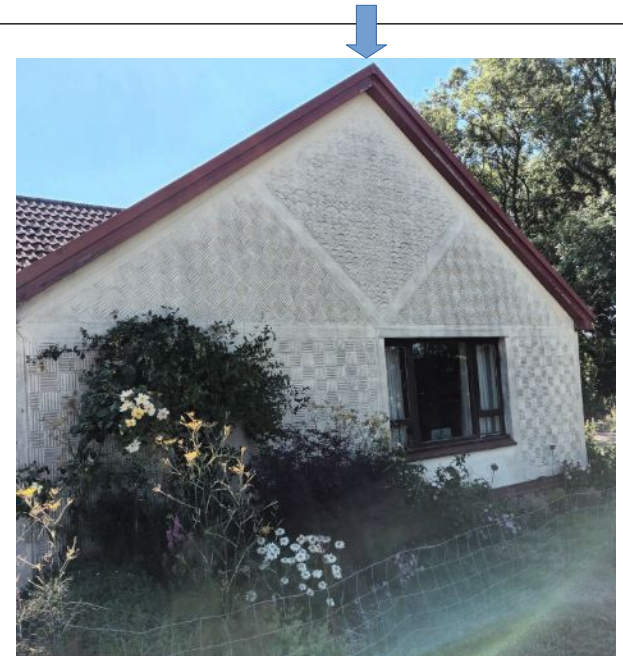


Figure 7: View of western gable

8.2. Internal views of bungalow

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Figure 8: View of loft from north end looking south



Figure 9: View of ridge beam and lining

8.3. Other site features



Figure 10: Site entrance showing drive



Figure 11: Detail of sward within front garden



Figure 12: Hedge in front of bungalow

Appendix 1 : Protocol for Preliminary Ecological Assessment

Relevant guidelines

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester⁸

JNCC (2010) Handbook for Phase 1 habitat survey - a technique for environmental audit⁹

Weather conditions/timing constraints

Can be undertaken under any weather conditions; no timing constraints; no optimum timing.

Process Overview

The survey will comprise both a desk study and walkover survey.

The appropriate “area of search” (AOS) for the study will be based on the nature of the proposals and will be determined on a case-by-case basis following an assessment of the “zone of influence” (ZOI) of the project.

Desk Study

A desk study will be carried out of the AOS to collate available information about the site and surrounding area from following sources:

- Accessible aerial photos and maps to identify the habitats and species potentially present, and context of the site within wider landscape;
- Public databases within MAGIC to identify any relevant nature conservation sites and their designated features;
- Where agreed, a search by the Local Environmental Records Centre of the AOS for any relevant records of species, habitats or locally designated sites (e.g. Local Wildlife Sites);
- Any other easily available records.

The sources searched will be recorded within any report.

Field survey

As far as safely or physically accessible, the footprint of the proposed development and accessible surrounding areas will be walked over.

The habitats present will be described and where appropriate classified according to the guidance within JNCC (2010). Field notes will be taken on plant species present and the extent and structure of habitats.

⁸<https://cieem.net/wp-content/uploads/2019/02/Guidelines-for-Preliminary-Ecological-Appraisal-Jan2018-1.pdf>

⁹<http://jncc.defra.gov.uk/page-2468>

Where appropriate, target notes will be used as per JNCC(2010) to map any features of additional ecological interest.

Photographs will be taken of general site and where possible any features of especial ecological interest.

Any incidental sightings of priority or protected species, or field signs of such species will be recorded.

Any incidental records of non-native invasive plant species will be recorded.

Assessment

Identification of features

Based on the results of the desktop and field surveys, a list will be compiled of those ecological features relevant for consideration within planning to include:

- designated sites;
- protected or priority species;
- priority habitats;
- ecological features of local significance.

Potential for protected or priority species

An assessment will be made of the potential for presence of protected or priority species.

Where protected species are confirmed as present, their presence, known species and any other additional information on type of usage will be noted.

