

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

17 Happy Land, Ashton Keynes, Wiltshire, SN6 6PN

Client:

Jackie Fieldwick

Survey date:

6th August 2025

Project:

This report is prepared to inform a planning application with the Wiltshire Council. The proposal is described as:

The refurbishment of the dwelling, including the replacement of the kitchen/bathroom, installation of a new heating system, water ingress/damp treatment, replacement of windows/doors and the replacement of the render. The dwelling will also have the conservatory roof replaced and the porch extended. The garage will be replaced.

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The site survey was undertaken by Jade Lemm BSc (Hons) DipHE MRSB (Natural England Protected Species Licence Numbers: Great Crested Newt (2023-11450-CL08-GCN) and Bat Class 1 (2025-12750-CL17-BAT)).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
06/08/2025	22	40	10	5	None

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Conclusion, Impact or Recommendations	
Habitats and plants (see habitat map in Appendix 1, PRA plan in Appendix 2, Ponds within 500m in Appendix 3, location plan in Appendix 4, proposed plans in Appendix 5, and photos in Appendix 6).	
Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings	<u>Site context and background</u> The site is located at National Grid Reference SU 04832 93673 and has an area of approximately 0.074ha comprising a residential dwelling, a garage and an amenity garden. The site is located within the Ashton Keynes Conservation Area. It is immediately surrounded by Happy Land to the north and residential dwellings in all other directions. The wider landscape comprises recreational grounds ~10m north, River Thames ~30m west, line of trees ~35m west, grassland ~90m south-east, a pond ~130m south-east, Village of Ashton Keynes ~130m north and Max’s Lake ~320m south-west. To the author’s knowledge, no previous ecology reports have been produced for this site.
<u>UKHab codes used:</u> - Modified grassland with introduced shrubs g4 847 - Non-native hedgerow h2b - Developed land sealed surface u1b - Buildings u1b5	
<u>Desk study</u>	

- Artificial unvegetated unsealed surface u1c

A range of notable local habitats is located within 2km of the site. These include:

- Coastal and floodplain grazing marsh ~65m west

- Lowland meadows ~90m south-east

- Deciduous woodland ~750m east

Habitats

Modified grassland with introduced shrubs g4 847

A section of the site (~150m²) comprises a maintained modified grassland. It was 1cm sward height and 30% bare ground. Species composition included perennial ryegrass *Lolium perenne* (D), white clover *Trifolium repens* (A), common dandelion *Taraxacum officinale* (F), self-heal *Prunella vulgaris* (O), common daisy *Bellis perennis* (O), springy turf moss *Rhytidiadelphus squarrosus* (O) and Yorkshire fog *Holcus lanatus* (O). No scrub or bracken was identified within the grassland. The survey noted high levels of footfall on the grassland from regular use and site maintenance (mowing).

An area of introduced shrubs was identified in the modified grassland. Species included roses *Rosa sp.*, strawberries *Fragaria sp.*, flag iris *Iris pseudacorus* and hydrangea *Hydrangea sp.*

Habitat condition assessment:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	Y	More than 6 vascular plant species per m ² .

	B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Regularly mown, uniform sward height present.
	C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	No scattered scrub present (less than 20% coverage).
	D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N	Physical damage present in greater than 5% of total grassland area.
	E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Bare ground cover greater than 10%.
	F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
	G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
	Essential criterion achieved (Y/N)			N
	Number of criteria passed			4
	Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
	Passes 6 or 7 of 7 criteria including passing essential criterion A		Good (3)	
	Passes 4 or 5 of 7 criteria including passing essential criterion A		Moderate (2)	✓
	Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A		Poor (1)	
	Introduced shrubs are excluded from condition assessment.			
	<u>Non-native hedgerow h2b</u>			

	A section of non-native hedgerow was present on the eastern boundary. The hedgerow was approximately 32m length x 2.5m high x 1m wide. Species composition was dominated by Leyland cypress <i>Cupressus × leylandii</i>. Habitat condition assessment: Non-native hedgerows are automatically assigned the condition of 'poor'. <u>Developed land sealed surface u1b</u> Areas (~200m²) of concrete path were present throughout the site. Habitat condition assessment: Developed land sealed surface is excluded from the condition assessment. <u>Buildings u1b5</u> There are two designated buildings and two temporary buildings/structures. <u>Artificial unvegetated unsealed surface u1c</u> Sections of the site (~120m²) consist of gravel paths and a driveway. Habitat condition assessment: Artificial unvegetated unsealed surface is excluded from the condition assessment.
<i>Foreseen Impacts</i>	The site contains hedgerows, which are listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Further notable habitats are present within 2km. All habitats

	for the proposed development will be retained, and all works will be carried out on existing hardstanding. No direct impacts on any notable habitats will occur as a result of the proposed development.
<i>Recommendations</i>	Best practice measures to minimise the possibility of pollution must be implemented during construction. Retained hedgerows should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). A biodiversity net gain (BNG) report is unlikely to be required for the proposal, as less than 25m² of habitat is affected by the proposal (one of the exemptions).
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	The site is not subject to any designation, and there are five known designations within 2km of the site. Details are summarised in the table below.

