



Park Lane, Cherhill

Preliminary Ecological Appraisal (PEA)

For Mr Robert Willis

5th May 2026

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Version

ISSUE DATE	05/05/26	
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VERSION	AUTHOR	REVISION	DATE
CIC v1.0	Douglas Fraser	First issue	05/05/26

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1. Introduction

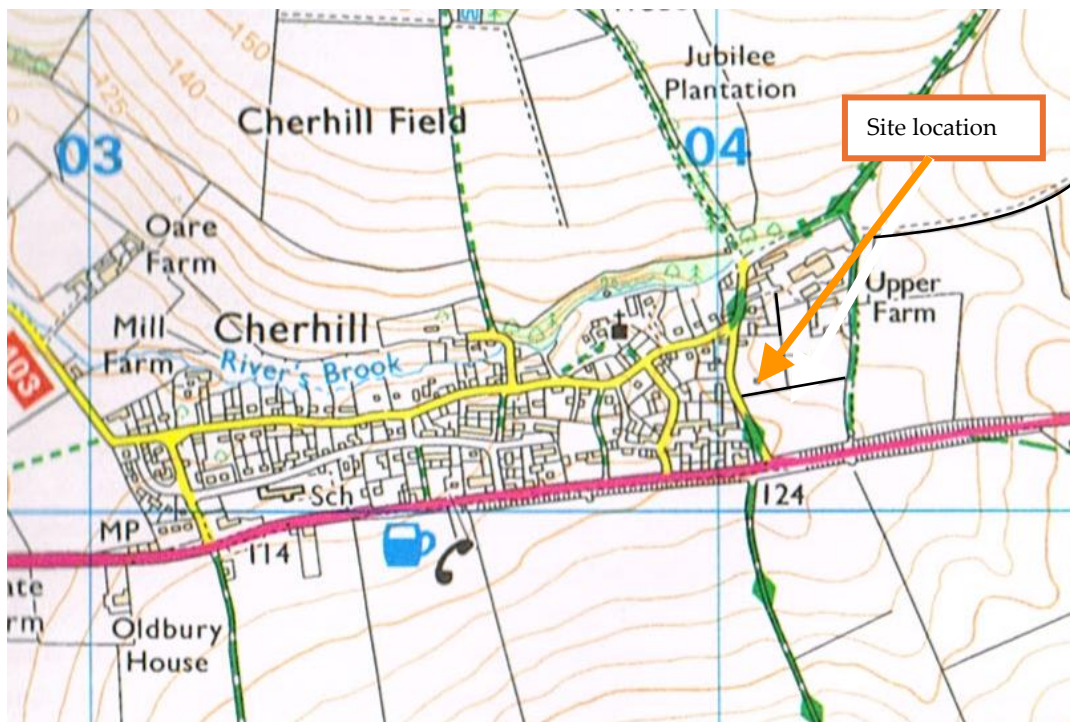
1.1 Commission

Ellendale Environmental Limited was commissioned by Mr Robert Willis to undertake a Preliminary Ecological Appraisal (PEA) for an area of land adjacent to Tudor Cottage, Park Lane, Cherhill, SN11 8XN ('the site'). The PEA has been undertaken to support a planning application to Wiltshire Council (ref. PI/2026/01199) for the construction of a four-bedroom dwelling with an associated garage and new entrance driveway at the site ('the proposed development').

1.2 Site Details

The site is located in the eastern end of Cherhill village, approximately 3.5km east of Calne, at OS grid reference SU 04081 70214. The surrounding landscape is comprised of agricultural land and residential areas, and habitat including hedgerow, woodland and grassland.