Otherwise the potential for species within the AOS will be evaluated and recorded.

Buildings, trees and other structures will be subject to appraisal via relevant other protocols.

Further consideration

An assessment will be made as to whether a feature requires further consideration, based on the desktop information, field results and potential of the site to support such a feature

Equipment used

Binoculars.

Licence requirements

None, unless additional considerations due to presence of protected species or protected sites

Appendix 2 : Protocol for Preliminary Bat Roost Assessment of buildings and structures

Relevant guidelines

English Nature (2004) Bat Mitigation Guidelines

Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd Edition. Bat Conservation Trust, London.

Weather conditions/timing constraints

Can be undertaken under any weather conditions; no timing constraints; no optimum timing. Periods of heavy rain prior may reduce visibility of signs of roosting bats.

Field survey

A systematic search will be made of any buildings for signs of roosting bats by trained personnel, based on external and internal inspection where safety allows.

A visual assessment will be undertaken during daylight hours as far as the building or structure is accessible to identify any Potential Roost Features (PRFs) present.

Ladders will be used to access any PRFs under 3.5m to allow a detailed inspection.

Where appropriate binoculars, a torch and/or endoscope will also be used to assist the search for evidence of bats.

Field notes will be made of the context of the site, including the suitability of the surrounding habitat for foraging and commuting.

Assessment

If no confirmed bat roosts are found, based on the field survey results, the buildings or other structures will be assessed and assigned to the suitability classes of Collins (2016) as: "negligible", "low", "medium", "high" and "unclear".

An assessment will be made also of the potential for use as hibernation.

Where bats or roosts are present, the presence of the roost, known species and any other additional information on type of usage will be noted.

Equipment used

Binoculars; torch; ladders; endoscope.

Licencing requirements

Requires Natural England licence where there is potential for disturbance of bats.

Appendix 3 : Protocol for great crested newts

Relevant guidelines and references

Amphibian and Reptile Groups of the United Kingdom (2010) *ARG Advice Note 5 Great Crested Newt Habitat Suitability Index May 2010* <https://www.arguk.org/get-involved/projects-surveys/great-crested-newt-habitat-suitability-index>

Natural England (2015) *Great crested newts: surveys and mitigation for development projects : Standing advice for local planning authorities who need to assess the impacts of development on great crested newts*. Last updated 24 December 2015 . <https://www.gov.uk/guidance/great-crested-newts-surveys-and-mitigation-for-development-projects>

Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). *Evaluating the suitability of habitat for the Great Crested Newt (Triturus cristatus)*. Herpetological Journal 10(4), 143-155

Natural England (2018) Presence only records for great crested newts determined through Natural England class licence surveys. Available online.

Natural England (2020) Great Crested Newt eDNA and Habitat Suitability Index Survey results for Ponds surveyed for District Level Licensing 2017,2018,2019

Weather conditions/timing constraints

Can be undertaken under any weather conditions;

HSI : no timing constraints; no optimum timing.

eDNA : Natural England will only accept eDNA survey results from samples collected between 15 April and 30 June each year.

Desktop

Except for very large developments, the surveyor will identify all obvious ponds within 250m-500m of the site using maps and aerials, mark and number them on a map and record their distances to the site.

A search will be made of Natural England (2018) and Natural England (2020).

HSI survey

A daytime visit will be undertaken to ponds where there is access permission and an assessment made for each field criterion.

Any ponds found during the field survey will be added to the map and similarly assessed.

Where the surveyor has noted that a pond has been removed, this will be noted as such.

Where possible, the surveyor will take a photograph of the pond.

eDNA sampling

A daytime visit will be made during the period when the newts are likely to be present.

Samples will be sent for analysis to a suitably-equipped laboratory able to undertake the laboratory work in strict adherence to the methods in the technical report.

Assessment

Using the results, the ecologist will calculate the HSI and present these as per the following table.

