



www.cherryfieldecology.co.uk

Report prepared for: Mr Joshi

For the Site of: 2 Snailswell Lane, Ickleford, Herts SG5 3TP

Version:	Written by:	Checked by:	Final:
Draft	Susie Handley 12/11/2025	Heather Stuckey 21/11/2025	
Final	Julian Newman 21/11/2025	Martin O'Connor 24/11/2025	Julian Newman 24/11/2025

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.

Julian Newman BSc (Hons), MRSB
Bat Licence Level 1, GCN Level 1
julian@cherryfieldecology.co.uk
07546 987312

Contents

0.0 Non-Technical Summary	4
0.1 Background	4
0.2 Results and Findings	4
0.3 Impact Assessment and Recommendations	5
1.0 Introduction	7
1.1 Aim	7
1.2 Background Information	7
1.3 Species Specific Information	8
1.3.1 Breeding Birds	8
1.3.2 Bats	9
1.3.3 Reptiles	9
1.3.4 Badgers	10
1.3.5 Great Crested Newts	10
1.3.6 Otter	10
1.3.7 Water Vole	11
1.4 Protected Sites and Priority Habitats	11
2.0 Methods	12
2.1 Limitations	14
3.0 Results	15
3.1 Desk Study	15
3.1.1 MAGIC	15
3.1.2 GCN DLL Zone	16
3.1.3 Biological Records Data	16
3.1.4 Site Location and Surrounds	20

3.2 Habitat, Building, Tree or Other Structure	21
3.2.1 Habitats	22
3.2.2 Species List	31
3.3 Evidence or Likelihood of Species Presence	32
3.3.1 Bats.....	32
3.3.2 Badgers	33
3.3.3 Breeding Birds	33
3.3.4 Amphibian.....	34
3.3.5 Reptile	35
3.3.6 Other Species e.g. Hazel Dormouse / Otter / Water Vole	35
3.3.7 Invasive Non-Native (Schedule 9 Species)	35
4.0 Conclusions, Discussion, Impacts and Recommendations	36
4.1 Conclusion and Discussion	36
4.2 Potential Impacts	37
4.3 Recommendations	37
4.4 Additional Recommendations	39
5.0 References	46
Appendix I - Site Plans	48

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 2 Snailswell Lane, Ickleford, Herts, SG5 3TP.

The client commissioned Cherryfield Ecology to undertake an EA as the proposals include for construction of two dwellings with associated access, parking, gardens and landscaping. Plans have been provided (Appendix I).

0.2 Results and Findings

The site consists of two timber storage sheds (B1 & B2), two greenhouses (B3 & B4), vegetated garden, introduced shrub, individual trees and ornamental hedgerows.

- No protected species or evidence of protected species were found on site at the time of the survey.
- The site provides **moderate** potential for badgers as it contains suitable foraging habitat and has available connectivity to other suitable habitat in the surrounding area.
- All buildings and structures on site provide **negligible** potential for roosting bats due to the lack of suitable roosting features. Trees were checked from ground level and no suitable roosting features were observed. Bats likely use the site for foraging and commuting purposes.
- The site provides **high** potential for breeding birds as the ornamental hedgerows and individual trees provide habitat suitable for nesting. A beech hedgerow and

medium ash tree are present within 5m of the site boundary and also provide highly suitable nesting habitat. Pellets, likely from a corvid, were found immediately south of the site boundary suggesting that the ornamental hedgerow may have previously been used by nesting corvids.

- The site provides **negligible** potential for great crested newts due to comprising mostly of a suboptimal, regularly mown lawn. Three ponds are found within 500m of the site, however, Snailswell Lane acts as a barrier for dispersal between these and the site. Rough grassland is found to the south of the site, however, there is a lack of suitable aquatic habitat in this area. The site is located within an **amber** zone under the Natural England district level licencing scheme suggesting that the area may contain main population centres for great crested newts and comprise important connecting habitat that aids natural dispersal.
- The site provides **low** potential for reptiles as though it consists mostly of a suboptimal, regularly mown lawn, suitable habitat in the form of rough grassland is found immediately to the south of the site.
- The site provides **negligible** potential for other protected species due to the lack of suitable habitat.

0.3 Impact Assessment and Recommendations

Badger - No further surveys are necessary; however, if any badger setts are found throughout works, all works must stop, and advice sought.

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

Breeding Birds - No further surveys are recommended; however, the development should take place outside the nesting season (March to August). If this is not possible, it is recommended that a **qualified ecologist is on-site to ensure the hedgerows and trees (both those on site and the beech hedge and ash tree immediately north of the site) are not occupied by breeding birds, prior to any**

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

Reptiles - No further survey is necessary; however, **a qualified ecologist will need to supervise the removal of any hedgerow vegetation** on site via a destructive search.

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 - All habitats found are common and widespread, no impacts are foreseen.

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, Mr Joshi, has commissioned Cherryfield Ecology to undertake an EA for the site of 2 Snailswell Lane, Ickleford, Herts, SG5 3TP. Planning permission is being sought for construction of two dwellings with associated access, parking, gardens and landscaping.

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 17/11/2025.

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 18395 32440 and Postcode - SG5 3TP.

