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Report prepared for: Gill Hudson Homes Ltd

For the Site of: Pirton Hall, Shillington Road, Pirton, Herts, SG5 3HB

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

Ecological reports are limited in shelf life, Natural England usually expect reports for licences to be from the most recent or current season, e.g. May 2024 to May 2025 for bats. Therefore, should the project not proceed within 12 to 18 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site. Information is believed to be accurate at the time of the survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

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Ecological Appraisal (EA)

0.0 Non-Technical Summary

0.1 Background

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

The following report details the findings and recommendations for the site of Pirton Hall, Shillington Road, Pirton, Herts, SG5 3HB.

The client commissioned Cherryfield Ecology to undertake an EA as the proposals include for demolition of part of B1 and a new residential development. Plans have been provided (Appendix I).

0.2 Results and Findings

The site consists of a three storey dwelling (B1), a detached garage (B2), a coach house (B3), a small storage building (B4) an outhouse (B5), vegetated garden, developed land; sealed surface, individual trees and artificial unvegetated; unsealed land.

- Badgers are **confirmed** on site as latrines were found within the site boundary and outside the boundary in nearby woodland. The site otherwise provides **high** potential for badgers as it contains suitable habitat for foraging and commuting and optimal sett-creation habitat is in close proximity.
- B1 is a **confirmed** bat roost as several hundred droppings were found across the two internal loft voids. It otherwise provides **moderate** potential for roosting bats due the numerous gaps around both roof and hanging tiles acting as suitable roosting features and entry points.

- B3 provides **moderate** potential for roosting bats due to the numerous gaps around roof tiles and missing roof tiles acting as suitable roosting features and entry points.
- B2, B4 and B5 provide **negligible** potential for roosting bats due to the lack of features suitable for roosting. Trees were checked from ground level and no suitable roosting features were observed. Bats are likely to use the site for foraging and commuting purposes.
- Breeding birds are **confirmed** on site as disused nests and evidence of nesting was found in B2. It otherwise provides **high** potential for breeding birds due to the numerous trees and buildings suitable for nesting.
- The site provides **low** potential for great crested newts as although it mostly consists of suboptimal habitat, a pond with **average** suitability (HSI score of 0.63) is located ~5m from the site boundary and suitable habitat is found in the surrounding area. The site is located within an **amber** zone under the Natural England district level licencing scheme indicating that it is situated within a main population centre for great crested newts and comprises of important connecting habitat that aids natural dispersal.
- The site provides **negligible** potential for reptiles as it mostly consists of suboptimal habitat. Suitable habitat is found in the surrounding area where individuals more likely to be found.
- The site provides **negligible** potential for other protected species due to the lack of suitable habitat.

0.3 Impact Assessment and Recommendations

Badger - As field signs were observed on site, it is recommended that a **pre-works check of the site and surrounding area by a qualified ecologist** be carried out to check for any newly-established setts. This will help determine whether any further surveys or mitigation measures are necessary.

Bats (B1) - **Full roost characterisation surveys** will be required (three surveys, three weeks apart), with five surveyors to cover the building B1; two of these must be undertaken between May to August and the third can be undertaken in September if required.

Bats (B3) - **Presence/likely absence surveys (moderate)** will be required (two surveys, three weeks apart), with four surveyors to cover the building B2; these must be undertaken between May to August. If bats are found to be present, one further survey will be required (a minimum of three weeks apart), which can be undertaken in September if required.

Bats (B2, B4 & B5) - No further surveys are necessary; however, if bats are found throughout works, all works must stop, and advice sought.

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

Great Crested Newt (GCN) - As the site mostly consists of suboptimal habitat but suitable habitat is found in the surrounding area where individuals are likely to be present, it is recommended that works are carried out under an **unlicensed method statement** as a precaution.

Reptiles - No further survey is necessary; however, if reptiles are found on-site, all works must stop, and advice sought.

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

Habitats - Priority deciduous woodland habitat is found adjacent to the site boundary.

Dust-screening barriers are therefore recommended to prevent any pollutants potentially arising from the works from entering the habitat.

The findings outlined in this report are valid for 12-18 months, after which updated surveys will be required.

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

1.0 Introduction

1.1 Aim

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

1.2 Background Information

The client, Gill Hudson Homes Ltd, has commissioned Cherryfield Ecology to undertake an EA for the site of Pirton Hall, Shillington Road, Pirton, Herts, SG5 3HB. Planning permission is being sought for demolition of part of B1 and a new residential development.

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

The inspection was conducted 13/10/2025.

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

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

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

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

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

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

This legislation makes it illegal to:

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

1.3 Species Specific Information

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

1.3.1 Breeding Birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore, a number of birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from

disturbance and it may be necessary to operate a “no-go” buffer zone around such nests - typically out to 5m.

1.3.2 Bats

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

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

This combined legislation makes it an offence to:

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

1.3.3 Reptiles

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

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

Two species of reptile; the Smooth Snake *Coronella austriaca* and Sand Lizard *Lacerta agilis* are further protected under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, which defines UK protected species of animals (“rare reptiles”).

1.3.4 Badgers

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

This legislation makes it an offence to:

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

1.3.5 Great Crested Newts

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

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

1.3.6 Otter

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

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

1.3.7 Water Vole

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

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

1.4 Protected Sites and Priority Habitats

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

2.0 Methods

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

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

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

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

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

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

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

Great Crested Newt District Level License Zones explained, these criteria are from the two schemes -

Natural England Scheme -

- Red zones contain key populations of GCN, which are important on a regional, national or international scale and include designated Sites of Special Scientific Interest for GCN. *If in a red zone traditional surveys methods will have to be used going forward.*
- Amber zones contain main population centres for GCN and comprise important connecting habitat that aids natural dispersal.
- Green zones contain sparsely distributed GCN and are less likely to contain important pathways of connecting habitat for this species.
- White zones contain no GCN. However, as most of England forms the natural range of GCN, white zones are rare and will only be used when it is certain that there are no GCN.

NatureSpace Scheme -

- Black - nationally or regionally important site for great crested newt - excluded from development impacts under the District Licence Scheme.
- Red - highly suitable habitat - the most important areas for great crested newts.
- Amber - suitable habitat - great crested newts are likely to be present.
- Green - moderate habitat suitability - great crested newts may be present.
- White - low habitat suitability - low probability of great crested newt presence.

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

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

2.1 Limitations

This survey provides a snapshot of the site at the time of the survey only. Species are highly mobile and can turn up from time to time unexpectedly. All care has been taken to ensure the results and recommendations are suitable to the context of the development and the information gathered on surveys.

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

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

3.0 Results

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

3.1 Desk Study

The desk study is centred on Grid Reference - TL 12561 32893 and Postcode - SG5 3HB.