Based on the field survey results, the ponds will be assessed and assigned to the suitability classes of Collins (2016) as : "poor", "below average", "average", and "excellent". Where access was not possible ponds will be categorised as unclear.

Table 20: Example HSI score for pond

SI1	Location	Zone A	1
SI2	Pond Area	50-100m ²	0.1
SI3	Pond Drying	Sometimes drying	0.5
SI4	Water Quality	Poor	0.33
SI5	Shade	96-100%	0.2
SI6	Fowl	Absent, except moorhen	1
SI7	Fish	Absent	1
SI8	Ponds	7	0.85
SI9	Terrestrial Habitat	Moderate	0.67
SI10	Macrophytes	<1%	0.3
Calculated HSI score			0.47 - Poor

For the eDNA results, the report will include :

- a declaration that the methods in the technical report were followed
- confirmation of which waterbodies were tested and on what dates;
- copies of the results from the laboratory.

Equipment used

Binoculars.

Licences

Any eDNA samples must be collected by a licenced surveyors to comply with Natural England guidelines.

Appendix 4: Protocol for bat emergence surveys

Aim of survey

To investigate whether roosting bats use roost features previously identified as having potential for bat roosts.

To provide information on how bats are using commuting and foraging features within the site

Weather conditions/timing constraints

The surveys will be at least two weeks apart, and will be undertaken between early May and end of September with one survey visit between May and August.

Surveys will not be carried out when the temperature is below 10°C at sunset/sunrise, or during heavy rain or strong wind unless justified by the surveying ecologist.

Field methods

The number of surveys will be determined by the suitability of the roost features identified.

For each dusk emergence, the survey will commence 15 minutes before sunset, and cease 1.5-2 hours after sunset; the dawn re-entry survey will commence 1.5-2 hours before sunrise, and cease 15 minutes after sunrise.

Species, timing, and activity will be noted for each bat identified as emerging or potentially emerging during each survey. Weather conditions including temperature, cloud cover, wind speed and any precipitation, will be recorded at the start and end of each survey visit.

Field observation will be relied upon as the primary method for species identification. Surveyors will record the behaviour of emerging or bats returning to roost at sites, and note the certainty with which any bats were seen to be roosting as “possible”, “probable” or “certain”.

The identification of any bats emerging or potentially emerging will subsequently be confirmed based on recordings (where this is applicable and possible). Many bats do not echolocate on emergence, so identification may sometimes rely on flight pattern or other circumstantial evidence. The certainty of the identification should be indicated when reporting.

The surveys will focus on surveying bats roosting within the identified tree or structure and as such, although other records of bats may be collected, these will be incidental to the surveys.

Where a surveyor is significantly limited in their ability to see the surveyed tree or structure, this limitation will be noted.

A record of any relevant records of emerging bats will be kept and saved within a compressed ZCA format.

Assessment

Based on the field survey results, whether and how bats are using the site to roost will be confirmed.

Equipment used

Bat detectors; binoculars; torch.

Requirements for licencing

Where surveys may involve disturbance to bats (e.g. internal inspection of a barn for roosting bats), then a a licence will be required.