	Designated site name	Distance from site	Reasons for notification from Natural England
	Cotswold Water Park Site of Special Scientific Interest (SSSI)	380m east	The Cotswold Water Park SSSI is of special interest for the following nationally important features: - breeding great crested grebe <i>Podiceps cristatus</i>; little egret <i>Egretta garzetta</i> and little ringed plover <i>Charadrius dubius</i>; - a diverse assemblage of breeding birds of lowland open waters, their margins and scrub; - non-breeding shoveler <i>Spatula clypeata</i>; gadwall <i>Mareca strepera</i>; pochard <i>Aythya ferina</i>; tufted duck <i>Aythya fuligula</i>; great crested grebe; coot <i>Fulica atra</i>; green sandpiper <i>Tringa ochropus</i> and lesser black-backed gull <i>Larus fuscus</i>; - an assemblage of over 20,000 waterbirds during the non-breeding season; and - populations of the aquatic plants starry stonewort <i>Nitellopsis obtusa</i>, lesser bearded stonewort <i>Chara curta</i>; pointed stonewort <i>Nitella mucronata</i> and clustered stonewort <i>Tolypella glomerata</i>.
	Pine Corner SSSI	1.05km west	This site consists of two low-lying meadows in the flood plain of the Swill Brook, a small calcareous tributary of the River Thames which is situated only half a mile to the north. The meadows have been grazed for many years without ploughing or any use of artificial fertilisers. They support a very rich flora with several plant species which are rare in Wiltshire and southern England.
	Upper Waterhay Meadow SSSI	1.9km east	The most striking feature of the meadow is the large number of snakeshead fritillary which flower in early spring. It is estimated that the colony consists of more than 30,000 plants. The white colour form accounts for about 75% of the population, predominating over the more usual chequered purple form. Upper Waterhay is one of only two sites in Britain where this is so, and provides an interesting contrast with other nearby fritillary fields.
The site lies within the impact risk zone for North Meadow and Clattinger Farm Special Area of Conservation (SAC).			

Foreseen Impacts	All habitats for the proposed development will be retained, and all works will be carried out on existing hardstanding. Recreational impacts on the designated sites (North Meadow and Clattinger Farm SAC) are unlikely to occur from the renovations of the existing dwelling, as well as the demolition and reconstruction of the existing garage.		
Recommendations	None.		
Invasive / Non-native species			
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.		
Foreseen Impacts	N/A		
Recommendations	No further surveys but remain vigilant.		
Invertebrates			
Summary of Survey Findings	The grassland, hedgerows and introduced shrubs will likely provide a diverse assemblage of common invertebrates.		
Foreseen Impacts	All habitats for the proposed development will be retained, and all works will be carried out on existing hardstanding. No impacts are anticipated on notable species or populations of invertebrates as a result of the proposed development.		
Recommendations	No further surveys.		
Bats			
Summary of Survey Findings	<u>Desk study</u>		
	There are two granted European Protected Species Licences (ESPLs) listed on Magic Maps within 2km of the site. Details are summarised in the table below.		
	ESPL reference	Bat species affected	Impacts allowed by licence
	2018-33450-EPS-MIT 650m south	Brown long-eared and serotine	Damage to a resting place

	<u>Foraging and commuting habitats</u> There are numerous agricultural and grazing fields, hedgerows and patches of woodland in the local environment surrounding the site and village, all of which are favourable habitats for foraging and commuting bats. The site has commuting habitats (hedgerows) and suboptimal foraging habitats (managed, modified grassland and introduced shrubs). However, the immediate area is surrounded by residential dwellings (increased artificial light). <u>Roosting habitats</u> There are two designated buildings and two temporary buildings/structures. Building B1 is split into several different sections (B1a – B1d). <u>Building B1a (no evidence – negligible roost suitability)</u> B1a is a two-storey ‘L-shaped’ (rendered) building with a pitched (concrete double roman tile) roof. The building has three single-storey extensions (B1b – B1d). B1a has one loft void extending over the northern section of the ‘L’. There was no evidence of bats internally or externally. The loft void was lined with bitumen (good condition) and was approximately ~0.5m high x 3.5m wide x 10m long. The void had an internal temperature of 26°C and a humidity of 46%.
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Northern elevation



Eastern elevation



Southern elevation



Western elevation

No exterior crevices were noted, and the verge of the building was covered with bird mesh to stop nesting birds. The building was considered negligible as it lacked suitability for crevice and loft-dwelling bats (well-sealed).

Building B1b (no evidence – negligible roost suitability)

B1b is a single-storey (PVC) conservatory with a lean-to roof attached to the southern elevation of B1a. The conservatory was vaulted (no void). No exterior crevices were noted, and the building was considered negligible as it lacked suitability for crevice and loft-dwelling bats (well-sealed, light spill, and temperature fluctuation).



Eastern and southern elevation



Western elevationBuilding B1c (no evidence – negligible roost suitability)

B1c is a single-storey (rendered) extension with a pitched (concrete double roman tile) roof attached to the eastern elevation of B1a. There was no evidence of bats internally or externally. The loft void was lined with Breathable Roof Membrane (BRM) (good condition) and was approximately 1m high x 1.5m wide x 3m long. The void had an internal temperature of 27°C and a humidity of 57%.



Northern elevation



Eastern elevation



Southern elevation



No exterior crevices were noted, and the verge of the building was filled with bird mesh to stop nesting birds. The building was considered negligible as it lacked suitability for crevice- and loft-dwelling bats (due to being well-sealed).