3.1.1 MAGIC

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

Table 2: MAGIC search results

Receptor	Distance and Direction to Nearest (m/km)	Description
Statutory sites	~1691m S	Knocking Hoe SSSI
	~1691m S	Knocking Hoe NNR
	~727m S	Chilterns AONB
Granted protected species licenses	~1643m SE	2010-1822 - common pipistrelle <i>Pipistrellus pipistrellus</i> , brown long eared <i>Plecotus auritus</i>
	~1633m SE	2013-5820 and 2018-37658 - common pipistrelle, brown long eared, natterer's <i>Myotis nattereri</i> , soprano pipistrelle <i>Pipistrellus pygmaeus</i>
Priority habitat	~1981m SW	Wood-pasture and Parkland
	~1518m SE	Traditional orchard
	On site	Deciduous woodland
	~511m SW	Ancient & Semi-Natural Woodland
	~801m N	Lowland meadows
	~367m SSE	Lowland calcareous grassland

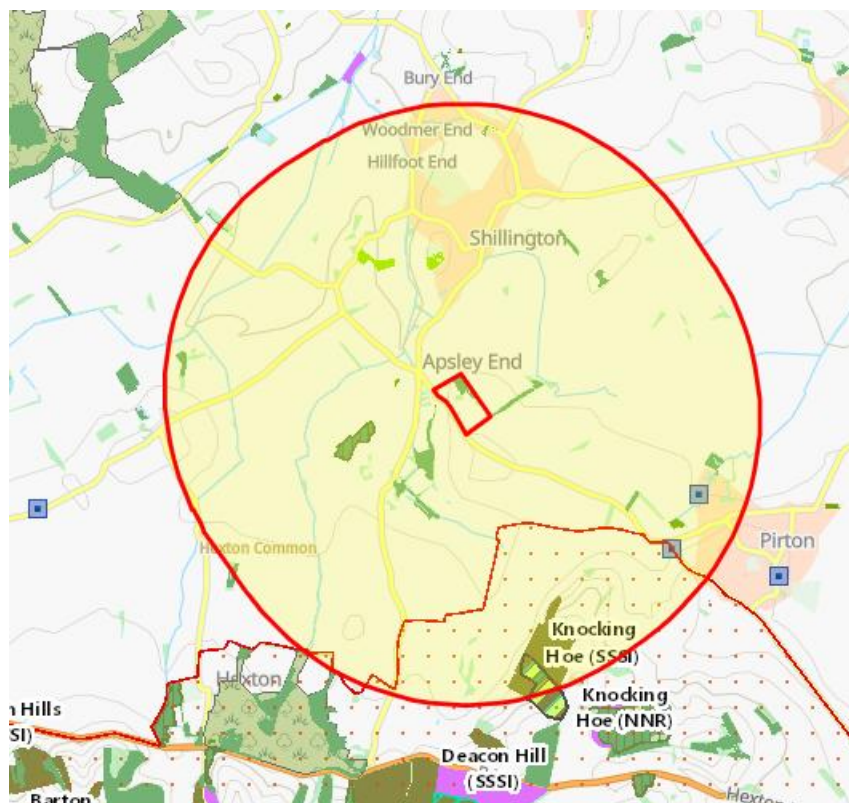


Figure 1: MAGIC Map Search.

3.1.2 GCN DLL Zone

The site falls within an amber and green zone under the Natural England District Level Licencing Scheme (DLL) in Hertfordshire.

3.1.3 Biological Records Data

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

Biological records were obtained from Bedfordshire & Luton Biodiversity Recording & Monitoring Centre (2025) and Herts Environmental Records Centre (2025).

Table 3: Biological Records

Species	Number of Records	Closest Record (accuracy)	Most Recent Record (year)
Amphibians			
Common Frog <i>Rana temporaria</i>	2	1008m (100m)	2017
Common Toad <i>Bufo bufo</i>	2	1008m (100m)	2018
Great Crested Newt <i>Triturus cristatus</i>	-	-	-
Palmate newt <i>Lissotriton helveticus</i>	-	-	-
Smooth newt <i>Lissotriton vulgaris</i>	-	-	-
Bats			
Barbastelle <i>Barbastella barbastellus</i>	-	-	-
Brown Long-Eared <i>Plecotus auritus</i>	-	-	-
Common Pipistrelle <i>Pipistrellus pipistrellus</i>	-	-	-
Daubenton's <i>Myotis daubentonii</i>	-	-	-
Leisler's <i>Nyctalus leisleri</i>	-	-	-
Nathusius' Pipistrelle <i>Pipistrellus nathusii</i>	-	-	-
Natterer's <i>Myotis nattereri</i>	-	-	-
Noctule <i>Nyctalus noctula</i>	-	-	-
Serotine <i>Eptesicus serotinus</i>	-	-	-
Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	-	-	-
Unidentified Bat <i>Chiroptera</i> sp.	-	-	-
Unidentified Long-Eared <i>Plecotus</i> sp.	-	-	-
Unidentified Myotis <i>Myotis</i> sp.	-	-	-
Unidentified Pipistrelle <i>Pipistrellus</i> sp.	-	-	-
Unidentified Vesper <i>Vespertilionidae</i>	-	-	-
Whiskered <i>Myotis mystacinus</i>	-	-	-
Mammals (exc. Bats)			
Badger <i>Meles meles</i>	5	642m (10m)	2021
Hazel Dormouse <i>Musccardinus avellanarius</i>	-	-	-
Otter <i>Lutra lutra</i>	-	-	-
Water Vole <i>Arvicola amphibius</i>	-	-	-
West European Hedgehog <i>Erinaceus europaeus</i>	-	-	-
Reptiles			

Adder <i>Vipera berus</i>	-	-	-
Common Lizard <i>Zootoca vivipara</i>	-	-	-
Grass Snake <i>Natrix helvetica</i>	-	-	-
Slow-Worm <i>Anguis fragilis</i>	-	-	-
Other			
Birds, Invertebrates, Plants etc.	Numerous	-	-
Non-Statutory Sites (see Figure 2)			
Name	Reference No.	Type	Description/designated for
Apsleybury Wood	n/a	CWS	A County Wildlife Site comprising a block of W8 Fraxinus-Acer-Mercurialis woodland on Lower Chalk and Gault Clay. Most of the wood is ancient woodland.
Shillington Churchyard	n/a	CWS	CWS recognized for: Neutral grassland
Moorhen Farm Meadow	n/a	CWS	Species rich grassland divided into two fields; the western field is part grazed by horses and the eastern field is used as a hay meadow. There are low ridge and furrow remains in places. Two footpaths transect the site.
Pirton Grange Farm	n/a	LWS	Buildings and environs important for protected species. Wildlife Site criteria: Species.



Figure 2a: Non-statutory sites.