Relevant guidelines

English Nature (2004) Bat Mitigation Guidelines

Collins (2024) Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition

Appendix 5: Desktop search for designated sites

Summary of scoping assessment

Table 21: Scoping assessment for site features: Non-statutory sites within 2km

File Code	Site Name	Grid Reference	Area (ha)	Description	Distance (m)	Further consideration ?
14/014	Philpott's Wood	TL329349	11.67	Mixed plantation on former Ash (<i>Fraxinus excelsior</i>)/Field Maple (<i>Acer campestre</i>)/Hazel (<i>Corylus avellana</i>) woodland. Wildlife Site criteria: Semi-natural woodland with some semi-natural canopy, a varied structure and ancient physical features; incorporates small woods shown on Bryant (1822) (including the wooded parish boundary); a single small wood is shown on the 1st Ed OS; <1 ha; woodland indicators.	130	No
14/052	Sandon Churchyard	TL322345	0	Old churchyard with rough, occasionally mown, unimproved neutral/slightly calcareous grassland with a good mix of herbs and grass species, including Red Fescue (<i>Festuca rubra</i>), Lady's Bedstraw (<i>Galium verum</i>), Common Knapweed (<i>Centaurea nigra</i>), Greater Knapweed (<i>Centaurea scabiosa</i>), Wild Basil (<i>Clinopodium vulgare</i>), Oxeye Daisy (<i>Leucanthemum vulgare</i>), Meadow Vetchling (<i>Lathyrus pratensis</i>) and Burnet-saxifrage (<i>Pimpinella saxifraga</i>). Church and environs important for protected species. Wildlife Site criteria: Grassland indicators; species.	440	No
07/036	Lord's Wood (N.E. of Sandon)	TL331352	2.25	Ancient semi-natural broadleaf woodland with a high canopy of Ash (<i>Fraxinus excelsior</i>) and Pedunculate Oak (<i>Quercus robur</i>) standards plus Field Maple (<i>Acer campestre</i>). Shrub layer consists of Hawthorn (<i>Crataegus monogyna</i>), Elm (<i>Ulmus</i> spp.), Hazel (<i>Corylus avellana</i>) and young Field Maple. Some coppicing of Field Maple and Hazel. Ground flora typically Dog's Mercury (<i>Mercurialis perennis</i>) and Bluebell (<i>Hyacinthoides non-scripta</i>). Wildlife Site criteria: Ancient Woodland Inventory site.	520	No
07/024	Collins Green Lane	TL334348	1.19	Green lane with old hedgerow (linear woodland) supporting woodland indicators, such as Bluebell (<i>Hyacinthoides non-scripta</i>), Giant Fescue (<i>Festuca gigantea</i>) and Wood Meadow-grass (<i>Poa nemoralis</i>), and a good diversity of woody species, including Wayfaring-tree (<i>Viburnum lantana</i>). Important for mammals and birds. Wildlife Site criteria: Green lane with features and structure indicative of ancient origins; woodland indicators.	620	No