Building B1d (no evidence – negligible roost suitability)

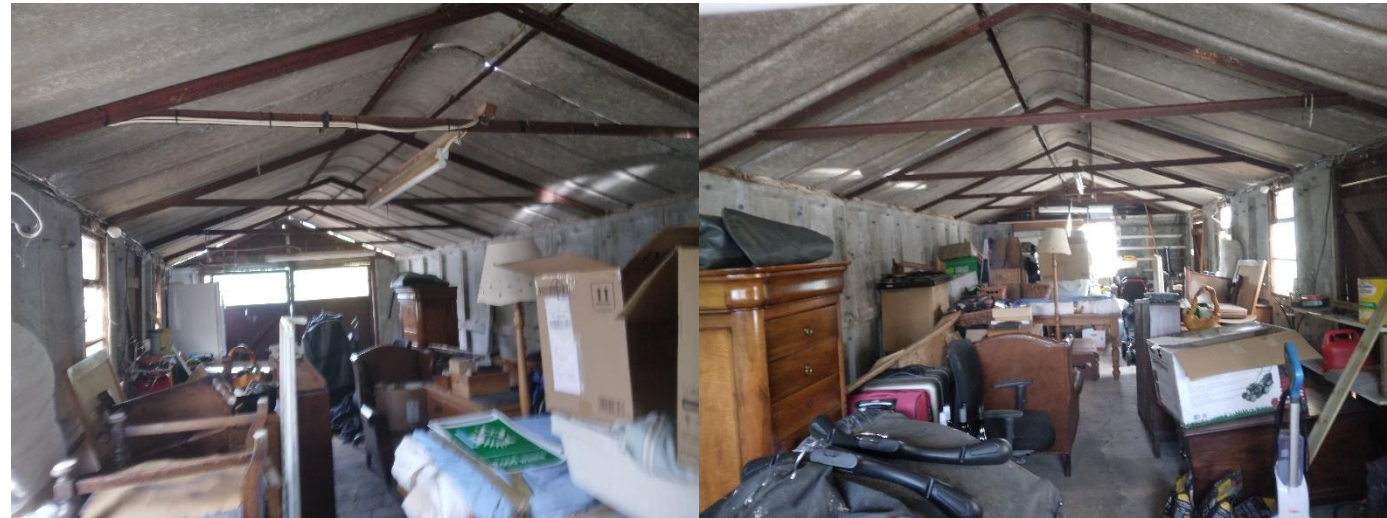
B1d is a small porch with a pitched (concrete double roman tile) roof attached to the north-western elevation of B1d. There was no access to the void space within the roof of B1d. No exterior crevices were noted, and the building was considered negligible as it lacked suitability for crevice and loft-dwelling bats (well-sealed).



Building B2 (no evidence – negligible roost suitability)

B2 is an asbestos-type garage with a pitched roof. The building has wooden cladding on the southern elevation and a flat roof canopy extension on the western elevation. The internal space is well-lit, with no roosting features suitable

for crevice or void-dwelling bats. There were multiple access points into the building (gaps between door and frame). However, there are no suitable interior features for void-dwelling or crevice-dwelling bats. The building was considered negligible as it lacked suitability for crevice- and loft-dwelling bats (due to the absence of roosting points and significant light spill).





Western elevation



Southern elevation



Northern elevation



Eastern elevation



Building B3 (no evidence – negligible roost suitability)

B3 is a metal-framed greenhouse with glass panels on all elevations. No exterior crevices were noted, and the building was considered negligible as it lacked suitability for crevice and loft-dwelling bats (well-sealed, light spill, and temperature fluctuation). Building B3 is currently not included in the proposed plans.



Building B4 (no evidence – negligible roost suitability)

B4 is a small metal-framed greenhouse with glass panels on all elevations. A panel of glass was missing from the exterior of the building. However, there are no suitable exterior or interior features for void or crevice-dwelling bats. The building was considered negligible as it lacked suitability for crevice and loft-dwelling bats (light spill, and temperature fluctuation). Building B4 is currently not included in the proposed plans.



	
<i>Foreseen Impacts</i>	All habitats for the proposed development will be retained, and all works will be carried out on existing hardstanding. The proposed development will include the renovation of B1a and B1c, as well as the re-roofing of B1b, the extension of B1d, and the demolition of B2. <u>Foraging and commuting habitats</u> The proposed development will not lead to an increase in artificial lighting on suitable bat commuting and foraging habitat. <u>Buildings B1 – B4</u> Bats are very unlikely to be roosting within these buildings, and as such, there are not anticipated to be any impacts on roosting bats as a result of the demolition of B2 and the renovation of B1 (B1a – B1d).
<i>Recommendations</i>	<u>Buildings B1 – B4</u>

	In the unlikely event that a bat or evidence of bats is discovered during the development, all work must stop and a bat-licensed ecologist contacted for further advice. <u>Enhancements</u> The installation of at least one bat box at the site will provide additional roosting habitat for bats. The bat box will be installed on building B1. Bat boxes should be positioned 3-5m above ground level, facing south or southwest, with a clear flight path to and from the entrance away from artificial light.
Birds	
<i>Summary of Survey Findings</i>	No evidence of nesting birds was found on site during the surveys. However, birds could use the buildings for nesting in the future. No habitat for schedule 1 or ground-nesting birds was observed.
<i>Foreseen Impacts</i>	All habitats for the proposed development will be retained. The proposed development will include the renovation of B1a and B1c, as well as the re-roofing of B1b, the extension of B1d, and the demolition of B2. The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
Recommendations	Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken when working close to any retained nests to avoid disturbing nearby nesting birds during construction works, particularly with regard to machinery and noise levels. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.