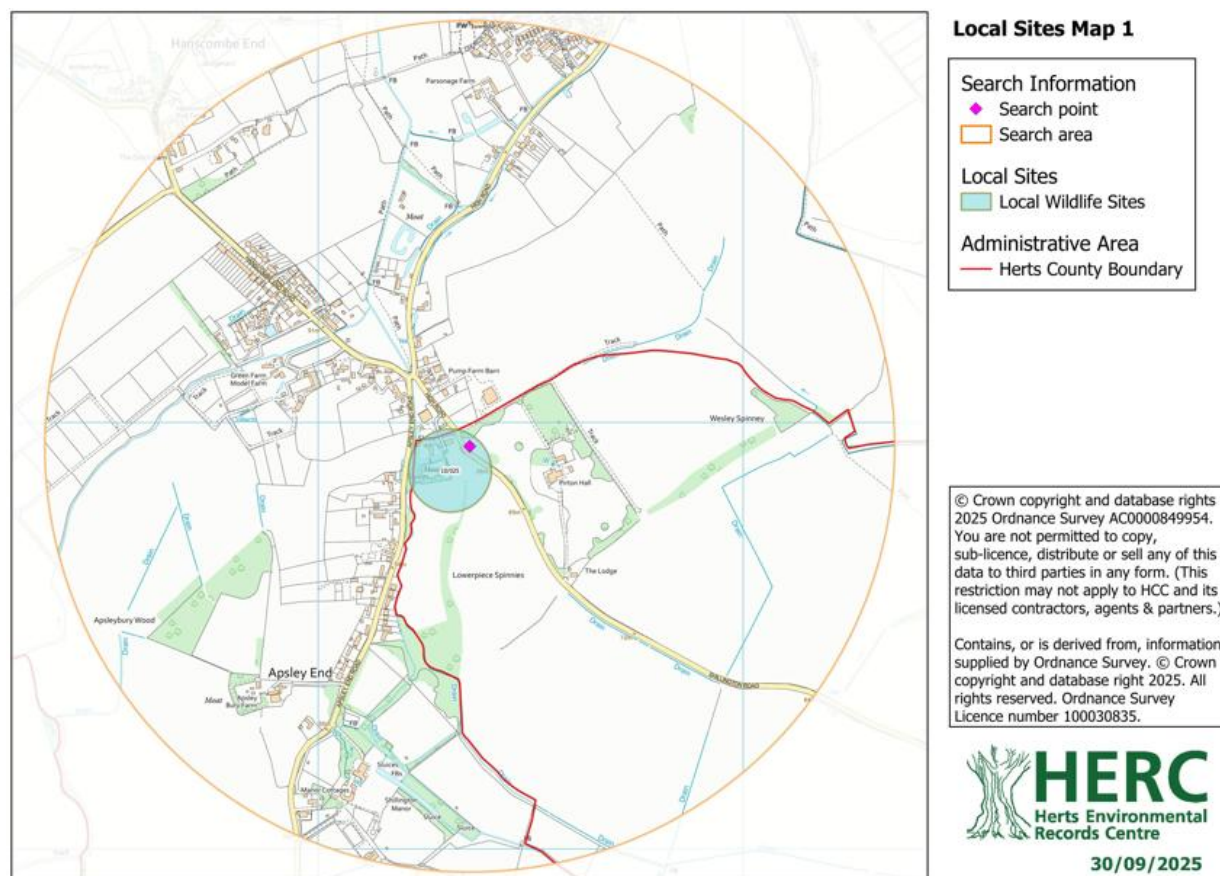


Figure 2b: Non-statutory sites.

3.1.4 Site Location and Surrounds

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

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

Feature	Description
Watercourses	There is a large tributary of the River Hit that runs throughout the search area, ~155m west at its closest point. There is a also a large network of additional tributaries and drains present within the search area.
Waterbodies	A pond is located ~5m from the site. There is a moat ~59m west, a pond ~76m west and a waterbody ~98m west. There are three ponds to the west northwest, the closest is ~432m. There are two ponds and a moat

	northwest, the closest is ~274m. There are five ponds to the north, the closest is ~504m. There is a pond ~865m south. There is a waterbody ~615m southwest.
Woodland	Priority deciduous woodland can be found on site. Additional areas can be found ~19m east and ~439m west. Wesley Spinney ~380m east, Lowerpiece Spinnies ~79m west and Aspleybury Wood ~513m west.
Linear e.g. hedgerows	Field margin hedgerows are abundant throughout the search area.
Pasture/arable/grassland	Arable fields and pasture dominate the search area.
Other	Allotments ~798m north.

3.2 Habitat, Building, Tree or Other Structure

This section details the structures/habitat reference and descriptions (see Figure 29 for Site Plan).

Table 5: Weather Records

Parameter	Unit/Value
Temperature	15 °C
Cloud cover	99%
Precipitation	None
Wind	1/12

3.2.1 Habitats

Habitats found on site are mapped using UKHab (UKHab, 2023). Where deviations from UKHabs occurs, these are informed by the user guidance for the Statutory Biodiversity Metric (DEFRA 2024). There are no hedgerow or watercourse features on site.

Table 6: Habitat features found on site.

Habitat Features		
UKHab Habitat Type (to the appropriate level)	UKHab Essential & Additional Secondary Codes (where relevant)	Description
Developed Land; Sealed Surface (Buildings)		B1 is a brick-built, three-storey dwelling with a clay-tiled roof (Figure 3 - 5). The main section of the building predates the area to the east and will be retained as part of the proposals. There are several chimney stacks and dormers protruding from the roof. The dormers have hanging clay tiles both on the front and cheeks and also have timber fascia boarding. There are also areas of hanging clay tiles on the exterior walls of the building. Lead flashing is present along the valley and decorative crest tiles are present along the ridges.



Figure 3: Exterior of B1.



Figure 4: Exterior of B1.



Figure 5: Exterior of B1.

Most of B1 is vaulted, though two known loft voids are present within the roof; one within the original section (Figure 6) and one within the newer section (Figure 7). The original section is partially boarded with timber planks beneath the roof tiles and the timber frame visible. The newer section is onboarded with chipboard and insulation lining the underside of the tiles.



Figure 6: Loft void in original section.

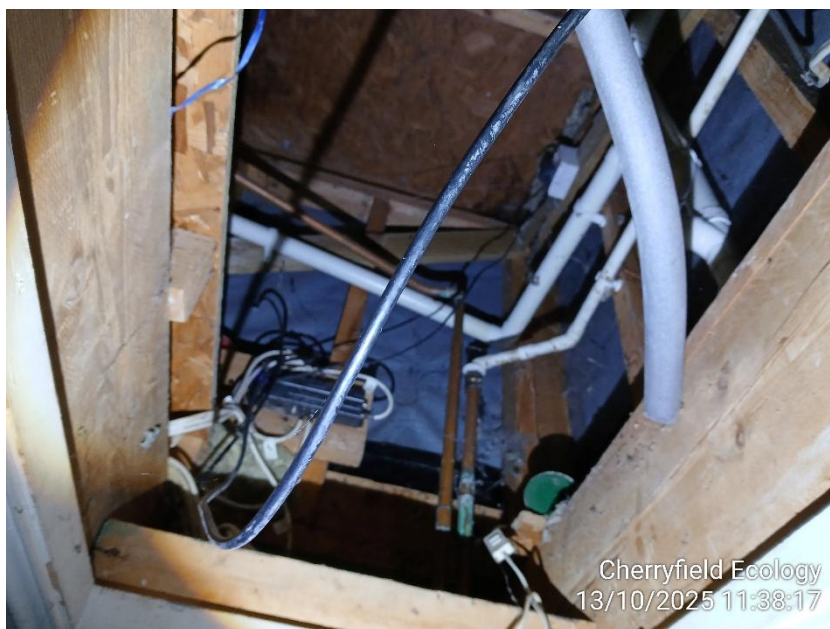


Figure 7: Loft void in newer section.

B2 is a modern, brick-built garage with a clay-tiled roof (Figure 8 - 9). Decorative crest tiles are present along the ridge of the building.



Figure 8: Front of B2.



Figure 9: Rear of B2.

The interior of B2 is unboarded and the underside of the tiles is lined with MRM (Figure 10). The timber frame is exposed.

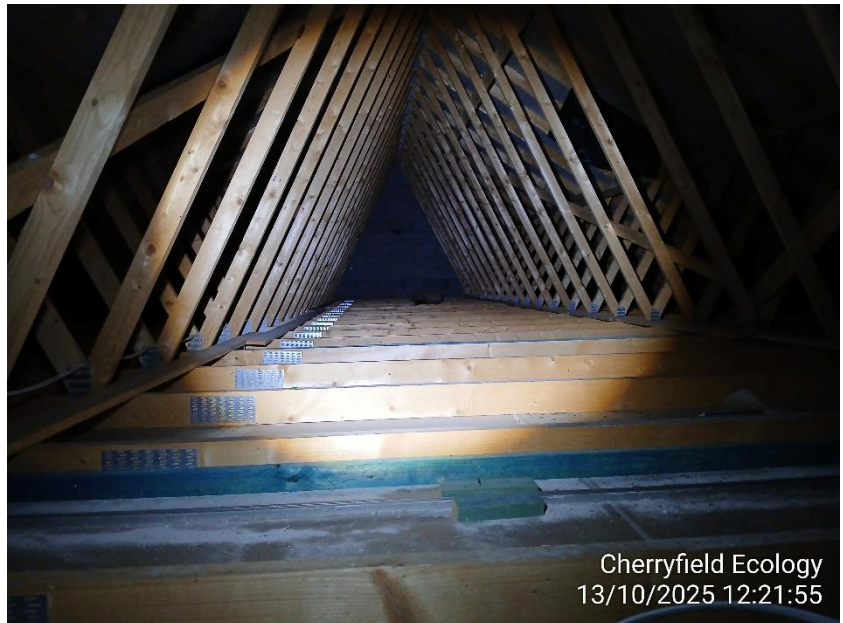


Figure 10: Interior of B2.