File Code	Site Name	Grid Reference	Area (ha)	Description	Distance (m)	Further consideration ?
14/015	Notley Lane	TL330343	0.46	Old green lane with a muddy track and ancient species-rich hedges and ditches including Pedunculate Oak (<i>Quercus robur</i>), Ash (<i>Fraxinus excelsior</i>), Field Maple (<i>Acer campestre</i>), Hazel (<i>Corylus avellana</i>), Dogwood (<i>Cornus sanguinea</i>), Spindle (<i>Euonymus europaeus</i>) and Wayfaring Tree (<i>Viburnum lantana</i>). Bluebell (<i>Hyacinthoides non-scripta</i>), Dog's Mercury (<i>Mercurialis perennis</i>) and Primrose (<i>Primula vulgaris</i>) have been recorded in the ground flora. Wooded green lane shown as a wooded strip Bryant (1822).	640	No
14/016	Notley Green Common	TL329342	1.58	An area of damp unimproved tussocky grassland crossed by a ditch in the south-west. The grassland assemblage includes much Tufted Hair-grass (<i>Deschampsia cespitosa</i>) with Common Knapweed (<i>Centaurea nigra</i>), Meadow Vetchling (<i>Lathyrus pratensis</i>) and Marsh Thistle (<i>Cirsium palustre</i>). The western side adjacent to the road is dense Blackthorn (<i>Prunus spinosa</i>) scrub with some Grey Willow (<i>Salix cinerea</i>) and old Crack Willows (<i>Salix fragilis</i>). The eastern part of site is dense thorn scrub grading into Pedunculate Oak (<i>Quercus robur</i>) woodland with Ash (<i>Fraxinus excelsior</i>), Field Maple (<i>Acer campestre</i>) and Elder (<i>Sambucus nigra</i>). Wildlife Site criteria: Grassland indicators.	710	No
14/017	Tichney Wood	TL326338	3.74	Ancient coppiced semi-natural woodland with limited standards. The woodland is mainly Pedunculate Oak (<i>Quercus robur</i>)/Hornbeam (<i>Carpinus betulus</i>) coppice and Oak/Ash (<i>Fraxinus excelsior</i>)/Field Maple (<i>Acer campestre</i>)/Hazel (<i>Corylus avellana</i>) coppice with a fairly good ground flora; including abundant Bluebell (<i>Hyacinthoides non-scripta</i>) and Dog's Mercury (<i>Mercurialis perennis</i>) plus species such as Wood Anemone (<i>Anemone nemorosa</i>) and Primrose (<i>Primula vulgaris</i>). Early Purple Orchid (<i>Orchis mascula</i>) has also been recorded. Wildlife Site criteria: Ancient Woodland Inventory site; woodland indicators.	970	No
14/032	Hawkins Wood	TL337347	9.62	Ancient semi-natural Ash (<i>Fraxinus excelsior</i>)/Field Maple (<i>Acer campestre</i>)/Hazel (<i>Corylus avellana</i>) woodland with old coppiced Hazel and a low frequency of standards, but Ash and elm (<i>Ulmus</i> spp.) becoming prominent to the south. Thorn scrub is also present. The ground flora is not diverse but supports some woodland indicator species, mainly Dog's Mercury (<i>Mercurialis perennis</i>) and Bluebell (<i>Hyacinthoides non-scripta</i>). Additional species recorded include Wood Sedge (<i>Carex sylvatica</i>), Giant Fescue (<i>Festuca gigantea</i>), Wood Meadow-grass (<i>Poa nemoralis</i>), and the orchids Common Twayblade (<i>Neottia ovata</i>) and Common Spotted-orchid (<i>Dactylorhiza fuchsii</i>). Wildlife Site criteria: Ancient Woodland Inventory site; woodland indicators.	1020	No

File Code	Site Name	Grid Reference	Area (ha)	Description	Distance (m)	Further consideration ?
07/017	Ducks' Green & Kelshall Lane	TL337356	2.73	Old green lane, wet in places with marshy vegetation, tall herbs, grasses and bordered by substantial hedges and tree fringes which support a good mix of woody species, including several large Elms (<i>Ulmus</i> sp.), and typical hedgerow flora. Wildlife Site criteria: Green lane with features and structure indicative of an ancient origin.	1280	No
14/051	The Chapel, Roe Green	TL317337	0	Building and environs important for protected species. Wildlife Site criteria: Species.	1420	No
14/009	Roe Green Common	TL314336	6.23	Large village green with areas of unimproved neutral grassland on damp Boulder Clay supporting a species-rich community. Plants recorded include Cowslip (<i>Primula veris</i>), Adder's-tongue (<i>Ophioglossum vulgatum</i>), Welled Thistle (<i>Carduus crispus</i>), Lady's Bedstraw (<i>Galium verum</i>), Lady's-smock (<i>Cardamine pratensis</i>), False Fox-sedge (<i>Carex otrubae</i>) and Creeping-Jenny (<i>Lysimachia nummularia</i>). There is a series of small ponds plus mixed species hedges and patches of scrub are present along parts of the boundary. Wildlife Site criteria: Grassland indicators.	1450	No
14/010	Roe Wood	TL311341	11.44	Ancient semi-natural woodland with derelict Pedunculate Oak (<i>Quercus robur</i>)/Hornbeam (<i>Carpinus betulus</i>) coppice plus some old Ash (<i>Fraxinus excelsior</i>) stools in the centre of the wood. Large areas replanted with Norway Spruce (<i>Picea abies</i>) and Hybrid Black Poplar (<i>Populus x canadensis</i>). There is some Ash/Field Maple (<i>Acer campestre</i>)/Hazel (<i>Corylus avellana</i>) coppice in the south-east corner. A pond adds to the habitat diversity. Wildlife Site criteria: Ancient Woodland Inventory site with restorable elements of its previous semi-natural character including some semi-natural canopy and ancient features; woodland indicators.	1470	No
14/031	West Wood (W. of Buckland)	TL340336	7.6	Ancient semi-natural woodland composed of Ash (<i>Fraxinus excelsior</i>)/Field Maple (<i>Acer campestre</i>)/Hazel (<i>Corylus avellana</i>) and Pedunculate Oak (<i>Quercus robur</i>)/Hornbeam (<i>Carpinus betulus</i>) coppice-with-standards. The ground flora is moderately diverse and supports a number of woodland indicators including Bluebell (<i>Hyacinthoides non-scripta</i>), Dog's Mercury (<i>Mercurialis perennis</i>), Early Dog-violet (<i>Viola reichenbachiana</i>) and Primrose (<i>Primula vulgaris</i>). Habitat diversity is increased by the presence of a pond, stream and ditches. Wildlife Site criteria: Ancient Woodland Inventory site; woodland indicators.	1820	No