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	~1518m SW	Oughtonhead Common LNR
Granted protected species licenses	~1394m NNW	2013-5803 - common pipistrelle <i>Pipistrellus pipistrellus</i>
	~1487m SSW	2012-5071 - common pipistrelle
Priority habitat	~620m S	Traditional Orchard
	~201m E	Deciduous Woodland
	~331m E	Chalk Rivers
	~1374m SSE	Reedbeds
	~414m NE	Lowland Fens
	~830m SE	Lowland Meadows
	~111m E	Good Quality Semi-Improved Grassland
	~199m NE	Coastal and Floodplain Grazing Marsh

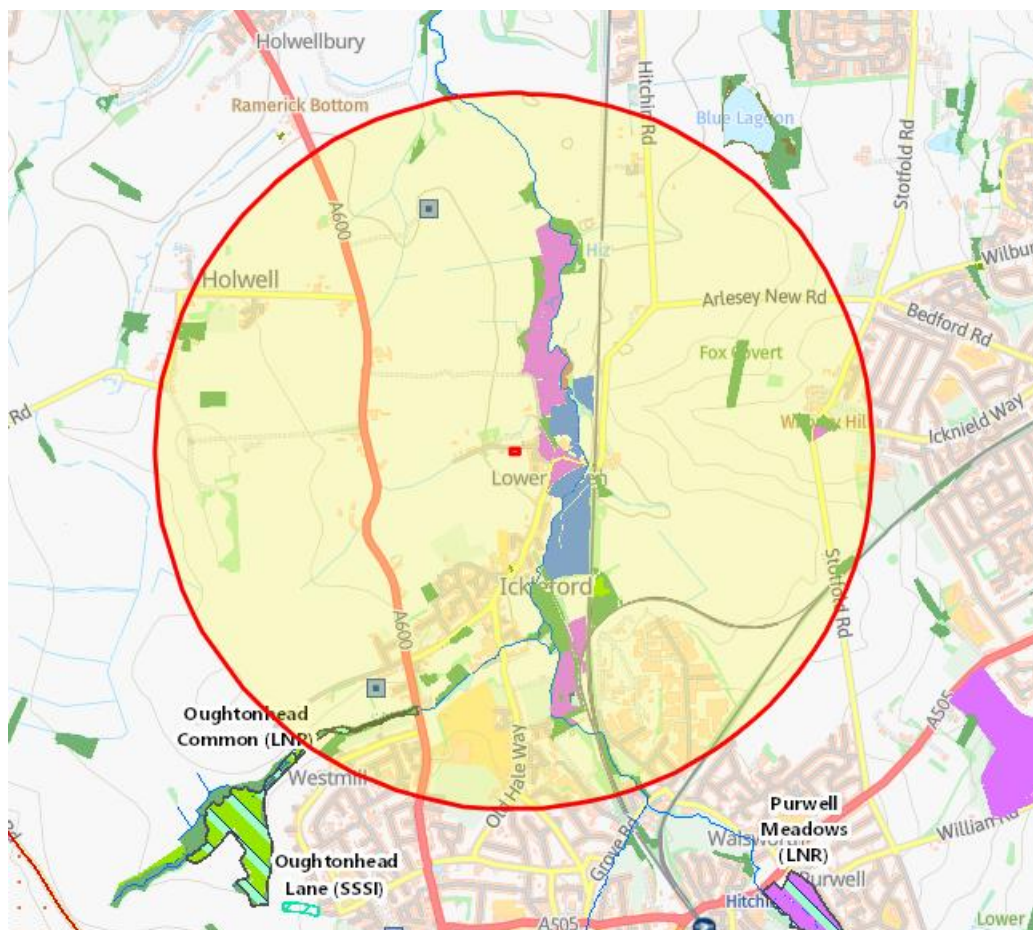


Figure 1: MAGIC Map Search.

3.1.2 GCN DLL Zone

The site falls within an **amber** 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 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>	-	-	-
Common Toad <i>Bufo bufo</i>	1	370m (10m)	2020
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>	9	0m (1km)	2022
Hazel Dormouse <i>Muscardinus avellanarius</i>	-	-	-
Otter <i>Lutra lutra</i>	9	0m (1km)	2024
Water Vole <i>Arvicola amphibius</i>	-	-	-
West European Hedgehog <i>Erinaceus europaeus</i>	6	370m (10m)	2023
Reptiles			

Adder <i>Vipera berus</i>	-	-	-
Common Lizard <i>Zootoca vivipara</i>	4	370m (10m)	2022
Grass Snake <i>Natrix helvetica</i>	-	-	-
Slow-Worm <i>Anguis fragilis</i>	-	-	-
Other			
Birds, Invertebrates, Plants etc.	Numerous	n/a	n/a
Non-Statutory Sites (see Figure 2)			
Name	Reference No.	Type	Description/designated for
Ickleford Common North	11/010/01	LWS	Traditionally grazed pastures supporting unimproved neutral and wet acid grasslands, and a stretch of the River Hiz. Wildlife Site criteria: Grassland indicators.
Lower Green, Ickleford	11/012/01	LWS	An area of moderately diverse rough grassland dissected by a road. Wildlife Site criteria: Grassland indicators.
River Hiz, Ickleford North	11/013	LWS	Stretch of River Hiz important for Water Vole <i>Arvicola amphibius</i> . Wildlife Site criteria: Species.
Cadwell Grove Meadows	11/015	LWS	Old damp meadows adjacent to the River Hiz supporting neutral marshy grassland. Wildlife Site criteria: Grassland indicators.
Cadwell Crossing	11/017	LWS	Scrubby railway banks by Icknield Way with records for Great Pignut <i>Bunium bulbocastanum</i> , a possible Herts Vulnerable species. Wildlife Site criteria: Species.
Cadwell Marsh & Burymead Springs	11/023/01	LWS	A mosaic site supporting a variety of habitats including derelict marshy meadows, scrub, reed beds, Hazel <i>Corylus avellana</i> coppice, willow