B3 is a couch house building with a slate-tiled roof (Figure 11 - 12). The building has an upper floor in the middle of the main section where a service door is present. Decorative crest tiles are present along the ridges of the main section.



Figure 11: Front of B3.



Figure 12: Rear of B3.

There are several sections with differing material structures within B3. The upper section is the most notable within the building, with timber planks present on the underside of the roof tiles and the timber frame visible (Figure 13) and another, unlined section (Figure 14). The other parts of the building are plastered (Figure 15).



Figure 13: Interior of upper section.



Figure 14: Unlined section.



Figure 15: Example of plastered section.

B4 is a small, brick-built storage building with a pitched roof covered with clay tiles (Figure 16). There is no separate void inside the building; the underside of the roof is exposed (Figure 17).



Figure 16: Exterior of B4.

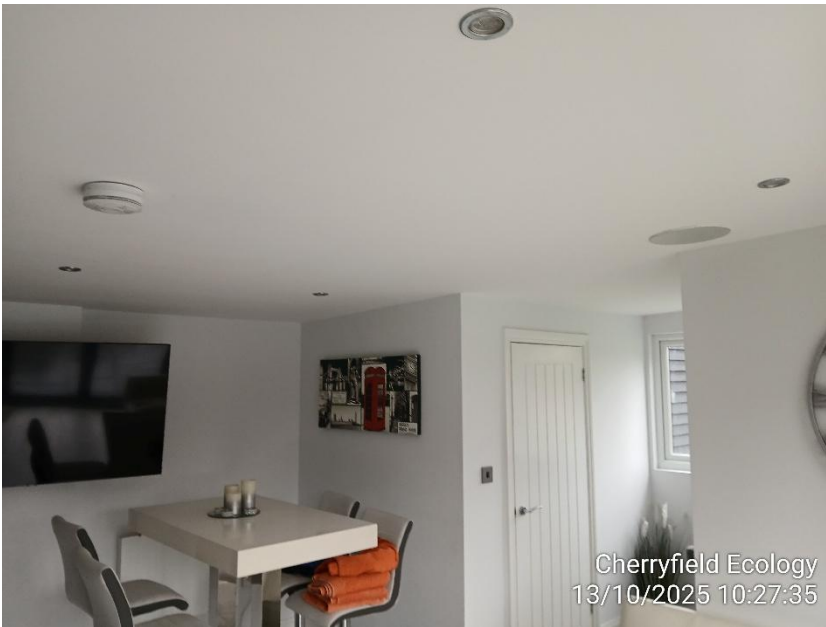


Figure 17: Interior of B4.

B5 is a brick-built outhouse with a mono-pitched roof (Figure 18). Painted weatherboarding is present on the sides of the building, and the rear of the building is attached to a weatherboarded wall.



Figure 18: Exterior of B5.

		The interior of B5 is vaulted (Figure 19).  Cherryfield Ecology 13/10/2025 10:27:35 Figure 19: Interior of B5.
Developed Land; Sealed Surface		Several developed, sealed surfaces are present around the site. A hardstanding driveway connects B1 to the road (Figure 20). A patio is present at the rear of B1. An area with paving, artificial lawns and a swimming pool is present outside of B5 (Figure 21).  Cherryfield Ecology 13/10/2025 13:11:54 Figure 20: Driveway around B1.

		 Cherryfield Ecology 13/10/2025 12:52:42 Figure 21: Area outside of B5.
Artificial Unvegetated, Unsealed Land		A gravel track connects the driveway to the area surrounding B5 (Figure 22). A small area of gravel is also present in this part of the site (Figure 23).  Cherryfield Ecology 13/10/2025 13:06:12 Figure 22: Gravel track.

		 Cherryfield Ecology 13/10/2025 12:53:15 Figure 23: Gravelled area near B5.
Built Up Areas & Gardens	828 - Vegetated Garden 200 - Tree	Several lawns (Figure 24) and small areas of ornamental planting (Figure 25) are present around the site. The lawns are dominated with annual meadow-grass <i>Poa annua</i> and contain abundant white clover <i>Trifolium repens</i>, selfheal <i>Prunella vulgaris</i> and creeping cinquefoil <i>Potentilla reptans</i>.  Cherryfield Ecology 13/10/2025 13:12:25 Figure 24: Example of amenity lawn on site.



Figure 25: Example of ornamental planting.

Trees of varying sizes are present within the lawns around the site (Figure 26 - 27). These are mostly beech *Fagus sylvatica*, cedar of Lebanon *Cedrus libani* and Scot's pine *Pinus sylvestris*.



Figure 26: Example of trees on site.

		 Figure 27: Example of trees on site.
Linear Features		
UKHab Habitat Type (to the appropriate level)	UKHab Essential & Additional Secondary Codes (where relevant)	Description
n/a	n/a	n/a
Watercourse Features		
UKHab Habitat Type (to the appropriate level)	UKHab Essential & Additional Secondary Codes (where relevant)	Description
n/a	n/a	n/a

The following table provides a summary of the condition assessments for all sites meeting the Statutory Metric criteria. Please see the separate excel sheets for full

details. If the site meets the small-scale metric criteria condition assessments are not required.

Table 7: Biodiversity Net Gain Condition Assessments/Scores

Habitat	Condition Score
Developed Land; Sealed Surface (inc. Buildings)	n/a
Vegetated Garden	n/a
Artificially, Unvegetated, Unsealed Surface	n/a
Urban Tree	Small native - Moderate Small non-native - Moderate Medium with niches - Good Medium - Good Large native - Good Large non-native - Moderate Very large - Moderate

Table 8: Target Notes

Target Note	Description
TN1	An ornamental pond is located ~5m from the site boundary (Figure 28).



Figure 28: Pond near site.