File Code	Site Name	Grid Reference	Area (ha)	Description	Distance (m)	Further consideration ?
07/016	Ducks' Green West Meadow	TL336366	2.23	Old meadows supporting unimproved neutral grassland with a good mix of herb and grass species, including much Common Knapweed (<i>Centaurea nigra</i>) and Yellow Rattle (<i>Rhinanthus minor</i>), an uncommon species in the County. The southern meadow contains a pond. Wildlife Site criteria: Grassland indicators.	1830	No
14/024	Friars Wood	TL320328	24.58	Ancient semi-natural woodland composed principally of Pedunculate Oak (<i>Quercus robur</i>), Ash (<i>Fraxinus excelsior</i>) and Field Maple (<i>Acer campestre</i>) with Hazel (<i>Corylus avellana</i>) coppice. There is a small area in the east of Ash/Hornbeam (<i>Carpinus betulus</i>) coppice and some Grey Willow (<i>Salix cinerea</i>) scrub to the north. The ground flora is species-rich and is typical of a wet Boulder Clay wood. Species recorded include Bluebell (<i>Hyacinthoides non-scripta</i>), Wood Anemone (<i>Anemone nemorosa</i>), Remote Sedge (<i>Carex remota</i>), Wood Millet (<i>Milium effusum</i>), Primrose (<i>Primula vulgaris</i>) and Common Dog-violet (<i>Viola riviniana</i>). Several plants of limited distribution within the County have been noted including Common Twayblade (<i>Neottia ovata</i>), Herb Paris (<i>Paris quadrifolia</i>) and Wood Small-reed (<i>Calamagrostis epigejos</i>). An old ditch, moats and ponds and a derelict green lane bisecting the wood add habitat diversity. A good diversity of birds has been recorded. Wildlife Site criteria: Ancient Woodland Inventory site; woodland indicators.	1930	No
14/023	Sandon Moor	TL324329	2.34	One of the few surviving Boulder Clay acidic marshes in the county with a rich flora characterised by Blunt-flowered Rush (<i>Juncus subnodulosus</i>), Great Horsetail (<i>Equisetum telmateia</i>) and Marsh Valerian (<i>Valeriana dioica</i>). Long established ditches bisecting the site support Common Watercress (<i>Rorippa nasturtium-aquaticum</i>), Brooklime (<i>Veronica beccabunga</i>) and sedges (<i>Carex</i> spp.). Much of the southern half of the moor is covered by wet and dry scrub consisting of Goat and Grey Willow (<i>Salix caprea</i> and <i>S. cinerea</i>) plus old coppiced Alder (<i>Alnus glutinosa</i>), Hawthorn (<i>Crataegus monogyna</i>) and Hazel (<i>Corylus avellana</i>) with scattered trees of Ash (<i>Fraxinus excelsior</i>) and Pedunculate Oak (<i>Quercus robur</i>). Dog's Mercury occurs in the drier areas. Wildlife Site criteria: Grassland indicators.	1990	No