			<i>Salix sp.</i> plantation, a dismantled railway embankment, an old hedge (along the Icknield Way) and spring-fed pools (old borrow pits). The site is bordered by the Rivers Hiz and Purwell. Water Voles have been recorded beside the Purwell and Harvest Mice <i>Micromys minutus</i> within Burymead Springs. Wildlife Site criteria: Fen & swamp indicators; species.
Cadwell Lane Gasworks Meadow	11/033	LWS	Site dominated by dense Hawthorn <i>Crataegus monogyna</i> scrub in the south with open patches of herb rich communities on calcareous spoil. Wildlife Site criteria: Grassland indicators.
River Hiz, Cadwell	11/039	LWS	Stretch of river with tall herbs, grassland and scattered trees. Habitat is important for Water Vole. Wildlife Site criteria: Species.

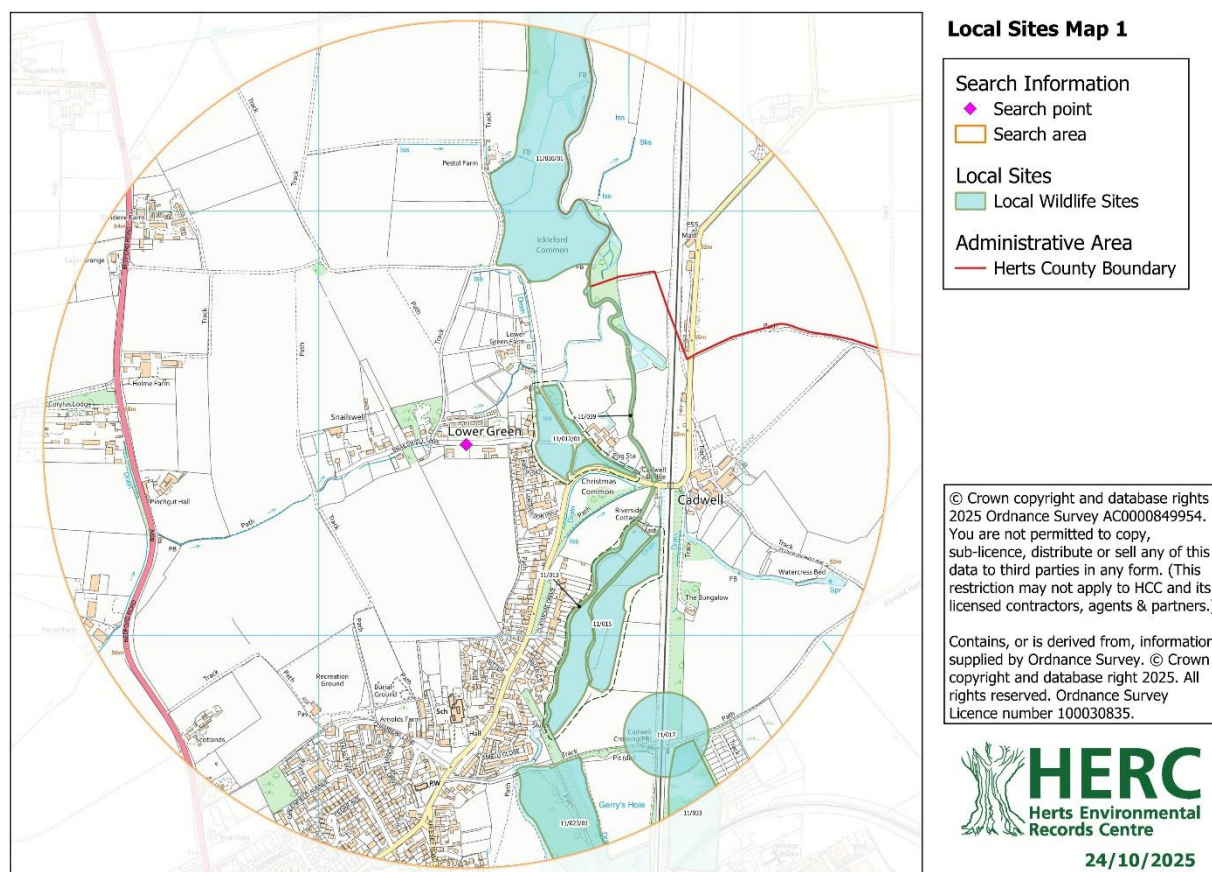


Figure 2: Non-statutory sites.

3.1.4 Site Location and Surrounds

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

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

Feature	Description
Watercourses	The River Purwell runs ~330m east at its closest point to the site. There is a tributary ~70m north and drains are also present within the search area.
Waterbodies	There are ponds ~143m northeast, ~272m east northeast, ~385m northeast, ~804m north northeast, ~732m south southeast and ~917m south.

