



Preliminary Ecological Appraisal & Preliminary Roost Assessment

Survey site:

5 Fryern Close, Chandler's Ford, Eastleigh, SO53 2LF SO532LF

Client:

Mark White

Survey date:

24/03/2026

Project:

This report is prepared to inform a planning application with Eastleigh Borough Council. This proposal can be described as an erection of a two-storey side extension and a single storey rear extension

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

Executive Summary

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Tables 1, 3 & 4 of this report.

Key Findings

The site comprises a residential property with associated garden habitat dominated by modified grassland and areas of hardstanding. These habitats are of low ecological value and offer limited suitability for protected or notable species.

No statutory designated sites will be directly affected by the proposed development. Indirect impacts (e.g. noise, dust or pollution during construction) are considered unlikely to be significant and can be adequately controlled through standard best practice measures.

Habitats on site offer negligible to low suitability for other protected species including amphibians, reptiles, badgers and dormice, and no further surveys are considered necessary. Precautionary working measures for birds and hedgehogs.

No significant impacts to bats are anticipated. A precautionary inspection of features prior to works is recommended.

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Introduction and Context

Introduction

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development. The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

A Baseline Habitat Condition Assessment was completed by Arbtech in April 2025 in support of an alternative planning application. The report classified the onsite grassland as modified grassland, an observation consistent with the UKHabs survey completed as a part of this report.

Methodology

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.](#)

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

The survey was completed outside of the optimal survey period (April to October) for ground flora, and as such the accuracy of botanical

assessment and condition assessment data may be limited in terms of species visible and ground conditions at the time of survey. As such, a “worst case scenario” precautionary assessment is applied in line with Statutory Guidance within Biodiversity Net Gain Condition Assessment Criteria. The habitats on site are assigned the highest value realistically possible, with condition scores automatically set as Good (unless there is irrefutable and well-reasoned evidence to the contrary).

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

Site Location					
The site is located at National Grid Reference SU 44122 20901 and has an area of approximately 0.046ha comprising modified grassland and developed land; sealed surface.					
Priority Habitats and Designated Sites					
Summary of Survey Findings <u>Priority Habitats</u> There are 7 priority habitats located within 2 km of the site. These comprise deciduous woodland, coastal and floodplain grazing marsh, purple moor grass and rush pastures, lowland fens, ancient & semi-natural woodland, infilled ancient wood pasture and wood pasture and parkland. The closest priority habitat comprises deciduous woodland, located ~120 m W of the site. The site is located in an established residential area characterised by built urban development including residential dwellings, roads and school alongside associated amenity gardens. Gardens are sparsely interspersed by trees and limited continuous hedgerows, as such, habitat connectivity within the immediate area is considered to be weak. <u>Designated Sites</u> There are 4 statutory sites within 2 km of the site. There are 5 statutory sites within 10 km of the site. These are listed below: Table 1a: Statutory sites within 2km of the site. <table><tr><th>Designation</th><th>Distance from site</th></tr><tr><td>River Itchen - 2000227 SSSI</td><td>1570m NE</td></tr></table>		Designation	Distance from site	River Itchen - 2000227 SSSI	1570m NE
Designation	Distance from site				
River Itchen - 2000227 SSSI	1570m NE				

River Itchen SAC	1570m E
Valley Park Woodlands Local Nature Reserve	1835m W
Hocombe Mead Local Nature Reserve	1905m NW

Table 1b: Statutory sites within 10km of the site.

Designation	Distance from site
Emer Bog SAC 10km	3970m W
Solent And Dorset Coast SPA 10km	5440m S
Solent & Southampton Water SPA 10km	7555m S
Solent & Southampton Water Ramsar 10km	7555m S
Solent Maritime SAC 10km	9405m SW

The site does fall within the impact risk zone for River Itchen SSSI and Trodds Copse SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

Impacts

No direct impacts to any designated sites will occur as a result of the proposed development. However, due to the possible presence of non-statutory designations in the vicinity, indirect effects such as pollution (noise, dust, etc.) during construction, could occur.

Recommendations

Best practice measures to minimise the possibility of pollution, damage to adjacent habitats must be implemented during construction. A Construction Environmental Management Plan (CEMP) may be requested by the LPA via condition. This should include the following measures:

- Retained trees adjacent to the site will 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).
- Appropriate buffering between the development zone and retained habitats (e.g. 15m for ancient woodland)
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto adjacent habitats

Habitats and Flora

The site survey was undertaken by Harley Stone BSc (Hons), Senior Ecologist Natural England Bat Licence Number: 2025-85748-CL17-BAT. Natural England Great Crested Newt Licence Number: 2025-82869-SCI-CL08.