Table 22: Ancient Woodland Inventory Sites

Site Name (where known)	Grid Reference	Category	Area (ha)	Distance (m)
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	TL326338	ASNW	3.69	970
	TL308342	ASNW	1.63	1770
	TL338346	ASNW	5.42	1070
	TL307342	PAWS	0.67	1940
Friars Wood	TL321327	ASNW	24.81	1930
Lords Wood	TL331352	ASNW	2.25	520
Roe Wood	TL309340	ASNW	0.44	1830
Roe Wood	TL312341	ASNW	4.39	1510
Roe Wood	TL312340	PAWS	0.92	1570
Roe Wood	TL310340	PAWS	0.63	1730
Roe Wood	TL313341	PAWS	0.74	1470
Roe Wood	TL311342	PAWS	1.77	1570
West Wood	TL340336	ASNW	7.60	1820

Table 23: Scoping assessment for site features: Statutorily designated sites

Designated site	Statutory protection?	Details	Potential linkage ?	Further consideration
Blagrove Common SSSI	Yes	Marsh grassland with <i>Juncus subnodulosus</i> - <i>Cirsium palustre</i> and locally uncommon species . Approx 11350 m to south https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1000847	No	No

Appendix 6: Detailed descriptions of buildings

Name or # for building	Bungalow
Site:	Fears End Bungalow
Date:	11/07/25
Surveyor:	CS
Description of age and use	Modern bungalow used as domestic dwelling
Pictures	Yes
EXTERNAL FEATURES	
Wall construction and materials	Externally the bungalow is cavity brick with rendered exterior with wooden barge boards and soffit boxes in reasonable condition. There is a hole at the apex on the northern side. The northern gable, the apparent hole is a ventilation hole that is meshed. There are flashings around the chimney on the south side with some potential entry points for bats. The gable on the east side has a gap at the apex where the boards are separated that is open. This was heavily cobwebbed. There is no obvious potential for fairly cobwebbed. There is no droppings below it, which seems likely to have caught or fallen onto the surface below. On the western gable at the apex, there is a small gap into the soffit cavity with some droppings below. It looks fairly cobwebbed. Could be potential for some bats within that. The soffit boxes seem the most likely places. The apexes are the main likely entry points. The ridge in fact has a roll of roofing felt put under the ridge tiles, so it is potentially to go under those.
Roof construction and materials	The tiles as mentioned are prefabricated pan tiles, well fitting, good flat roof. The ridge tiles appear good. There is cracking in some places of the concrete where the concrete is separated from the tiles. No obvious broken tiles
Windows, door and other openings	Windows and door surrounds well fitted. The barge boards are well fitting to the rendering. Some gaps under edges in places. The wall is white making bat droppings obvious.

Chimneys and other roof features	There are two chimney flues with zinc or lead flashing surrounds on the roof. There is a chimney on the south side with some cracking but is rendered and has a single chimney pod.
INTERNAL FEATURES	
Cracks and crevices	None noted internally. Some potential droppings on western gable at apex where there is a small gap into the soffit cavity.
Roof and ridge	The roof is trussed, boarded out in places. It has electric lighting over an aircon unit. The floor is relatively clean with insulation over the entire floor space. The underside of the roof is boarded out with chipboard with a liner under it and over the top of that are fabricated pan tiles.
Cobwebbing	None noted
Evidence of presence	None noted internally. Western gable with some droppings below. No other droppings noted. Emergence surveys had emergence from gable or ridge on western gable end.
Overall potential for bats?	Medium
Constraints	None. The windowsills and surrounds are all easily checked as a bungalow.