Woodland	There are no significant areas of woodland within a 1km radius of the site, but there are small patches of tree and thickets within the search area
Linear e.g. hedgerows	Trees line the edges of the river throughout the search area. Field margin hedgerows are abundant within the search area.
Pasture/arable/grassland	Arable fields and pasture dominate much of the search area. Ickleford Common Nature Reserve is ~400m northeast.
Other	There is a large lavender farm ~500m east.

3.2 Habitat, Building, Tree or Other Structure

This section details the structures/habitat reference and descriptions (see Figure 15 for Site Plan).

Table 5: Weather Records

Parameter	Unit/Value
Temperature	7°C
Cloud cover	10%
Precipitation	None
Wind	3/12

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 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 (Figure 3) and B2 (Figure 4) are both small timber storage sheds with roofs covered with bitumen felt. Neither are lined internally (Figure 5 - 6) and ivy <i>Hedera helix</i> has begun to encroach into B1. B3 (Figure 7) and B4 (Figure 8) are both glass greenhouses.  Cherryfield Ecology 17/11/2025 10:37:56 Figure 3: Exterior of B1.



Figure 4: Exterior of B2.

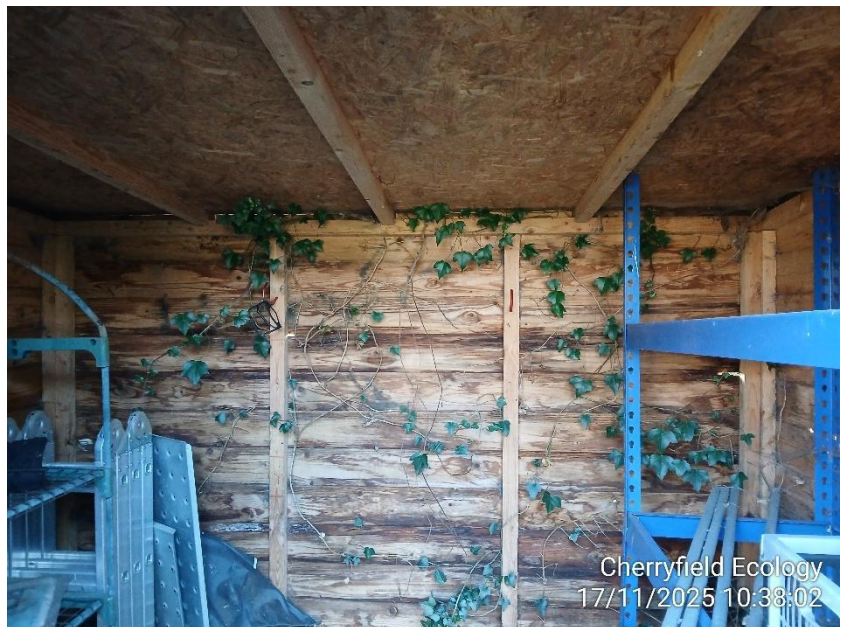


Figure 5: Interior of B1.



Figure 6: Interior of B2.



Figure 7: Exterior of B3.

		 Figure 8: Exterior of B4.
Built Up Areas & Gardens	200 - Tree 828 - Vegetated Garden 847 - Introduced Shrub	The majority of the site consists of a regularly mown lawn dominated with annual meadow-grass <i>Poa annua</i> with occasional species such as garlic mustard <i>Alliaria petiolate</i>, dog's mercury <i>Mercurialis perennis</i> and white clover <i>Trifolium repens</i> (Figure 9). Several individual small trees are found within the lawn; these are mostly fruit species including cherry <i>Prunus</i> sp., apple <i>Malus</i> sp. and pear <i>Pyrus</i> sp. Areas of introduced shrub are present in the northern and southern ends of the site and includes species such as Lawson's cypress <i>Chamaecyparis lawsoniana</i>, dogwood <i>Cornus sanguinea</i> and <i>Robinia</i> sp. (Figure 10).



Figure 9: Regularly mown lawn and trees.



Figure 10: Example of introduced shrub.

Linear Features		
UKHab Habitat Type (to the appropriate level)	UKHab Essential & Additional Secondary Codes (where relevant)	Description
Non-Native & Ornamental Hedgerow		A Lawson's cypress <i>C. lawsoniana</i> hedgerow is present along the southern and western site boundaries (Figure 11). A beech <i>Fagus sylvatica</i> hedge is present to the north of the site (Figure 12), though this is outside of the site boundary. A medium ash <i>Fraxinus excelsior</i> tree is present within this hedgerow.  Cherryfield Ecology 17/11/2025 10:36:52 Figure 11: Lawson's cypress hedgerow.

		 Cherryfield Ecology 17/11/2025 11:01:22
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 (Buildings)	n/a
Vegetated Garden	n/a

Hedge Ornamental Non-Native	Poor (set score)
-----------------------------	------------------

Table 8: Target Notes

Target Note	Description
TN1	Likely rabbit digging both on and in the area immediately surrounding the site (Figure 13 - 14).  Figure 13: Likely rabbit digging within site boundary.



Figure 14: Likely rabbit digging outside site boundary.