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
24/03/2026	11.4	88	100	3.3	None

Table 3: Habitats and flora

Habitats and Flora: Conclusion, Impact or Recommendations

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.

Onsite habitats

Summary of Survey Findings

Modified grassland (g4) - Vegetated garden (828)

The habitat is dominated by grassland within the residential curtilage with a sward height of ~20cm at the time of survey. The

grassland is composed of common, widespread species typical of neglected garden environments, with no notable species diversity recorded. The habitat is relatively uniform in structure and lacks features such as bare ground, tussocky grassland of significant height, or structurally complex features such as dense scrub are present, that would provide suitable sheltering or foraging opportunities for protected or notable species. Overall, the unmanaged garden habitat is considered to be of low ecological value, with negligible to low suitability for supporting protected species.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the modified grassland was assessed to have a **poor condition** value.

Table 3a: Modified grassland species abundance.

Abundance	Species
Dominant	Perennial rye-grass (<i>Lolium perenne</i>)
Abundant	Bramble (<i>Rubus fruticosus</i>), annual meadow-grass (<i>Poa annua</i>), white clover (<i>Trifolium repens</i>)
Frequent	Creeping buttercup (<i>Ranunculus repens</i>), yorkshire-fog (<i>Holcus lanatus</i>)
Occasional	Spanish & hybrid bluebells (<i>Hyacinthoides hispanica</i>), daisy (<i>Bellis perennis</i>)
Rare	Daffodil (<i>Narcissus pseudonarcissus</i> subsp. <i>pseudonarcissus</i>)

Developed land: sealed surface (u1b)

Concrete driveway and access paths to the northeast and south of the main residential dwelling.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition assessment and is automatically assigned a **poor condition**.

Developed land: sealed surface (u1b) - Residential building (818)

There is one building onsite. This is a two-storey semi-detached residential dwelling centred to the eastern boundary of the site.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, this habitat is not subject to a condition

assessment and is automatically assigned a poor condition.

Building (u1b5)

There is one building on site, which is used as a dwelling. Full details for buildings on site are included within Table 4.

Impacts

The proposed development will result in the loss of ~0.0115ha of vegetated garden. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. However, this could lead to a net loss in biodiversity at the site.

Recommendations

Best practice measures to minimise the possibility of pollution must be implemented during construction. This should include the following measures:

- Remove only the minimum of habitat required to facilitate the development
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto retained habitats.
- Protect retained turf and soil resource from destruction and compaction using plastic matting and wooden boarding. Do not store skips and other heavy materials on retained turf.
- Grasscrete, cell web or any other porous surface treatment facilitating recovery of vegetation is preferred to hard standing.

A Construction Ecological Management Plan (CEMP) will be required, outlining best practice measures delineate the construction zone and to minimise the possibility of pollution and habitat damage during construction.

If the development is confirmed to be exempt (eg. Self-build/ householder application), no further action will be required. If it is not exempt, a BNG assessment using the Statutory Biodiversity Metric will be required to demonstrate a minimum 10% net gain.

Invasive / Non-native species

Summary of Survey Findings

No non-native invasive or otherwise problematic plants were recorded on site or are considered likely to be on site.

Impacts

None

Recommendations

None.

Fauna

Table 4: Fauna

Fauna: Conclusion, Impact or Recommendations

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.

Roosting Bats**Summary of Survey Findings**

A review of the MAGIC database for European Protected Species Licences (EPSL) for bats within a 2km radius of the site has been completed. 7 EPSL were identified, as detailed below:

Table 4a: EPSL records within 2km of the site - bats

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
2014-148-EPS-MIT	C-PIP	~1840m south	Destruction of a resting place
2017-27981-EPS-MIT &	BLE C-PIP SER S-PIP	~745m west	Destruction of a resting place

2017-27981-EPS-MIT-1			
2017-28716-EPS-MIT	BLE C-PIP S-PIP	~1830m northeast	Destruction of a resting place
2020-49783-EPS-MIT	S-PIP	~920m north	Damage of a resting place
2016-21370-EPS-MIT	C-PIP S-PIP	~1300m northeast	Destruction of a resting place
EPSM2012-4192	C-PIP; S-PIP; BLE; NATT	~1690m northeast	Destruction of a resting place
EPSM2009-1058	C-PIP	~1850m south	Destruction of a resting place

No buildings or trees were present on site with suitable roosting features for bats to utilise.

Buildings

Building B1 Description

B1 is a two-storey, brick-built, semi-detached dwelling. The main roof is hipped and constructed of tiles, which exhibit minor defects including slipped or worn tiles. Internal voids were recorded within the building. No bat evidence was found anywhere in the building during the survey.