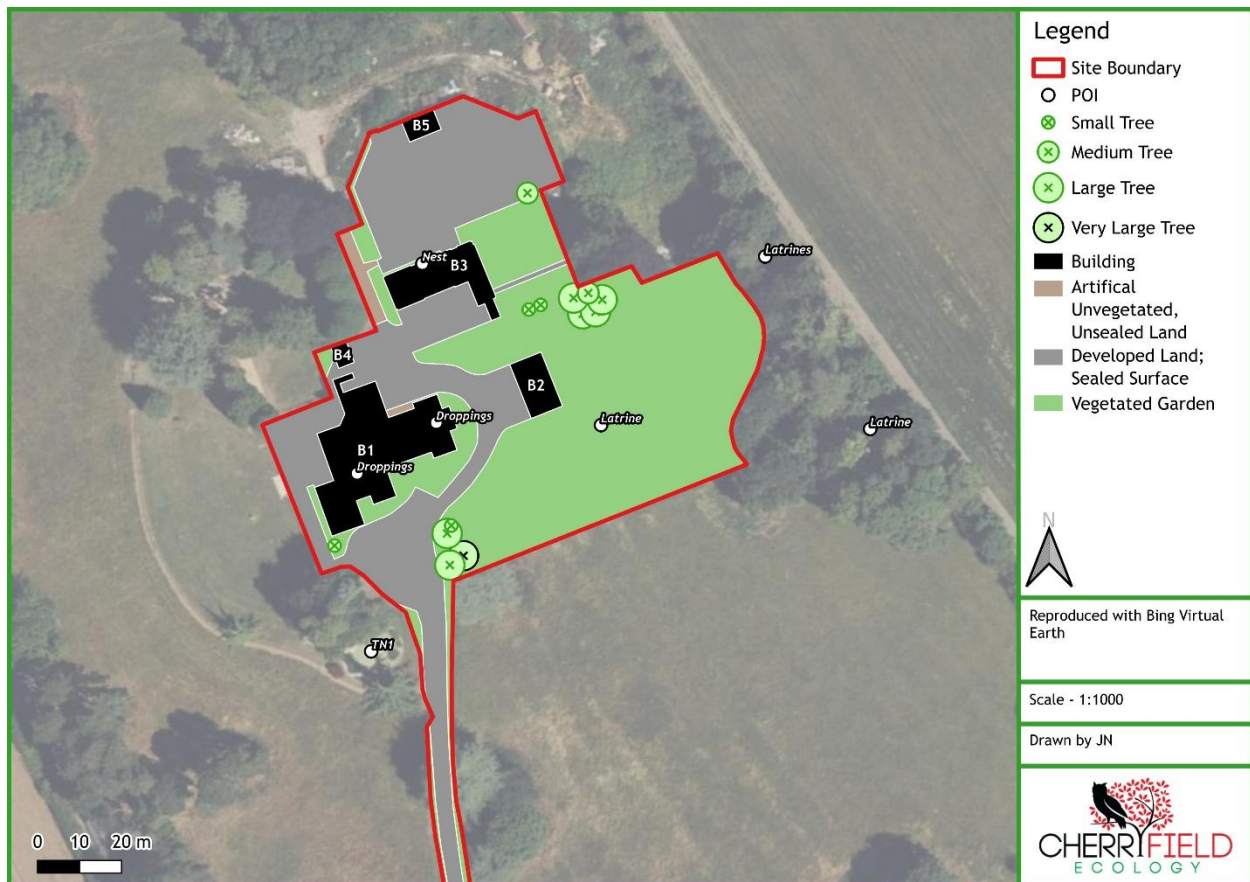


Figure 29a: Site Plan

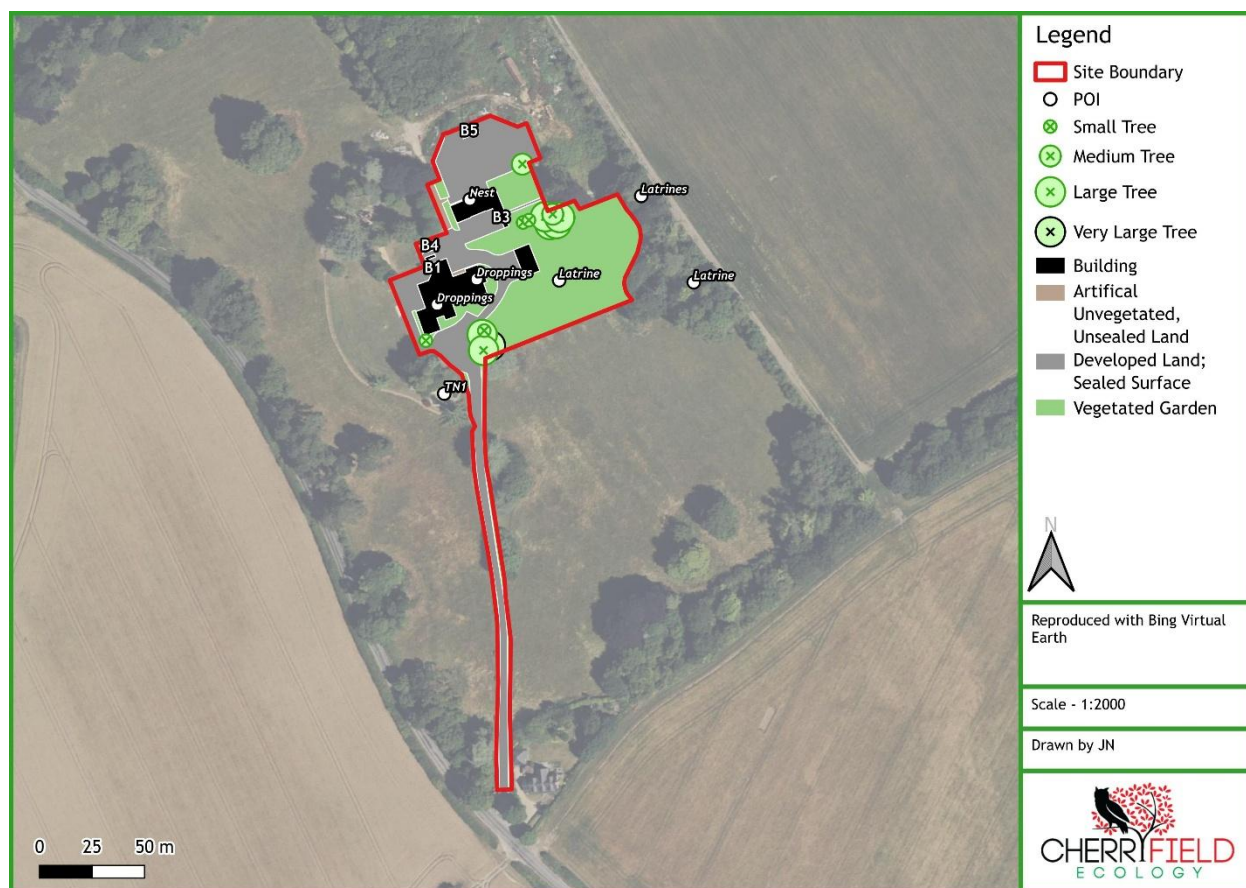


Figure 29b: Site Plan

3.2.2 Species List

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

Common Name	Scientific Name	*DAFOR Scale	Habitat
Annual Meadow-Grass	<i>Poa annua</i>	D	Vegetated Garden
Barberry	<i>Berberis sp.</i>	O	Vegetated Garden
Beech	<i>Fagus sylvatica</i>	F	Individual Trees
Bristly Oxtongue	<i>Picris echioides</i>	R	Vegetated Garden
Buddleia	<i>Buddleja davidii</i>	O	Vegetated Garden
Cedar of Lebanon	<i>Cedrus libani</i>	F	Individual Trees
Cherry Laurel	<i>Prunus laurocerasus</i>	O	Vegetated Garden
Cock's-foot	<i>Dactylis glomerata</i>	F	Vegetated Garden

Common Mallow	<i>Malva sylvestris</i>	O	Vegetated Garden
Crab Apple	<i>Malus sylvestris</i>	O	Individual Trees
Creeping Buttercup	<i>Ranunculus repens</i>	A	Vegetated Garden
Creeping Cinquefoil	<i>Potentilla reptans</i>	A	Vegetated Garden
Daisy	<i>Bellis perennis</i>	F	Vegetated Garden
Dock	<i>Rumex sp.</i>	O	Vegetated Garden
Dove's Foot Crane's-Bill	<i>Geranium molle</i>	F	Vegetated Garden
Elder	<i>Sambucus nigra</i>	O	Vegetated Garden
Evergreen Spindle	<i>Euonymus japonicus</i>	O	Vegetated Garden
False Oat-Grass	<i>Arrhenatherum elatius</i>	F	Vegetated Garden
Goat Willow	<i>Salix caprea</i>	O	Vegetated Garden
Greater Plantain	<i>Plantago major</i>	O	Vegetated Garden
Hazel	<i>Corylus avellana</i>	O	Vegetated Garden
Herb-Robert	<i>Geranium robertianum</i>	F	Vegetated Garden
Holly	<i>Ilex aquifolium</i>	O	Vegetated Garden
Honeysuckle (Ornamental)	<i>Lonicera sp.</i>	O	Vegetated Garden
Japanese Laurel	<i>Aucuba japonica</i>	O	Vegetated Garden
Laburnum	<i>Laburnum sp.</i>	R	Individual Trees
Mexican Orange	<i>Choisya ternata</i>	O	Vegetated Garden
Nettle	<i>Urtica dioica</i>	R	Vegetated Garden
Olive	<i>Olea europaea</i>	O	Vegetated Garden
Portuguese Laurel	<i>Prunus lusitanica</i>	O	Vegetated Garden
Prickly Sow-Thistle	<i>Sonchus asper</i>	O	Vegetated Garden
Rose	<i>Rosa sp.</i>	O	Vegetated Garden
Rose of Sharon	<i>Hypericum calycinum</i>	O	Vegetated Garden
Scot's Pine	<i>Pinus sylvestris</i>	F	Individual Trees
Selfheal	<i>Prunella vulgaris</i>	A	Vegetated Garden
Smooth Sow-Thistle	<i>Sonchus oleraceus</i>	O	Vegetated Garden
Spear Thistle	<i>Cirsium vulgare</i>	O	Vegetated Garden
Speedwell	<i>Veronica sp.</i>	F	Vegetated Garden