Figure 15: 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
Apple	<i>Malus sp.</i>	R	Individual Trees
Bear's Breech	<i>Acanthus mollis</i>	R	Introduced Shrub
Bramble	<i>Rubus fruticosus</i> agg.	R	Vegetated Garden
Bristly Oxtongue	<i>Picris echioides</i>	O	Vegetated Garden
Cherry	<i>Prunus sp.</i>	R	Individual Trees
Creeping Thistle	<i>Cirsium arvense</i>	O	Vegetated Garden
Daisy	<i>Bellis perennis</i>	O	Vegetated Garden
Dog's Mercury	<i>Mercurialis perennis</i>	O	Vegetated Garden
Dogwood	<i>Cornus sanguinea</i>	O	Introduced Shrub
Field Parsley Piert	<i>Aphanes arvensis</i>	O	Introduced Shrub
Forget me not	<i>Myosotis sp.</i>	O	Vegetated Garden
Garlic Mustard	<i>Alliaria petiolata</i>	O	Vegetated Garden
Green Alkanet	<i>Pentaglottis sempervirens</i>	O	Vegetated Garden
Ground-Ivy	<i>Glechoma hederacea</i>	O	Vegetated Garden
Hawthorn	<i>Crataegus monogyna</i>	O	Individual Trees
Hazel	<i>Corylus avellana</i>	O	Introduced Shrub
Holly	<i>Ilex aquifolium</i>	R	Introduced Shrub
Lawson's Cypress	<i>Chamaecyparis lawsoniana</i>	D/O	Ornamental Hedgerow/Introduced Shrub
Mock Orange	<i>Philadelphus sp.</i>	R	Introduced Shrub
Narrow-Leaved Mock Privet	<i>Phillyrea angustifolia</i>	R	Introduced Shrub
Nettle	<i>Urtica dioica</i>	O	Vegetated Garden
Pear	<i>Pyrus sp.</i>	R	Individual Trees
Pendulous Sedge	<i>Carex pendula</i>	O	Vegetated Garden

Petty Spurge	<i>Euphorbia peplus</i>	R	Vegetated Garden
Plum	<i>Prunus sp.</i>	R	Individual Trees
Prickly Sow-Thistle	<i>Sonchus asper</i>	O	Vegetated Garden
Ragwort	<i>Senecio jacobaea</i>	O	Vegetated Garden
Red Dead-Nettle	<i>Lamium purpureum</i>	O	Vegetated Garden
Robinia	<i>Robinia sp.</i>	O	Introduced Shrub
Rose of Sharon	<i>Hypericum calycinum</i>	R	Introduced Shrub
Smooth Sow-Thistle	<i>Sonchus oleraceus</i>	O	Vegetated Garden
Spear Thistle	<i>Cirsium vulgare</i>	O	Vegetated Garden
Speedwell	<i>Veronica sp.</i>	O	Vegetated Garden
Sticky Mouse-Ear	<i>Cerastium glomeratum</i>	O	Vegetated Garden
White Clover	<i>Trifolium repens</i>	O	Vegetated Garden
Willowherb	<i>Epilobium sp.</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	No evidence of bats was found at the time of the survey.
Potential for bat use	Level of likelihood of presence - B1, B2, B3 & B4 - Negligible All buildings and structures on site provide negligible potential for roosting bats due to the lack of suitable roosting features (e.g. gaps, holes or crevices). Trees were checked from ground level and no suitable roosting features (e.g. loose bark, holes or splits) 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	No evidence of badger use was found at the time of the survey.
Potential for badger use	Level of likelihood of presence - Moderate The site provides moderate potential for badgers as the mown lawn is suitable for foraging and there are no major barriers for dispersal between the site and other suitable habitat in the surrounding area, therefore, foraging and commuting individuals may be present. Evidence of recent digging resembling snuffle holes was found both on site and in the area immediately surrounding it (TN1), however, this is likely to have been done by rabbits as rabbit droppings were abundant in the area and no other field signs for badger were found.

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	No evidence of breeding birds was found at the time of the survey.
Potential for breeding bird use	Level of likelihood of presence - High The site provides high potential for breeding birds as the ornamental hedgerows and individual trees provide habitat suitable for nesting. A beech hedgerow and medium ash tree are present within 5m of the site boundary and also provide highly suitable nesting habitat. Pellets, likely from a corvid (Figure 16), were found immediately south of the site boundary below the ornamental hedgerow suggesting that it may have previously been used by nesting corvids, however, no evidence of nesting was found.



Figure 16: Likely corvid pellets.

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 - Negligible The site provides negligible potential for GCN due to comprising mostly of a suboptimal, regularly mown lawn. Three ponds are found within 500m of the site, however, Snailswell Lane acts as a barrier for dispersal between these and the site. Suitable terrestrial habitat in the form of rough grassland is found to the south of the site, however, there is a lack of suitable aquatic habitat in and around this area and therefore is unlikely to support a GCN population. The site is located within an amber zone under the Natural England district level licencing scheme suggesting that the area may contain main population centres for great crested newts and comprise important connecting habitat that aids natural dispersal.

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 - Low The site provides low potential for reptiles as though it consists mostly of a suboptimal, regularly mown lawn, suitable habitat in the form of rough grassland is found immediately to the south of the site with no major barriers for dispersal. Individuals may therefore be found foraging or refuging within the ornamental hedgerows on site.

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.
----------------------	--

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 construction of two dwellings with associated access, parking, gardens and landscaping.

The site consists of two timber storage sheds (B1 & B2), two greenhouses (B3 & B4), vegetated garden, introduced shrub, individual trees and ornamental hedgerows.