Figure 1: Site location



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1.3 Survey Objectives

On the basis of the brief provided by the client, Ellendale Environmental conducted an ecological survey of the site and a 50m buffer (where accessible and appropriate) to fulfil the following needs:

- Obtain baseline information on the current habitats and ecological features in and around the site;
- Identify any further specialist surveys that may be required;
- Identify the presence (or potential presence) of any protected species whose disturbance may require consent under The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) or the Wildlife and Countryside Act, 1981 (as amended); and
- Identify any species or habitats which may require special mitigation during the development of the site.



2. Methodology

2.1 Data Search

Publicly available databases, including using MAGIC and the NBN Atlas were consulted for historical evidence of:

- Statutory land-based designations;
- Non-statutory land-based designations;
- Local Biodiversity Sites; and
- Protected and notable species.

The data search was conducted within a 2km (5km for bats) radius of the site boundaries.

2.2 Phase 1 Habitat Survey

A Phase 1 Habitat survey of the site area was undertaken, and the habitats present on the site were mapped following the Phase 1 survey methodology (JNCC, 2010), listing the plant species associated with each habitat. This methodology was a Phase 1 habitat survey, whereby all habitats were surveyed and recorded onto a base plan, and any habitats that were considered to be of potential interest to nature conservation were recorded through the use of target notes to annotate a Phase 1 habitat map.

Habitats were then classified in accordance with the UKHab Primary Hierarchy at the level most appropriate to the features being recorded. In general, all ecosystems have been identified to a Level 3 (Broad Habitat Type) habitat, with the majority of habitats being classified to Level 4 (further splits of Level 3 habitats inc. UK BAP Priority Habitats) or Level 5 (further splits of Level 4 habitats inc. Annex 1 habitats), where appropriate. Secondary codes have been used to further describe habitats.

About UK Habitat Classification

UK Habitat Classification (UKHab) is a hierarchical system for rapidly recording and classifying habitat via satellite imagery and field survey.



The system comprises five levels of Primary Habitats which include ecosystems, broad habitats, and Level 4 habitats including Annex I habitats, along with non-hierarchical secondary codes which provide information on the environment, management and origin of Primary Habitats. The secondary codes are also used to map habitat mosaics and identify notable species features and/or management techniques. The information is used to identify ecologically sensitive features/habitats, inform relevant species surveys, and aid in the recommendation of mitigation and enhancement measures in connection with a proposed development.

The UK Habitat Classification Survey is intended to provide an indication of the main habitats on site and their biodiversity value, which leads to recommendations for management. It is not intended to be a full inventory of species on site.

2.3 Preliminary Protected Species Walkover

The site and surrounding areas were examined for signs of protected species. The presence/potential presence of protected or notable species of conservation concern was recorded using target notes, following the Chartered Institute of Ecological and Environmental Management guidance (CIEEM, 2012).

2.4 Survey Area

The survey covered the entire site and areas within 50m (where accessible and appropriate).

2.5 Survey Limitations

The aim of this survey was not to record every species present on the site, as one survey acts as a snapshot, recording only those species which are present at the time or whose presence can be indicated through the occurrence of field signs, such as feeding remains, droppings or places used for shelter or foraging. Evidence collected has been used to draw conclusions about the flora and fauna within the boundary of the site and to provide an assessment of their ecological and nature conservation value.

Weather was not a limiting factor to the survey. The prevailing conditions at the time of the survey are summarised in **Table 1**.



Table 1: Survey weather conditions

SURVEY DATE	TEMPERATURE (°C)	WIND SPEED (MPH)	CLOUD COVER / PRECIPITATION
09/04/26	13.5	Avg. 3.5 Max. 6.0	30% cloud cover & dry.

2.6 Surveyor

The survey was undertaken by Douglas Fraser, Consultant Ecologist at Ellendale Environmental. Douglas is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM), with experience of undertaking ecological surveys and over six years' experience of environmental project management.



3. Results

3.1 Data Search

A 2km data search for existing designated sites, priority/notable habitats and biological records was undertaken using MAGIC¹ and the NBN Atlas².