Sycamore	<i>Acer pseudoplatanus</i>	O	Vegetated Garden
Vetch	<i>Vicia sp.</i>	O	Vegetated Garden
Viburnum	<i>Viburnum sp.</i>	O	Vegetated Garden
Violet	<i>Viola sp.</i>	A	Vegetated Garden
White Clover	<i>Trifolium repens</i>	A	Vegetated Garden
Wild Privet	<i>Ligustrum vulgare</i>	O	Vegetated Garden
Willowherb	<i>Epilobium sp.</i>	O	Vegetated Garden
Wood Avens	<i>Geum urbanum</i>	F	Vegetated Garden
Yarrow	<i>Achillea millefolium</i>	O	Vegetated Garden
Yew	<i>Taxus baccata</i>	O	Vegetated Garden

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

3.3 Evidence or Likelihood of Species Presence

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

3.3.1 Bats

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

Bats found	No bats were found at the time of the survey.
Evidence of bat use	Several hundred bat droppings were found inside the loft void within the older section of B1 and approximately 50 were found inside the loft void within the newer section of B1 (Figure 30 - 31). Numerous butterfly wings were found inside B2 (Figure 32), however, these are considered inconclusive evidence of bat presence as no other signs were found.



Figure 30: Example of droppings in B1.



Figure 31: Example of droppings in B1.

	 Figure 32: Example of butterfly wings.
Potential for bat use	Level of likelihood of presence - B1 - Confirmed (Moderate) B3 - Moderate B2, B4 & B5 - Negligible B1 is a confirmed bat roost as droppings were found across the two internal loft voids. It otherwise provides moderate potential for roosting bats as there are numerous gaps around both roof (Figure 33 - 34) and hanging tiles (Figure 35) acting as suitable roosting features and entry points.



Figure 33: Example of gaps around tiles.



Figure 34: Example of gaps around tiles.



Figure 35: Example of gaps around tiles.

B3 provides **moderate** potential for roosting bats as there are numerous gaps around roof tiles along with missing roof tiles (Figure 36 - 37) which act as suitable roosting features and entry points.



Figure 36: Example of gaps around tiles.



Figure 37: Example of gaps around tiles.

B2, B4 and B5 provide **negligible** potential for roosting bats due to the lack of features suitable for roosting.

Trees were checked from ground level and no suitable roosting features were observed. Bats likely use the site for foraging and commuting purposes.

3.3.2 Badgers

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

Badgers found	No badgers were found at the time of the survey.
Evidence of badger use	A recently marked latrine was found within an amenity lawn on site (Figure 38) as well as several within the neighbouring woodland (Figure 39 - 40).



Figure 38: Latrine found within boundary.



Figure 39: Example of latrine in nearby woodland.

	 Figure 40: Example of latrine in nearby woodland.
Potential for badger use	Level of likelihood of presence - Confirmed (High) Badgers are confirmed on site as latrines were found both within the site boundary and outside the boundary in nearby woodland. The site otherwise provides high potential for badgers as it contains suitable habitat for foraging and commuting and optimal sett-creation habitat is in close proximity.

3.3.3 Breeding Birds

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

Breeding birds found	No breeding birds were found at the time of the survey.
Evidence of breeding bird use	An abundance of likely of pigeon <i>Columba</i> sp. nesting material was found inside B2 (Figure 41), along with an unhatched egg (Figure 42) and a deceased chick (Figure 43).



Figure 41: Disused nesting material.



Figure 42: Unhatched egg.

	 Figure 43: Deceased chick and nesting material.
Potential for breeding bird use	Level of likelihood of presence - Confirmed (High) Breeding birds are confirmed on site as disused nests and evidence of nesting was found in B2. It otherwise provides high potential for breeding birds due to the numerous trees and buildings suitable for nesting.

3.3.4 Amphibian

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

Amphibians found	No great crested newt (GCN) were found at the time of the survey.
Evidence of amphibian use	No evidence of GCN was found at the time of the survey.
Potential for amphibian use	Level of likelihood of presence - Low The site provides low potential for GCN as although it mostly consists of suboptimal habitat, a pond with average suitability (HSI score of 0.63, see below for table) is located ~5m from the site boundary and suitable habitat is found in the surrounding area. There are a further five waterbodies within 500m of the site.

The site is located within an **amber** zone under the Natural England district level licencing scheme indicating that it is situated within a main population centres for great crested newts and comprises of important connecting habitat that aids natural dispersal.

Pond			
Suitability Index	Factor	Notes	Score
SI 1	Location	Optimal	1.00
SI 2	Pond area	120 m ²	0.20
SI 3	Pond drying	Never dries	0.90
SI 4	Water quality	Poor	0.33
SI 5	Shoreline shade	10%	1.00
SI 6	Fowl	Absent	1.00
SI 7	Fish	Absent	1.00
SI 8	No ponds/km2*	6	0.75
SI 9	Terrestrial habitat	Poor	0.33
SI 10	Macrophytes	40%	0.70
Multiplied together			1E-02
HSI			0.63

* Not separated by major barrier

3.3.5 Reptile

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

Reptiles found	No reptiles were found at the time of the survey.
Evidence of reptile use	No evidence of reptiles was found at the time of the survey.
Potential for reptile use	Level of likelihood of presence - Negligible The site provides negligible potential for reptiles as it mostly consists of suboptimal habitat. Suitable habitat is found in the surrounding area where individuals more likely to be found.

3.3.6 Other Species e.g. Hazel Dormouse / Otter / Water Vole

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

Species found	No other protected species were found at the time of the survey.
Evidence of species use	No evidence of other protected species was found at the time of the survey.
Potential for species use	Level of likelihood of presence - Negligible There is no suitable habitat on site for any other protected species.

3.3.7 Invasive Non-Native (Schedule 9 Species)

Table 16: Invasive non-native species found.

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

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

4.1 Conclusion and Discussion

The proposals include for demolition of part of B1 and a new residential development. The site consists of a three storey dwelling (B1), a detached garage (B2), a coach house (B3), a small storage building (B4) an outhouse (B5), vegetated garden, developed land; sealed surface, individual trees and artificial unvegetated, unsealed land.

- Badgers are **confirmed** on site as latrines were found within the site boundary and outside the boundary in nearby woodland. The site otherwise provides **high** potential for badgers as it contains suitable habitat for foraging and commuting and optimal sett-creation habitat is in close proximity.
- B1 is a **confirmed** bat roost as several hundred droppings were found across the two internal loft voids. It otherwise provides **moderate** potential for roosting bats due the numerous gaps around both roof and hanging tiles acting as suitable roosting features and entry points. B3 provides **moderate** potential for roosting bats due to the numerous gaps around roof tiles and missing roof tiles acting as suitable roosting features and entry points. B2, B4 and B5 provide **negligible** potential for roosting bats due to the lack of features suitable for roosting. Trees were checked from ground level and no suitable roosting features were observed. Bats likely use the site for foraging and commuting purposes.
- Breeding birds are **confirmed** on site as disused nests and evidence of nesting was found in B2. It otherwise provides **high** potential for breeding birds due to the numerous trees and buildings suitable for nesting.
- The site provides **low** potential for great crested newts as although it mostly consists of suboptimal habitat, a pond with **average** suitability (HSI score of 0.63) is located ~5m from the site boundary and suitable habitat is found in the surrounding area. The site is located within an **amber** zone under the Natural England district level licencing scheme indicating that it is situated within a main

population centres for great crested newts and comprises of important connecting habitat that aids natural dispersal.