	<u>Enhancements</u> The installation of one bird box at the site will provide additional nesting habitat for birds. The bird boxes will be installed on B1. Bird boxes should be positioned 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight.
Reptiles	
<i>Summary of Survey Findings</i>	The suitable habitat on site consists of introduced shrubs and hedgerows for sheltering opportunities. The grassland is sub-optimal for commuting opportunities due to the regular footfall and regular maintenance (mowing). The site is also surrounded by other residential dwellings with well-managed amenity gardens (west, east and south), and a road (north). Walls and fencing also surround the site. No gaps were noted within or under the fencing and walls. This will reduce and fragment connectivity to the site, thus reducing commuting opportunities.
<i>Foreseen Impacts</i>	All habitats for the proposed development will be retained, and all works will be carried out on existing hardstanding. Although no areas of suitable habitat are being removed as part of the development, there is a very low risk that a small number of reptiles will be present in the vicinity of the works. Without mitigation, these reptiles could be injured or killed.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats.

	- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. - If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.														
Amphibians															
Summary of Survey Findings	<u>Desk study</u> Using Natural England’s GCN Risk Zone (Swindon and Wiltshire) Map, the site falls within an ‘amber’ area for great crested newts (Natural England, 2023)¹. One historic Great Crested Newt pond survey was identified within 2km of the site. Details are shown below. <table><tr><th>Distance and direction from the site</th><th>HSI score</th><th>eDNA results – GCN present or absent</th></tr><tr><td>~840m north-west</td><td>0.66 - Average</td><td>Absent</td></tr></table> Three Great Crested Newt Class licence returns were identified within 2km of the site. Details are shown below. <table><tr><th>Distance and direction from the site</th><th>GCN present or Absent</th></tr><tr><td>~520m north-west</td><td>Present</td></tr><tr><td>~850m north-west</td><td>Present</td></tr><tr><td>~880m north-west</td><td>Present</td></tr></table>	Distance and direction from the site	HSI score	eDNA results – GCN present or absent	~840m north-west	0.66 - Average	Absent	Distance and direction from the site	GCN present or Absent	~520m north-west	Present	~850m north-west	Present	~880m north-west	Present
Distance and direction from the site	HSI score	eDNA results – GCN present or absent													
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Distance and direction from the site	GCN present or Absent														
~520m north-west	Present														
~850m north-west	Present														
~880m north-west	Present														

¹ Natural England (2023). GCN Risk Zones (Swindon and Wiltshire). <https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::gcn-risk-zones-swindon-and-wiltshire/explore?location=51.612889%2C-2.315849%2C10.67>

Amphibian habitats

Similar to reptiles, suitable amphibian habitats consist of introduced shrubs and hedgerows for sheltering opportunities. The grassland is sub-optimal for commuting opportunities due to the regular footfall and regular maintenance (mowing). The site is also surrounded by other residential dwellings with well-managed amenity gardens (west, east and south), and a road (north). Walls and fencing also surround the site. No gaps were noted within or under the fencing and walls. This will reduce and fragment connectivity to the site, thus reducing commuting opportunities.

Amphibians require a suitable aquatic habitat in which to breed and fulfil their lifecycle. There are five known ponds within 500m of the site boundary, as indicated on OS maps, including ~130m south (P1), 140m north-west (P2), 340m south-west (P3), 410m south (P4), and 450m south (P5). Ponds P2–P5 were located on private estates and could not be accessed for an HSI assessment. Pond P1 was subject to an HSI assessment. The results are shown in the table below.

SI Description	SI Value P1
Geographic location	1
Pond Area	0.8
Pond Permanence	0.1
Water Quality	0.33
Shade	0.5
Waterfowl Effect	0.67
Fish Presence	0.67
Pond Density	1
Terrestrial Habitat	0.67
Macrophyte Cover	0.6

	HSI Score	0.55
	HSI Category	Below average
	All ponds are sub-optimally connected to the site due to the surrounding residential dwellings with amenity gardens.	
<i>Foreseen Impacts</i>	All habitats for the proposed development will be retained, and all works will be carried out on existing hardstanding. All habitats for the proposed development will be retained, and all works will be carried out on existing hardstanding. As the site falls within an 'amber' risk zone, for the nearest pond (130m south), a Natural England Rapid Risk Assessment was undertaken for the proposed works to the site. The risk assessment assumes that great crested newts are present in the nearest pond and the disturbance of ~0.074ha and returned a result of 'Green: Offence highly unlikely' for the proposed development works (Natural England, 2016) ² . Although the risk is low, there is a very low chance that amphibians could be found in the vicinity of the works. These could be injured or killed without mitigation.	
<i>Recommendations</i>	A precautionary working method will be implemented for widespread amphibians during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage amphibians. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.	

² Natural England (2016) Great Crested Newts: Surveys and Mitigation for Development Projects – Standing Advice. Online at: <https://www.gov.uk/government/publications/great-crested-newts-apply-for-a-mitigation-licence> (Accessed August 2025).