Statutory designated sites

The site is approximately 0.5km north of Calstone and Cherhill Downs SSSI (Site of Special Scientific Interest), an area of lowland calcareous grassland with some areas of scrub. This site has been designated for factors such as its invertebrate assemblage and populations of some nationally scarce butterflies (Duke of Burgundy *Hamearis lucina* and marsh fritillary *Euphydryas aurinia*), as well as the protected listed wart-biter cricket *Decticus verrucivorus* under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

Non-statutory designated sites

There are no known non-statutory designated sites within 2km of the site.

Local biodiversity sites

There are no known local biodiversity sites within 2km of the site.

Protected & notable species

The following terrestrial protected and notable species were identified within 2km of the site boundaries by the data search:

- Badger *meles meles*³ (five records, the closest of which is located 1.8km south-west of the site, and the most recent recorded (without a licensing restriction) in 1975);

¹ Magic database. <http://www.magic.gov.uk/MagicMap.aspx> Accessed on 08/04/26.

² NBN atlas database. [NBN Atlas - UK's largest collection of biodiversity information](#) Accessed on 08/04/26

³ NBN Trust (2026). *Meles meles* on the NBN Atlas: [Meles meles](#) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 08/04/26].



- Brown hare *Lepus europaeus*⁴ (49 records, the closest of which is located 1.7km east of the site, recorded in 2024); and
- Common lizard *Zootoca vivipara*⁵ (eight records, the closest of which is located 1km south-east of the site, recorded in 2024).

A further three protected and notable species were identified within 2km of the site boundaries; however, due to licencing restrictions, the locations of these species cannot be included in this report: slow worm *Anguis fragilis*, common toad *bufo bufo*, common frog *Rana temporaria*, smooth newt *Lissotriton vulgaris*, grass snake *Natrix helvetica* and hedgehog *Erinaceus europaeus*.

The following bat species were identified within 5km of the site boundaries by the data search:

- Soprano pipistrelle *Pipistrellus pygmaeus*⁶ (10 records, the closest of which is located 4.9km west of the site, and most recent record from 2021); and
- Common pipistrelle *Pipistrellus pipistrellus*⁷ (11 records, the closest of which is located 2.5km north of the site, and most recent record from 2021).

An additional four species of bat were recorded within 5km of the site; however, due to licencing restrictions, the location of these species cannot be included in this report: brown long-eared bat *Plecotus auritus*, serotine bat *Cnephaeus serotinus*, noctule bat *Nyctalus noctula* and Daubenton's bat *Myotis daubentonii*.

⁴ NBN Trust (2026). *Lepus europaeus* on the NBN Atlas: [Lepus europaeus](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 08/04/26].

⁵ NBN Trust (2026). *Zootoca vivipara* on the NBN Atlas: [Zootoca vivipara](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 08/04/26].

⁶ NBN Trust (2026). *Pipistrellus pygmaeus* on the NBN Atlas: [Pipistrellus pygmaeus](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 08/04/26].

⁷ NBN Trust (2026). *Pipistrellus pipistrellus* on the NBN Atlas: [Pipistrellus pipistrellus](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 08/04/26].



Bird species

Approximately 88 bird species have been recorded within 2km of the site and are shown on the NBN Atlas; however, none of these species are located within the site boundary.

3.2 Phase 1 Habitat Survey

The site comprises a driveway off Park Lane leading to a small building, and areas of grassland, hedgerow, a small woodland and scattered trees. The wider landscape is a mixture of residential areas to the west and north in Cherhill village, agricultural land to the east, and grassland to the south. The A4 is approximately 125m to the south.

Nine Phase 1 Habitat types were recorded, including boundary features, as detailed in **Table 2**.