- No protected species or evidence of protected species were found on site at the time of the survey.
- The site provides **moderate** potential for badgers as it contains suitable foraging habitat and has available connectivity to other suitable habitat in the surrounding area.
- All buildings and structures on site provide **negligible** potential for roosting bats due to the lack of suitable roosting features. Trees were checked from ground level and no suitable roosting features were observed. Bats likely use the site for foraging and commuting purposes.
- The site provides **high** potential for breeding birds as the ornamental hedgerows and individual trees provide habitat suitable for nesting. A beech hedgerow and medium ash tree are present within 5m of the site boundary and also provide highly suitable nesting habitat. Pellets, likely from a corvid, were found immediately south of the site boundary suggesting that the ornamental hedgerow may have previously been used by nesting corvids.
- The site provides **negligible** potential for great crested newts due to comprising mostly of a suboptimal, regularly mown lawn. Three ponds are found within 500m of the site, however, Snailswell Lane acts as a barrier for dispersal between these and the site. Rough grassland is found to the south of the site, however, there is a lack of suitable aquatic habitat in this area. The site is located within an **amber** zone under the Natural England district level licencing scheme suggesting that

the area may contain main population centres for great crested newts and comprise important connecting habitat that aids natural dispersal.

- The site provides **low** potential for reptiles as though it consists mostly of a suboptimal, regularly mown lawn, suitable habitat in the form of rough grassland is found immediately to the south of the site.
- 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	Breeding Birds - Active nests may be lost in the development. Reptiles - Loss of habitat.
Characterisation of unmitigated impact on the feature	Breeding Birds - A low-level loss/impact at a local level. Reptiles - A low-level loss/impact at a local level.
Effect without mitigation	Without mitigation, individual birds and reptiles could be killed, injured or trapped during the works.
Mitigation and/or potential enhancement	See Table 17 and Table 18
Significance of effects of residual impacts (after mitigation)	Breeding Birds - If lost habitat is replaced by bird boxes and mitigation is followed, the effects would be negligible. Reptiles - If mitigation is followed, the effects would be negligible.

4.3 Recommendations

Badger - No further surveys are necessary; however, if any badger setts are found throughout works, all works must stop, and advice sought.

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

Breeding Birds - No further surveys are recommended; however, the development should take place outside the nesting season (March to August). If this is not possible, it is recommended that **a qualified ecologist is on-site to ensure the hedgerows and trees (both those on site and the beech hedge and ash tree immediately north of the site) are not occupied by breeding birds, prior to any removal works.** 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) - No further survey is necessary; however, if GCN are found on site, all works must stop, and advice sought.

Reptiles - No further survey is necessary; however, **a qualified ecologist will need to supervise the removal of any hedgerow vegetation** on site via a destructive search.

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 - All habitats found are common and widespread, no impacts are foreseen.

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

4.4 Additional Recommendations

Table 18: Additional Recommendations

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

Table 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 17). 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 17: 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 18 - 19); it is recommended that a minimum of one of each of the boxes are installed. These will be installed at a minimum of 2m high and ideally face north to east. 

Figure 18: Robin box.



Figure 19: Songbird box.

A variety of insect boxes can be installed in the area; a minimum of one box is recommended (Figure 20 - 21).



Figure 20: Urban bee nesting box, used for solitary bees and wasps.



Figure 21: Bug biome, ideal for ladybirds, lacewings and bees.

Hedgehog
highways and
small mammal
connectivity.

Hedgehog highways (Figure 22) 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.



Figure 22: Hedgehog Highway, Source - Wildlife Trust -

<http://17474fab53f1b6ee92458-8f3ac932bad207a00c83e77eaae8d15c.r12.cf1.rackcdn.com/Hedgehog%20Highway.jpg>

Swifts *Apus apus*

Swift nest bricks (Figure 23) 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 24) can be placed on the external walls of a building where the installation of swift bricks is not possible.



Figure 23: Example of swift bricks, that can be built into a dwelling, Source: <https://www.birdbrickhouses.co.uk/brick-nesting-boxes/>



Figure 24: Swift box, source: <http://actionforswifts.blogspot.com/p/diy-swift-box-designs.html>

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 25).