- The site provides **negligible** potential for reptiles as it mostly consists of suboptimal habitat. Suitable habitat is found in the surrounding area where individuals more likely to be found.
- The site provides **negligible** potential for other protected species due to the lack of suitable habitat.

Recommended surveys are found in section 4.3.

4.2 Potential Impacts

Impact assessments must be proportionate to the scale of the development (CIEEM, 2018) and Table 17 details a proportionate impact assessment based on current information.

Table 17: Impact Assessment

Impact	Badgers - Setts could be lost in the development. Bats (B1) - A bat roost will be lost in the development. Bats (B3) - A bat roost may be lost in the development. Breeding Birds - Active nests may be lost in the development. GCN - Loss of habitat. Habitat - Pollutants may enter priority habitat.
Characterisation of unmitigated impact on the feature	Badgers - A low-level loss/impact at a local level. Bats - A low-level loss/impact at a local level. Breeding Birds - A low-level loss/impact at a local level. GCN - A low-level loss/impact at a local level. Habitat - A low-level loss/impact at a local level.
Effect without mitigation	Without mitigation, individual badgers, bats, birds, and GCN could be killed, injured or trapped and pollutants could enter priority habitats during the works.
Mitigation and/or potential enhancement	See Table 17 and Table 18

Significance of effects of residual impacts (after mitigation)	Badgers - If mitigation is followed, the effects would be negligible. Bats - If lost roosts are replaced by bat boxes, the effects would be negligible. Breeding Birds - If lost habitat is replaced by bird boxes and mitigation is followed, the effects would be negligible. GCN - If mitigation is followed, the effects would be negligible. Habitat - If dust-screening barriers are used, the effects would be negligible
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4.3 Recommendations

Badger - As field signs were observed on site, it is recommended that **a pre-works check of the site and surrounding area by a qualified ecologist** be carried out to check for any newly-established setts. This will help determine whether any further surveys or mitigation measures are necessary.

Bats (B1) - **Full roost characterisation surveys** will be required (three surveys, three weeks apart), with five surveyors to cover the building B1; two of these must be undertaken between May to August and the third can be undertaken in September if required.

Bats (B3) - **Presence/likely absence surveys (moderate)** will be required (two surveys, three weeks apart), with four surveyors to cover the building B2; these must be undertaken between May to August. If bats are found to be present, one further survey will be required (a minimum of three weeks apart), which can be undertaken in September if required.

Bats (B2, B4 & B5) - No further surveys are necessary; however, if bats are found throughout works, all works must stop, and advice sought.

Breeding Birds - No further surveys are recommended; however, the development should take place outside the nesting season (March to August). If this is not

possible, it is recommended that a qualified ecologist is on site to ensure the buildings or vegetation are not occupied by breeding birds, prior to any demolition or clearance. Should an occupied nest be found, a buffer zone would need to be created until the nest is no longer in use.

Great Crested Newt (GCN) - As the site mostly consists of suboptimal habitat but suitable habitat is found in the surrounding area where individuals are likely to be present, it is recommended that works are carried out under an **unlicensed method statement** as a precaution.

Reptiles - No further survey is necessary; however, if reptiles are found on-site, all works must stop, and advice sought.

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

Habitats - Priority deciduous woodland habitat is found adjacent to the site boundary. **Dust-screening barriers** are therefore recommended to prevent any pollutants potentially arising from the works from entering the habitat.

The findings outlined in this report are valid for 12-18 months, after which updated surveys will be required.

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

4.4 Additional Recommendations

Table 18: Additional Recommendations

Work	Specification
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General information	The following must be undertaken: - All works must be undertaken within 12 months of this report, thereafter a material change check will be required to check for changes that could affect potential protected species habitat. - If any protected species are found at any point whatsoever during works, works will stop and further advice will be sought.
General Precautions	- Trenches and open holes - All trenches and open holes should be covered overnight, or if the hole or trench can't be covered it should be filled in or a rough sawn timber plank installed as an escape route for any species. - General maintenance - If grassland and vegetation is kept in a mown/cut state this should be maintained for the duration of the works. - Store all material on hardstanding or in buildings to prevent artificial refuges from being created.
General bat Information	No development will occur until bat surveys consistent with the Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition) (Collins, 2023) have been undertaken in the appropriate survey season, May to September (Mid-May to August optimal). The Three Tests to be answered before planning can be granted (NE, 2017): <i>Test 1:</i> Regulation 53(2)(e) states: a licence can be granted for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”. Test 1 can be achieved via the ‘imperative reasons of overriding public interest’. Although not for the ecologist to determine the planning officer will on grant of consent. <i>Test 2:</i> Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative” Test 2 would be achieved on the grant of consent as no other sites have been considered for the development. <i>Test 3:</i> Regulation 53(9) (b) states: the appropriate authority shall not grant a licence unless they are satisfied “that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.” Test 3 will be achieved once full emergence/re-entry surveys are conducted and full mitigation appropriate to species and population has been designed and

	implemented via an NEPS licence issued from the statutory authority (Natural England) if this becomes necessary following a dusk and pre-dawn survey.
Lighting	Any lighting near or shining onto any trees/buildings etc, will be designed to minimise the impact it has on potential species and commuting. Lighting will be in line with the BCT lighting guidelines (Bats and Lighting in the UK (Bat Conservation Trust, 2023) https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/ This lighting, where possible, will be of low level, be on downward deflectors and be on PIR sensors. Using LED directional lighting can also be a way of minimising the light spill affecting the habitat. No up-lighting should be used. Light spill must be minimised to as low as possible. This will ensure that the foraging and commuting resources that the protected species are likely to be using is maintained.

Table 19: The local authority has a duty to enhance biodiversity in its day-to-day duties; the following are suggested enhancements that are easily installed into a development and can be cost-effective whilst ensuring a gain for local wildlife.

Work	Specification
Bat, bird and insect box enhancement.	Bat tubes can be installed in the new dwellings (Figure 44). These require no maintenance, can be installed on a gable end/under an eave (no less than 3m above ground level), face south or north and can be faced in any material to provide an aesthetic matching the building.  Figure 44: Example of bat tube. Bird boxes for a variety of different species can also be installed.

A selection of open-fronted boxes and songbird boxes can be installed (Figure 45 - 46); it is recommended that a minimum of two of each of the boxes are installed. These will be installed at a minimum of 2m high and ideally face north to east.



Figure 45: Robin box.



Figure 46: Songbird box.

A variety of insect boxes can be installed in the area; a minimum of one of each box is recommended (Figure 47 - 48).



Figure 47: Urban bee nesting box, used for solitary bees and wasps.



Figure 48: Bug biome, ideal for ladybirds, lacewings and bees.

Hedgehog
highways and
small mammal
connectivity.

Hedgehog highways (Figure 49) can be installed in order to allow hedgehogs and other small mammals a continuous corridor across the site, thus linking the garden/site etc. and green spaces in the area.

A 13cm-by-13cm is sufficient for any hedgehog to pass through. This will be too small for nearly all pets. Either:

- Remove a brick from the bottom of the wall, creating a 13cm-by-13cm hole.
- Cut a small hole in your fence if there are no gaps.
- Dig a channel underneath your wall, fence or gate.

Ideally, rather than walls or fences, a hedge will provide foraging, shelter and a route along as well as through the site.