Table 2: Phase 1 Habitat types & UKHab classification

Phase 1 Vegetation Category	UKHab Vegetation Category
J4 Bare ground	510 Bare ground
B2.2 Semi-improved neutral grassland	g4 Modified grassland
A1.1.1 Semi-natural broad-leaved woodland	w1g Other broadleaved woodland
A3.3 Scattered trees (mixed)	32 Scattered trees
J2.4 Fence	612 Fence
J.3.6 Building	u1b5 Building
J1.4 Introduced shrub	847 Introduced shrub
C3.1 Tall ruderal	81 Ruderal or ephemeral
J2.1 Intact hedge (species-poor)	h2a6 Other native hedgerow

J.4 Bare ground (UKHab: 510 Bare ground)

Entering the site from the west, there is an existing driveway and parking areas, consisting of bare earth, stone and gravel. The margins of the driveway are sparsely vegetated with short grass species, part of the semi-improved grassland detailed in the following section.



B2.2 Semi-improved neutral grassland (UKHab: g4 Modified grassland)

The majority of the site comprises semi-improved neutral grassland. Species here included perennial rye-grass *Lolium perenne*, common nettle *Urtica dioica*, cleavers *Galium aparine*, dandelion *Taraxacum* sect. *Ruderalia*, hogweed *Heracleum sphondylium*, red dead-nettle *Lamium purpureum*, white dead-nettle *Lamium album*, daisy *Bellis perennis*, meadow buttercup *Ranunculus acris*, spear thistle *Cirsium vulgare*, dwarf thistle *Cirsium acaule*, spiny sow thistle *Sonchus asper*, lesser celandine *Ficaria verna*, cow parsley *Anthriscus sylvestris*, broad-leaved dock *Rumex obtusifolius*, white clover *Trifolium repens* and common ragwort *Senecio jacobaea*.

Around the margins of the grassland, there were also species such as meadow foxtail *Alopecurus pratensis*, forget-me-not *Myosotis sylvatica*, lords-and-ladies *Arum maculatum*, germander speedwell *Veronica chamaedrys* and fumitory *Fumaria officinalis*.

Photograph 1: showing a view of the site





A1.1.1 Semi-natural broad-leaved woodland (UKHab: w1g Other broadleaved woodland)

To the eastern and southern sides of the site there is a small woodland. Species here included beech *Fagus sylvatica*, copper beech *Fagus sylvatica purpurea*, ash *Fraxinus excelsior*, hazel *Corylus avellana*, silver birch *Betula pendula*, yew *Taxus baccata*, wych elm *Ulmus glabra*, hawthorn *Crataegus monogyna*, crab apple *Malus sylvestris*, walnut *Juglans regia*, horse chestnut *Aesculus hippocastanum*, field maple *Acer campestre*, Lawson cypress *Chamaecyparis lawsoniana*, white cedar *Thuja occidentalis* and oriental sweet gum *Liquidambar orientalis*.

A3.3 Scattered trees (mixed) (UKHab: 32 Scattered trees)

Throughout the site there are scattered trees ranging in ages and with some recently planted trees and shrubs.

J.2.3.4 Fence (UKHab: 612 Fence)

The site has stock-proof fencing (wood posts with metal mesh and barbed wire) along the boundaries. There are also two wooden close-boarded feather edge fences, one of which is approximately 1.7-1.8m high located to the west along the driveway, and a low fence of approximately 1m high separating the land from the neighbouring garden at Tudor Cottage.

J.3.6 Building (UKHab: u1b5 Building)

In the centre of the site there is an existing single-storey building comprising a garage and storage areas.

J1.4 Introduced shrub (UKHab: 847 Introduced shrub)

There are introduced shrubs of white cedar along the northern boundary, which are saplings that have been recently planted.

C3.1 Tall ruderal (UKHab: 81 Ruderal or ephemeral)

There is an area of tall ruderal to the south-west, dominated by common nettle, and with other abundant species including cleavers, hogweed and broad-leaved dock.