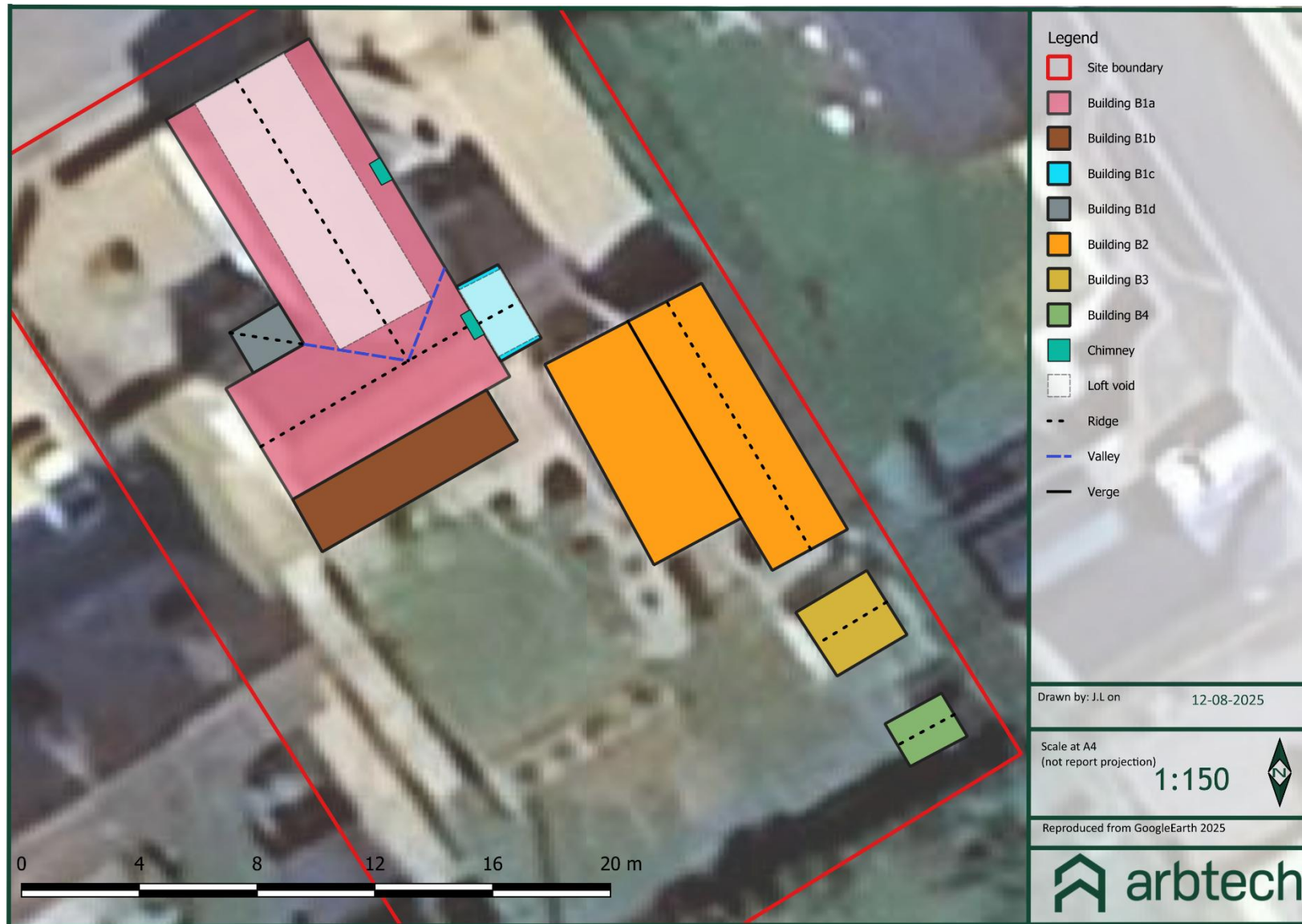
	If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Badger	
<i>Summary of Survey Findings</i>	From the survey and aerial imagery, no sett-making activity, latrines or feeding activity was observed within the site boundary or 30m of the development boundary. The grassland and introduced shrubs provide foraging opportunities for badgers. However, walls and fencing surround the site. No gaps were noted within or under the fencing and walls. This will reduce the connectivity to the site (fragmented) and thus the commuting opportunities.
<i>Foreseen Impacts</i>	All habitats for the proposed development will be retained, and all works will be carried out on existing hardstanding. No impacts are anticipated on badgers as a result of the proposed development.
<i>Recommendations</i>	None.
Riparian animals	
<i>Summary of Survey Findings</i>	There are no watercourses on or connected to the site.
<i>Foreseen Impacts</i>	All habitats for the proposed development will be retained, and all works will be carried out on existing hardstanding. No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	N/A
Hazel dormouse	
<i>Summary of Survey Findings</i>	The site boundaries (hedgerow) provide suitable commuting and foraging opportunities for dormice. However, no suitable woodland habitats are connected to the site.