	How to make a hedgehog highway  www.wildlifewatch.org.uk Figure 49: Hedgehog Highway, Source - Wildlife Trust - http://7474fab53f1b6ee92458-8f3ac932bad207a00c83e77eae8d15c.r12.cf1.rackcdn.com/Hedgehog%20Highway.jpg
Swifts <i>Apus apus</i>	Swift nest bricks (Figure 50) are recommended due to the increased lack of nesting opportunities swifts are finding in modern-built dwelling homes. Information is adapted from the RSPB https://www.rspb.org.uk/our-work/rspb-news/news/stories/swift-advice-for-ecologists/ and http://actionforswifts.blogspot.com The following will be undertaken: - Wherever possible, swift bricks will be installed into new or restored buildings to increase the overall availability of nest sites for swifts and other species. Birds such as house sparrows can use swift bricks, but swifts cannot use house sparrow nest bricks. - Integral swift bricks are the preferred option for new housing developments. These should be fitted in clusters of 2 to 4 on gable ends and near the roofline where swifts would naturally look for a potential nest site. - Try to ensure swift bricks have a minimum of 5m clearance beneath and in front. Always avoid locating them above doors and windows to help prevent a disturbance issue to both the birds and human owners.

- Alternatively, swift boxes (Figure 51) can be placed on the external walls of a building where the installation of swift bricks is not possible.



Figure 50: Example of swift bricks, that can be built into a dwelling, Source: <https://www.birdbrickhouses.co.uk/brick-nesting-boxes/>



Figure 51: Swift box, source: <http://actionforswifts.blogspot.com/p/diy-swift-box-designs.html>

Hedgerows

Hedgerows provide excellent corridors for wildlife and are extremely important to many species of wildlife. A hedgerow could be included in development plans to assist a range of species (Figure 52).

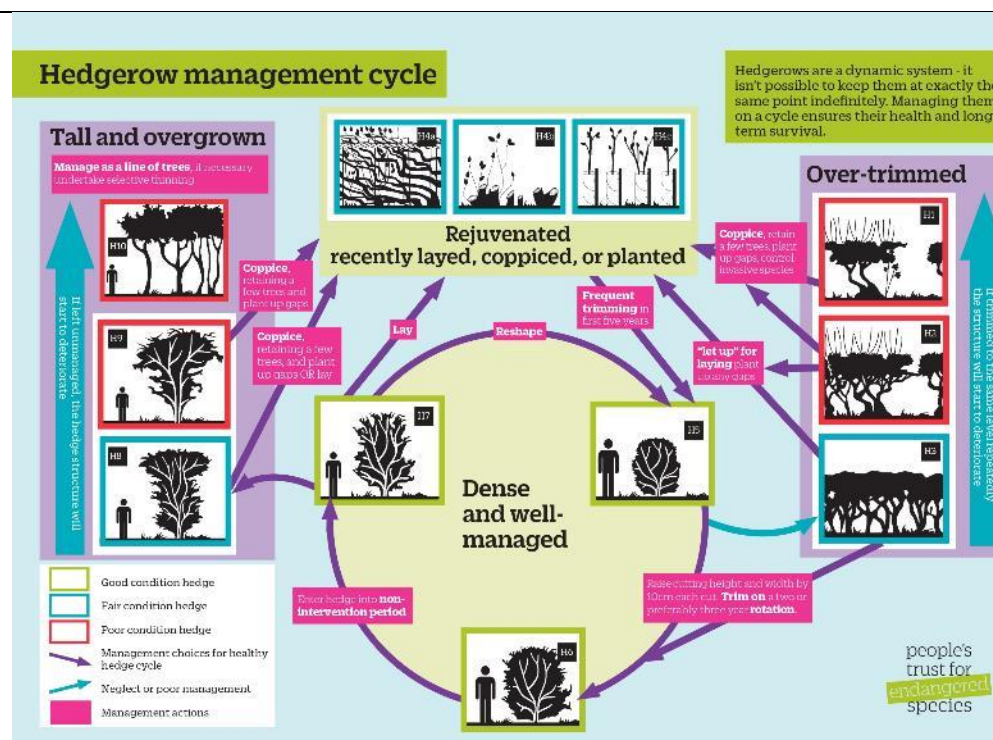


Figure 52: Hedgerow management cycle (<https://hedgerowsurvey.ptes.org/>).

It is recommended that a diversity of hedgerow species is included in the proposed hedgerows on site. Suitable hedgerow species include:

- Hawthorn (*Crateagus monogyna*)
- Hazel (*Corylus avellana*)
- Wild Privet (*Ligustrum vulgare*)
- Field Maple (*Acer campestre*)
- Blackthorn (*Prunus spinosa*)
- Guelder Rose (*Viburnum opulus*)
- Wayfaring Tree (*Viburnum lantana*)
- Dog Rose (*Rosa canina*)
- Spindle (*Euonymus europaea*)
- Holly (*Ilex aquifolium*)

The hedgerow should include 5 or more woody species within a 30m length in order to be classified as **species-rich**.

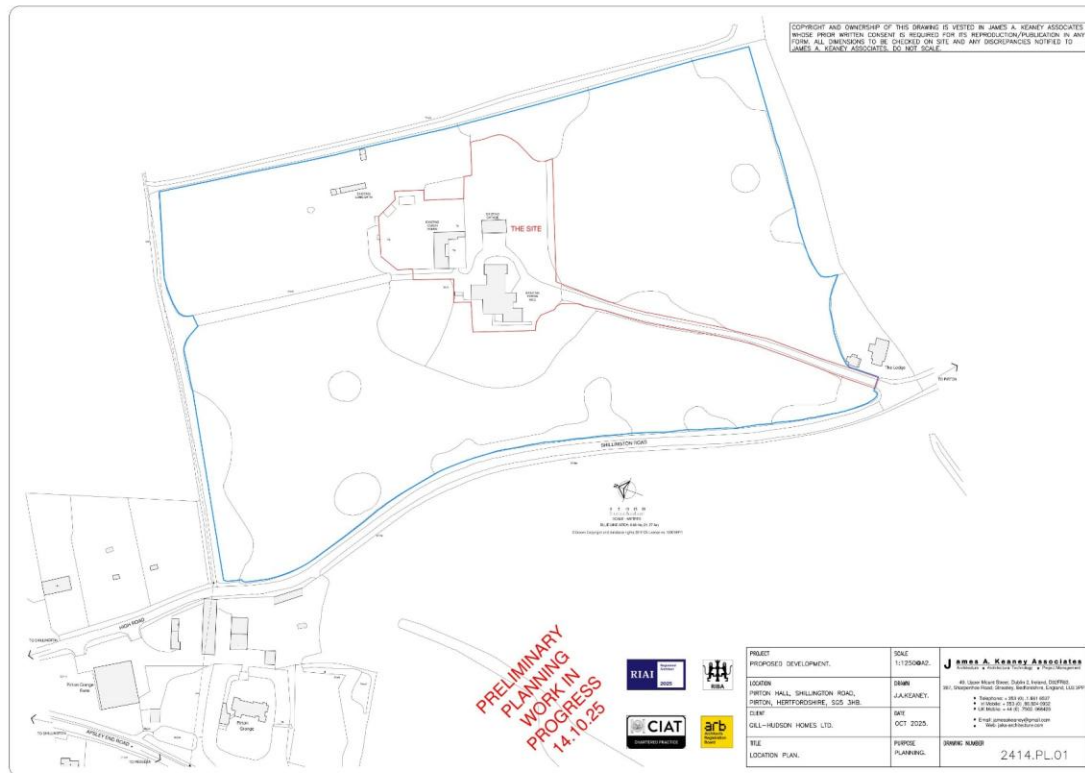
	Where possible, no cutting will take place during peak bird nesting season, which runs from March to September. Where possible, shrubs and hedgerows will not be cut back annually, as flower buds often form on second-year growth. Trimming hedges on a two-year or three-year rotation, targeting different sections each year, will make sure there are always flowers for pollinators in spring and berries for birds in autumn. Hedges cut every three years can produce two and a half times as many blossoms as those cut annually. Rotational cutting can also save time and money that would be invested in annual cutting.
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5.0 References

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Appendix I - Site Plans



Existing Site Plan (James A Keaney Associates, 2025)