J2.1 Intact hedge (species-poor) (UKHab: h2a6 Other native hedgerow)

There is a hedgerow at the western boundary of the site, which is species-poor, and dense, with bramble *Rubus fruticosus* L. agg. and ivy *Hedera helix* covering most of the shrubs. Woody species in the hedge included blackthorn *Prunus spinosa*, boxwood *Buxus sempervirens* and an individual small yew tree.

Photograph 2 showing intact hedge, overgrown with ivy (facing west)



3.3 Preliminary Protected Species Walkover

The site and surrounding habitats were examined for signs of protected and notable species and the following assessment has been made for the potential for these species to be present.



3.3.1 Protected Species

Badger

The surrounding countryside is suitable for badger, with potential for this species to theoretically forage and commute within the site. However, no gaps in the site boundary fencing were found from the adjacent agricultural fields into the site. No evidence of badgers was found such as setts, footprints, snuffle holes or latrines, and this species is therefore not considered to be present.

Bats

The single-storey building in the centre of the site consists of a garage and storage areas, and is comprised of red brick external walls, with clay roof tiles, and PVC gutters and drainage pipes. The interior of the building is divided into three rooms primarily used for storage, with concrete block internal dividing walls, and the building has a timber frame.

A ground-level visual inspection for bats was undertaken around the exterior and interior of the building. The internal roof space and timber beams offer some suitable structure for bats to cling onto and roost, but the building does not have ideal features and conditions for bats. No clear access or egress locations were found for bats around the building, with no gaps in the exterior walls or roof. There are no missing or noticeable loose roof tiles, limiting opportunities for small bat species to enter the building.

The interior of the building is relatively cold, with no additional insulation. These cold conditions are not suitable for bats that require warm, dry and stable conditions for roosting. No signs of bats were found, such as staining or droppings. Some insect remains were found, but it is inconclusive whether these were left by bats.



Photograph 3: showing a view of the building (facing north-east)



The scattered trees, small woodland, hedgerow and grassland habitats in the surrounding area would provide suitable foraging and commuting habitat for bat species; however, no potential roost features or suitable locations were found. Furthermore, the trees and shrubs observed did not have potential features suitable for roosting bats such as cracks, crevices or broken limbs.

Birds

There are some potential foraging and nesting opportunities for birds out with the site boundary, such as in the woodland and scattered trees, hedgerow and grassland; however, no old or active bird nests were found during the survey.

Species were observed foraging and were heard within these habitats surrounding the site, including great tit *Parus major*, red kite *Milvus milvus*, blackbird *Turdus merula*, nuthatch *Sitta europaea*, goldfinch *Carduelis carduelis*, herring gull *Larus argentatus*, wren *Troglodytes troglodytes*, jackdaw *Coloeus monedula*, carrion crow *Corvus corone*,



greenfinch *Chloris chloris*, wood pigeon *Columba palumbus*, blue tit *Cyanistes caeruleus*, chaffinch *Fringilla coelebs*, blackcap *Sylvia atricapilla*, robin *Erithacus rubecula*, willow warbler *Phylloscopus trochilus* and house sparrow *Passer domesticus*.

Within the building, a bird dropping was found on a windowsill at the northern side. However, there are no large access/egress points in the roof or wall structure, so it is therefore considered likely that birds may have entered the space when the doors have been open. No old or active birds' nests were found around the interior or exterior of the building.

Brown hare

The grassland present across the site and in surrounding areas may provide suitable habitat for foraging, commuting and breeding brown hare; however, no evidence of this species was observed around or within the site at the time of the survey.

Great crested newt (GCN)

The habitats surrounding the site may provide some terrestrial habitat for commuting and foraging GCN *Triturus cristatus*, in particular the woodland, scattered trees, hedgerow, grassland margins, brash piles and refugia. However, there are no ponds or waterbodies within the site, and none known in the area within 500m that have habitat connectivity. It is therefore unlikely that GCN are using habitat on site, and they are not considered to be present.