	There are no dormouse European Protected Species License (EPSL) within 2km.
<i>Foreseen Impacts</i>	All habitats for the proposed development will be retained, and all works will be carried out on existing hardstanding. No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The modified grassland introduced shrubs, and hedgerows provide foraging opportunities for hedgehogs. Walls and fencing surround the site. No gaps were noted within or under the fencing and walls. This will reduce the connectivity to the site (fragmented) and thus the foraging and commuting opportunities.
<i>Foreseen Impacts</i>	All habitats for the proposed development will be retained, and all works will be carried out on existing hardstanding. However, construction activities (machinery and material moving around the site) could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

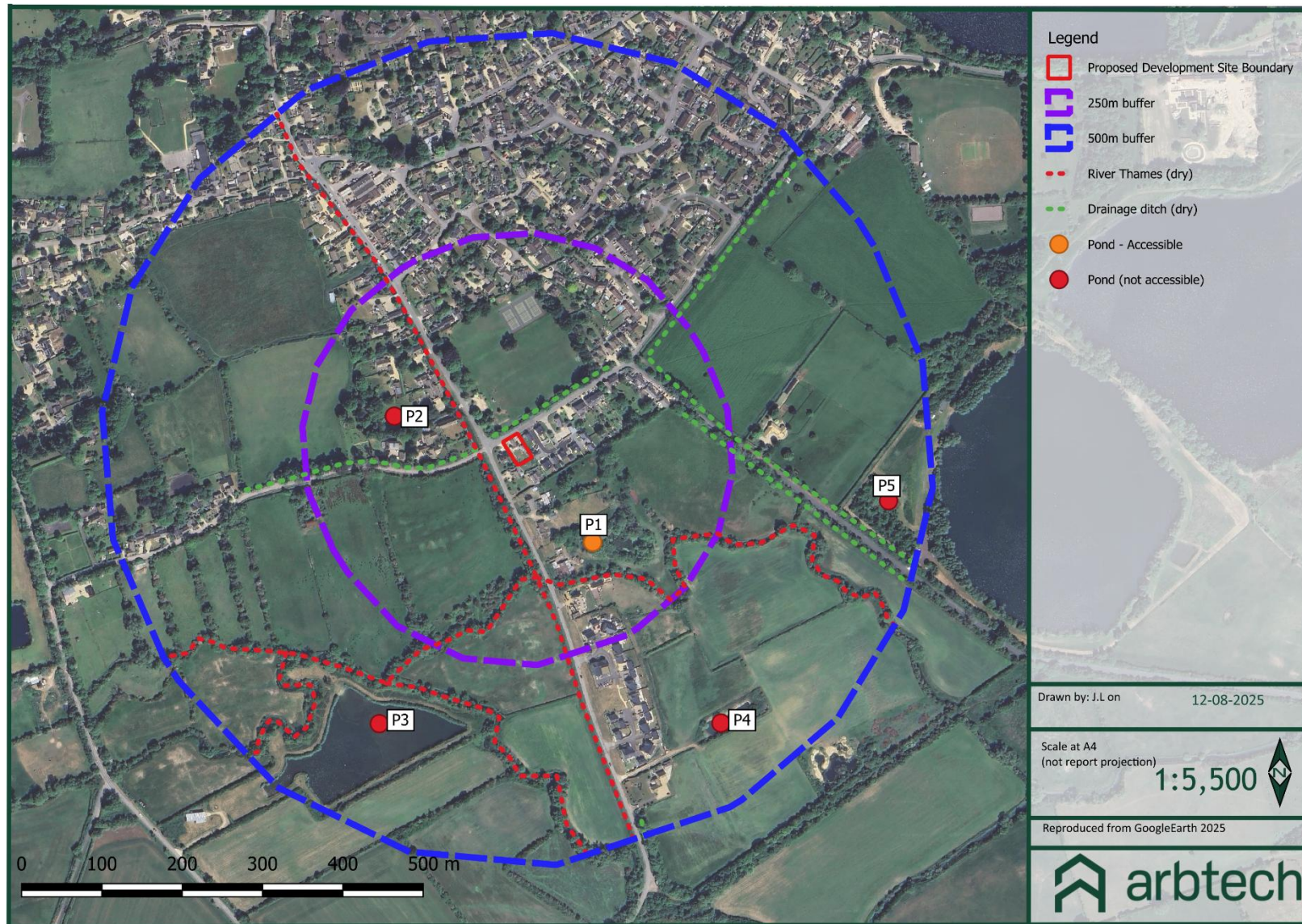
Appendix 1: Habitat map



Appendix 2: PRA plan



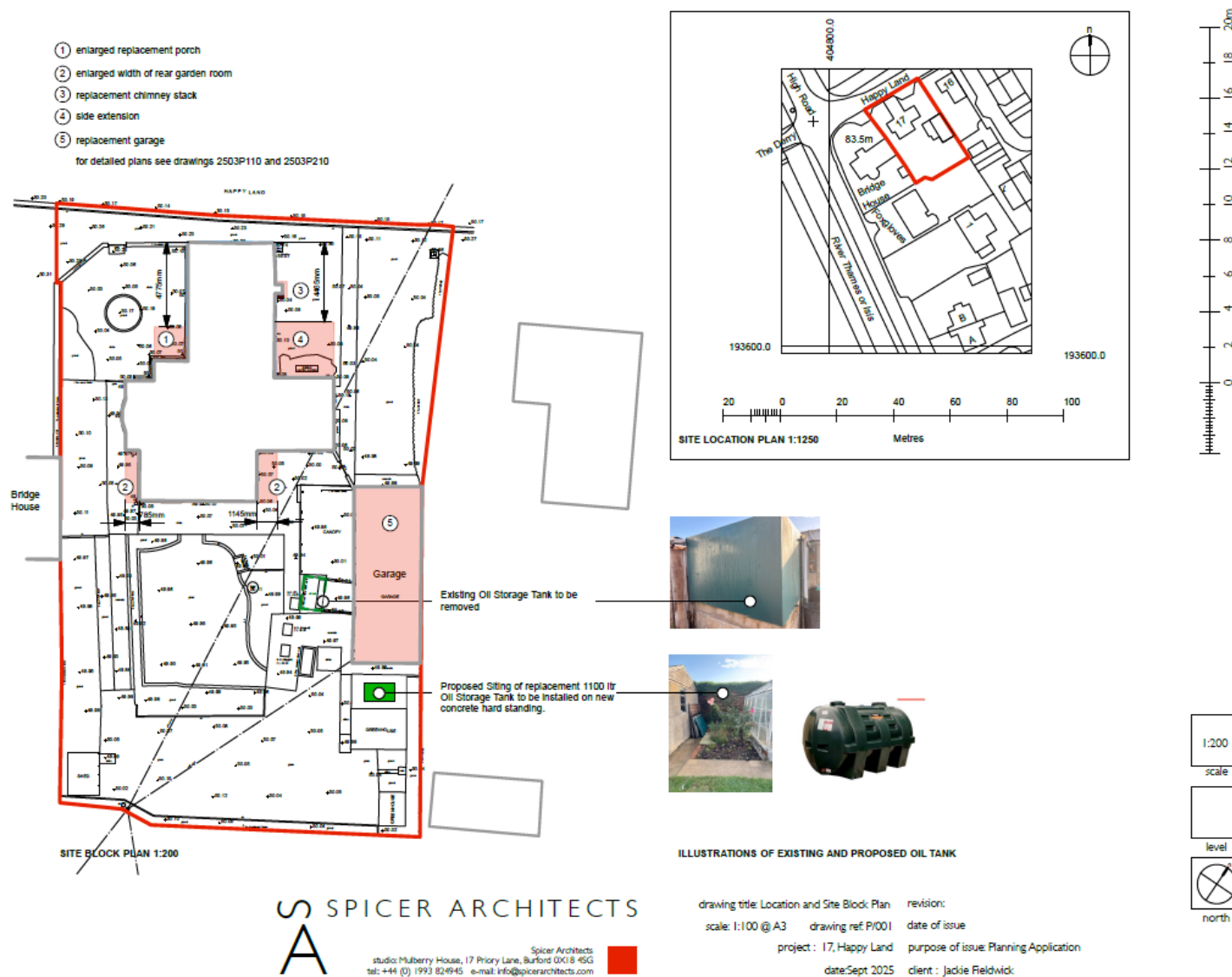
Appendix 3: Ponds within 500m



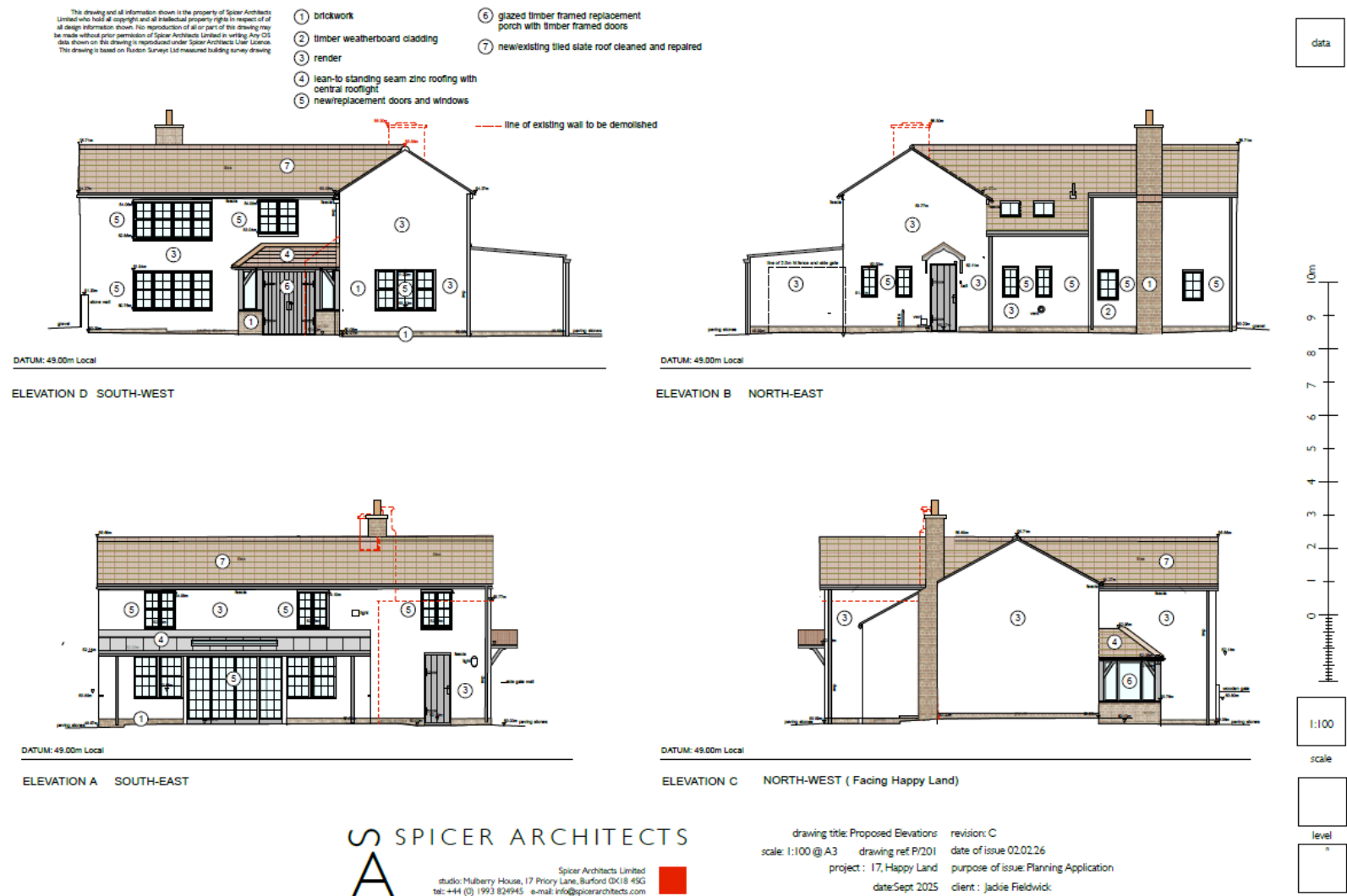
Appendix 4: Location map



Appendix 5a: Proposed plan (block plan)



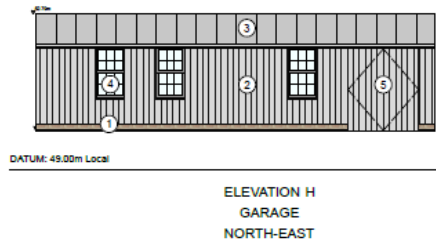
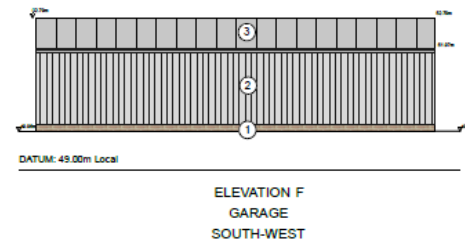
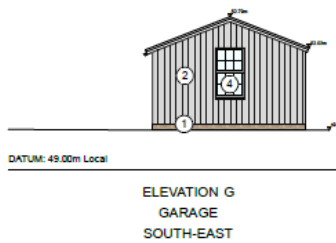
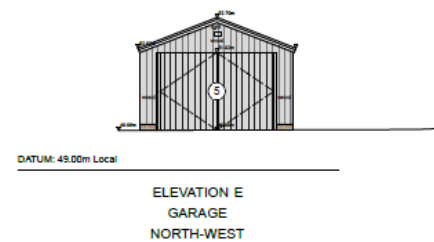
Appendix 5b: Proposed plan (elevation plan – dwelling)



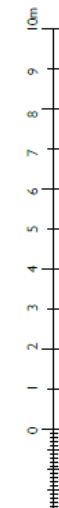
Appendix 5c: Proposed plan (elevation plan – garage)

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- 1 brickwork
- 2 stained timber weatherboard cladding
- 3 zinc roofing
- 4 metal framed windows
- 5 timber doors



data



1:100

scale

level

n



drawing title: Proposed Garage Elevations