Hedgerows

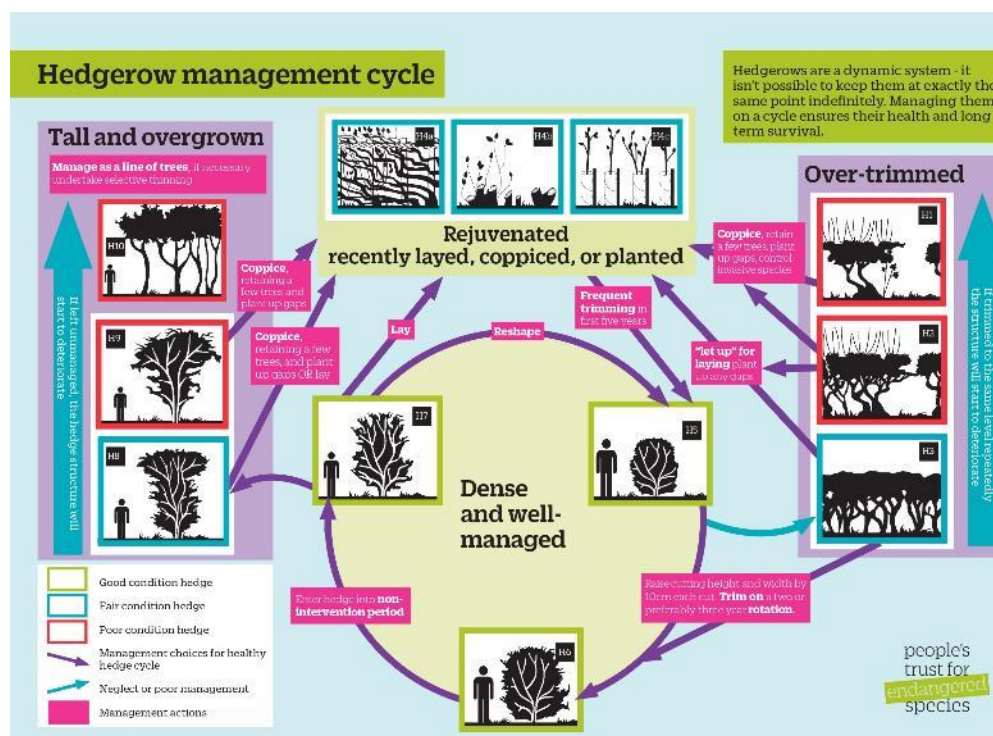


Figure 25: Hedgerow management cycle (<https://hedgerowsurvey.ptes.org/>).

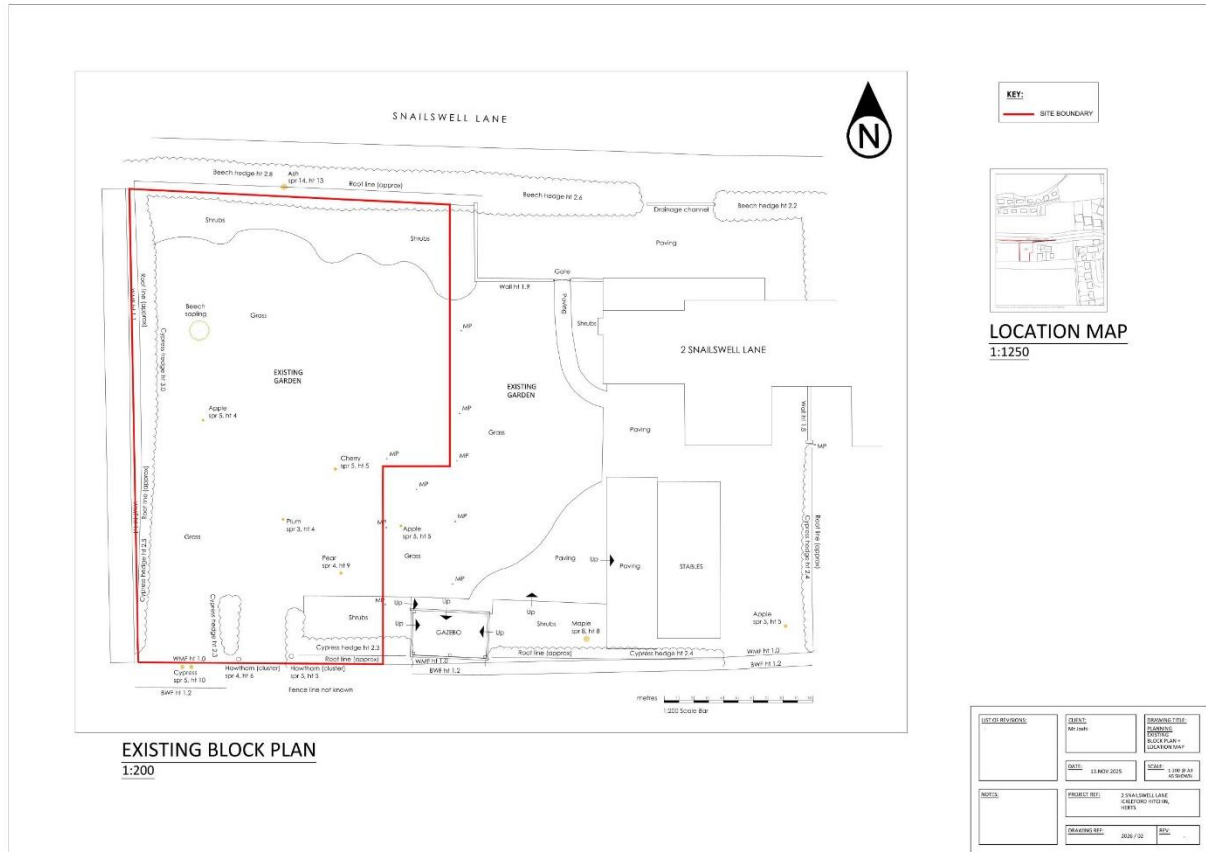
	It is recommended that a diversity of hedgerow species is included in the proposed hedgerows on site. Suitable hedgerow species include: ▪ Hawthorn (<i>Crateagus monogyna</i>) ▪ Hazel (<i>Corylus avellana</i>) ▪ Wild Privet (<i>Ligustrum vulgare</i>) ▪ Field Maple (<i>Acer campestre</i>) ▪ Blackthorn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