3.3.2 Notable Species

Common reptiles & amphibians

The habitats within the site may provide some terrestrial habitat for commuting and foraging common reptiles and amphibians. This includes the grassland margins, hedgerow, refugia and sheltered areas under trees next to more open grassland for reptiles to bask. However, since there are no ponds or waterbodies, and none are known in the area, there is no known breeding habitat for amphibians.



No hibernacula suitable for reptiles were observed within the site, and no evidence of reptiles was observed during the survey, but they could theoretically access and use the site during the summer months.

West European hedgehog

The grassland and sheltered area in the woodland, under the scattered trees and hedgerow could provide suitable foraging and sheltering habitat for hedgehog. No signs (such as droppings) were noted at the time of the survey; however, hedgehog has been recorded locally, and it is likely that this species may pass through the site.



4. Conclusions

4.1 Conclusion

The site is located to the east of Cherhill village and nine Phase 1 habitat types were recorded, including areas of semi-improved grassland, a hedgerow, a small woodland and scattered trees. Outside the site boundary, nearby habitats include a large area of grassland to the south and an arable field to the east.

Several bird species were observed foraging and were heard during the survey including red kite, nuthatch, greenfinch and willow warbler. While no old or active birds' nests were found in the shrubs and trees close to the site, these areas offer potential nesting opportunities. Within the building, a bird dropping was found; however, birds may have entered when the doors and windows were open, rather than through gaps in the roof or external walls (and none were found). No signs of nesting were found during the survey to indicate that birds have nested here previously.

There is some habitat suitable for badger and brown hare; however, no evidence of these species was found within the site such as droppings, footprints or setts, and they are not considered to be present.

The nearby hedgerow vegetation, woodland and scattered trees, as well as log and brash pile refugia next to more open grassland and bare ground provide potential terrestrial habitat for amphibians, reptiles and hedgehogs; however, no evidence of these species was found during the survey. There are no waterbodies in the site and none are known in the surrounding area that could offer breeding habitat for GCN and other amphibians.

No features around the site were identified as being viable for bat roosting, and no evidence of bats were found such as feeding signs or droppings. The internal frame of the building could be used by bats to roost, but no access or egress points were found, and the internal environment is cold and not suitable for bats.



None of the trees and shrubs in surrounding habitat areas had any clear features such as cavities, hollows, split limbs or woodpecker holes.

Overall, the site and habitat areas within 50m are assessed as providing low suitability to support protected species (excluding nesting birds) and no evidence of protected species was found during the survey.

Recommendations have been made for modest mitigation measures and post-construction ecological enhancements at the site that are proportionate with the low level of environmental impact from the proposed development.

4.2 Mitigation

General

Site personnel should be made aware of protected species and if any are recorded on site, all works should stop, and a suitably qualified ecologist contacted.

Birds

Should any vegetation of the site require removing, this should be undertaken outside of the breeding bird season (March – August, inclusive), as all nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). If this is not possible, all suitable nesting habitat will be checked for nesting birds not more than 24 hours prior to clearance by a suitably qualified and experienced ecologist.

If nesting birds are found, a 5m protection zone will be created with a fence to prevent disturbance and works will only progress in that area once birds have fledged.

Small mammals, reptiles & amphibians

A Precautionary Method of Working (PMoW) should be adhered to in order to protect reptiles, amphibians and small mammals when moving any potential refugia, removing or cutting back any vegetation, and during earthworks and construction.

Key working methods and measures include:



- Vegetation clearance must be conducted during the species' active season (typically March to October, temperature dependent);
- Vegetation is cut in stages (e.g., first to 150mm, then to 30mm) over several days to encourage animals to move into adjacent, undisturbed habitats;
- Arisings (cut vegetation) must be immediately lifted (not dragged) and removed from the site to avoid animals using them as temporary cover;
- All construction materials (pipes, bricks, wood, topsoil, etc.) must be stored off the ground, preferably on pallets, in skips, or in containers to prevent animals from using them as shelter;
- Any trenches and holes left open overnight must be covered or fitted with ramps (such as a scaffold board) to allow any trapped animals to escape. They should be checked each morning before work commences;
- All waste materials should be placed in skips and removed from the site as soon as possible; and
- Ground clearance works should avoid the hibernation period (typically November to March) to prevent harming animals when they are not active and cannot easily move away.