scale: 1:100 @ A3
drawing ref: P/202
project: 17, Happy Land
date: Sept 2025

revision:
date of issue: 10.02.26
purpose of issue: Planning Application
client: Jackie Fieldwick

Appendix 6: Photos



Photo 1: Looking north-west at the amenity garden with modified grassland, introduced shrubs and hardstanding.



Photo 2: Looking north at the introduced shrub, modified grassland and wall/fence.



Photo 3: Looking south-west at the introduced shrub, modified grassland and hardstanding.



Photo 4: Looking south at the introduced shrubs and hardstanding.



Photo 5: Looking at the non-native hedgerow.

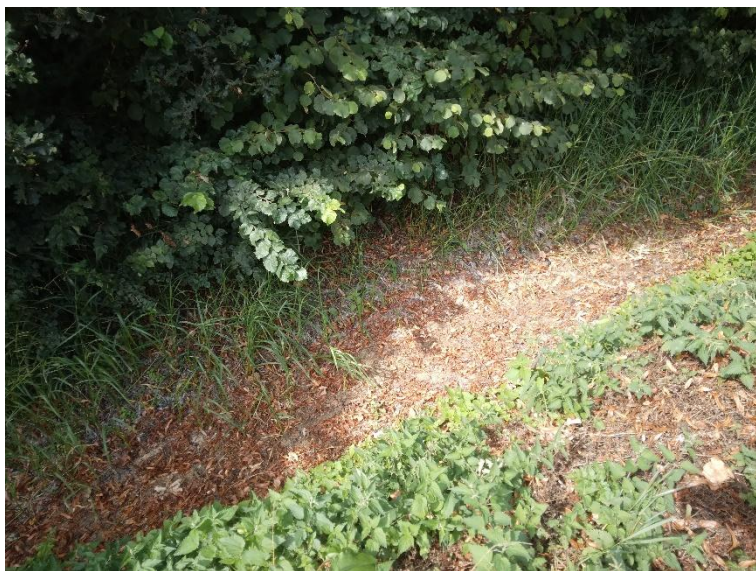


Photo 6: Looking at the dry drainage ditch.



Photo 7: Looking at the dry River Thames.



Photo 8: Looking at pond P1.

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