5.0 References

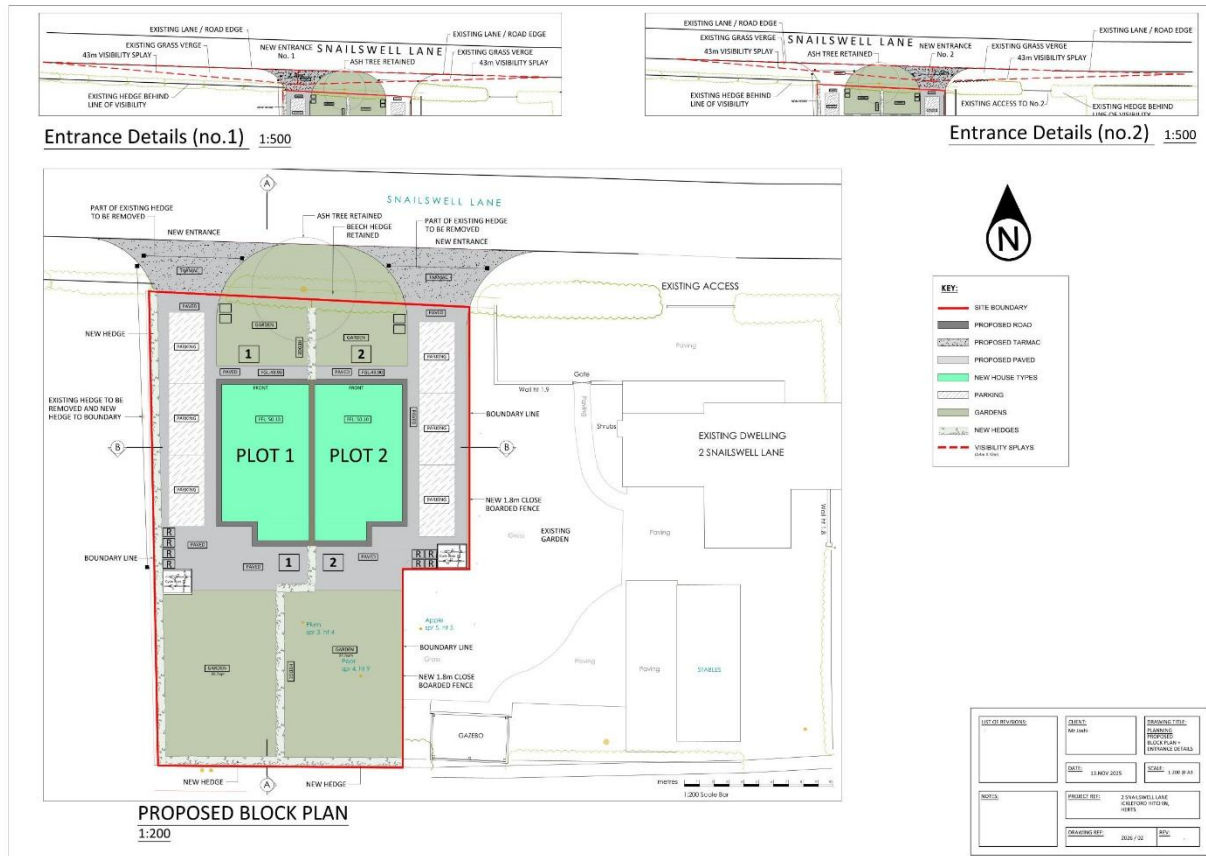
- BCT/ILP (2023), Bats and artificial lighting at night,
<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/> accessed on Dec 2023
- CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal, September 2018. Chartered Institute of Ecology and Environmental Management, Winchester, online at
<https://www.cieem.net/data/files/ECIA%20Guidelines.pdf>
- Collins, J. (ed.), (2023), Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition, BCT, London
- Google Earth, (2025), Located on site postcode, online
- Joint Nature Conservation Committee (2010). Handbook for Phase 1 habitat survey a technique for environmental audit.
- MAGIC, (2025): Magic maps, NEPS licences and designated sites, online
<http://www.magic.gov.uk/Login.aspx?ReturnUrl=%2fMagicMap.aspx>,
accessed as report date.
- National Planning Policy Framework, 2023
- Natural England (2007). Badgers and Development a Guide to Best Practice and Licensing. Natural England. Bristol.
- Paul Edgar, Jim Foster and John Baker (2010). Reptile Habitat Management Handbook. Amphibian and Reptile Conservation, Bournemouth
- Records: Herts Environmental Records Centre (2025)
- The Great British Hedgerow Survey (2019), People's Trust for Endangered Species, online <https://hedgerowsurvey.ptes.org/>, accessed report date.
- Tom Langton, Catherine Beckett and Jim Foster (2001). Great Crested Newt Conservation Handbook. Froglife.
- UKHab (2023), *UKHabitat Classification*, UKHab, [Online] <https://ukhab.org/>
(Accessed at time of report)
- Hedgerow Survey Handbook (2nd Edition), DEFRA, 2007, online at
<https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attach>

[ment_data/file/69285/pb11951-hedgerow-survey-handbook-070314.pdf](#) accessed on 20/10/2022

Appendix I - Site Plans



Existing Site Plan (INTOUCH PLANNING Ltd, 2025)



Proposed Site Plan (INTOUCH PLANNING Ltd, 2025)