If any reptiles or amphibians are found during construction activities, all work in the immediate area must stop immediately with a suitably qualified and experienced ecologist consulted. Works must not recommence until further instructions are given by an ecologist.

In addition, following these methods will also reduce the risk of harming small mammals such as hedgehog.

4.3 Suggested Biodiversity Enhancements

It is important that, where possible, opportunities to create new ecological features or enhance existing ones are fully explored. The following measures would benefit the development by introducing ecological enhancements and should be encouraged:

- Sowing wildflower or species-rich grassland seed within the site following completion of the development should be undertaken. This would encourage a



diverse and abundant habitat to establish that supports invertebrates (including early pollinators), small mammals and birds;

- Species rich grassland and wildflower meadows (once established) should be mown/grazed annually in the autumn to remove vegetation and help generate and manage the habitat to ensure it does not become rank and to prevent further successional changes, such as scrub establishing;
- It is encouraged to pursue a woodland management plan as proposed by the applicant and project arboriculture consultant. Further to these recommendations, other tree species to consider planting include rowan *Sorbus aucuparia*, holly *Ilex aquifolium* and dog-rose *Rosa canina*, to help create a healthy understorey and shrub layer, and pedunculate oak *Quercus robur* could be planted (if a suitable safe location can be found away from the dwelling, considering the size of mature oaks). Coppicing could also be considered including of hazel, as helps to increase light to the woodland floor which can support wildflowers to establish such as native bluebell *Hyacinthoides non-scripta*, spotted-orchid *Dactylorhiza fuchsii*, foxglove *Digitalis purpurea*, saint john's wort *Hypericum perforatum* and dog-violet *Viola riviniana*.
- In addition to the existing woodland management and planting of specific trees, natural regeneration and woodland expansion processes could be supported by protecting self-seeded tree saplings from overgrazing by deer and other larger mammals by maintaining a stock-proof boundary fence and erecting tree guards around new saplings;
- Bird nesting boxes (both small-hole and open-fronted) should be placed on the roof of the new dwelling, within suitable structures, and on existing trees around the site, to create nesting opportunities for small bird species – it is understood that swallow *Hirundo rustica* boxes are being considered, which is encouraged; and
- Bat boxes should be placed on the new buildings and/or around the site boundaries (e.g. pole-mounted) to create roosting opportunities for bat species.



5. Target Notes

5.1 Botanical Target Notes (TN)

TN1 – Cluster of trees including three yews.

TN2 – Semi-improved grassland.

TN3 – Recently planted white cedar shrubs to create hedge.

TN4 – Small hole, related to the creation of a wildlife pond.

TN5 – Saplings planted of native species including hawthorn and blackthorn.

TN6 – Small woodland at eastern and southern boundaries.

TN7 – Unhealthy silver birch.

TN8 – Tall ruderal area dominated by common nettle.

TN9 – Small yew tree and species-poor intact hedge (overgrown with ivy).

5.2 Animal Target Notes (AN)

AN1 – Building that could potentially offer shelter and roosting opportunities.

AN2 – A bird dropping found on a windowsill inside the building, and some insect remains/dead insects.

AN3 – No gaps noted in the clay tile roof, or at the apex of the gable.

AN4 – Gnawed hazelnut found, likely by a squirrel (not dormouse).

AN5 – Rabbit burrow found, small and very overgrown around the grassland and tall ruderal margins near the scattered trees.



6. Extended Phase 1 Habitat Map



Version Number;
v1.0

 Tall ruderal