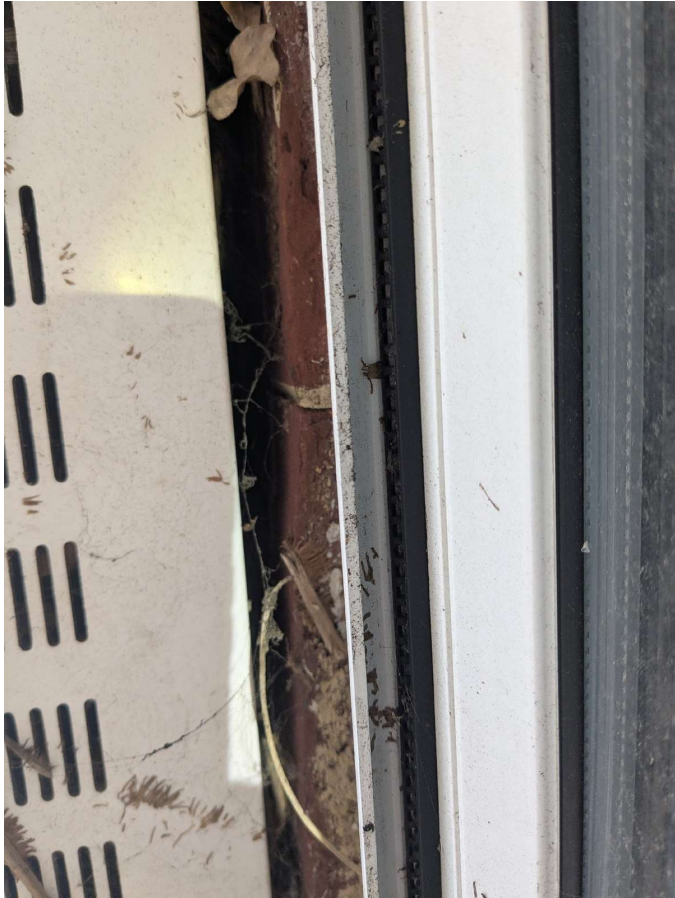
In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have low habitat value for roosting bats due to the loft space was heavily cobwebbed, indicating a lack of regular use by bats or other vertebrates, and no evidence of bat presence was identified during the inspection. The loft void was well-sealed, and lacked suitable access features.

Externally, two missing roof tiles (on the southern and eastern



elevations) and a gap within the uPVC soffit box (on the north-eastern elevation) were identified. The soffit box, in particular, is constructed of uPVC, which provides relatively unstable microclimatic conditions compared to traditional materials and is considered sub-optimal. The roof tiles will remain unimpacted by the proposed development. The building is located within an urbanised setting with notable levels of artificial lighting, which further reduces its suitability for roosting bats, particularly light-sensitive species in addition to poor connectivity to suitable foraging and resources. On the basis of the absence of supporting evidence, the sub-optimal nature of identified features, and the wider urban context, the building is assessed as offering low suitability for roosting bats.			<i>B1 - southern elevation</i>  <i>B1 - north eastern elevation</i>
Feature	Materials	Condition/Suitability	Photographs

	Roof	Tiles	The roof structure is hipped and constructed of tiles. Minor defects were noted, including slipped or worn tiles. Two missing roof tiles were identified, one centrally on the southern elevation and another on the eastern elevation. These features provide only very limited potential for use by individual common crevice-dwelling roosting bats, and the proposed development will not impact these features, presenting a negligible risk.	 <i>Single missing tile on the southern elevation</i>  <i>Single missing tile on the northwestern elevation</i>	
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	Eaves	PVC	The eaves and soffits are constructed of PVC and exhibit minor defects such as small gaps or wear. A gap approximately 10mm in diameter and 100mm in length was identified within a uPVC soffit box, leading to the internal crevice. While this feature could theoretically provide suitable roosting space for common, crevice-dwelling species, the likelihood is considered low due to suboptimal abiotic conditions and the feature's north-eastern aspect, which receives reduced solar gain. No evidence of bat use was identified within or beneath this feature.	 <i>Close inspection of soffit gap, some old vegetative material obscuring gap</i>	
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	Voids	Bitumen felt	A loft void was recorded within B1. This void is accessible and appears to be lined with bitumen felt. No environmental data or dimensions were recorded for this void. No specific roosting features or bat evidence were identified within the loft.	 <i>Hip timbers and felt - large old cobwebs noted across void</i>  <i>Chimney and party wall - large old cobwebs noted across void</i>
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Impacts

The proposed development will extend to the height of the existing roof. Consequently, the roof tiles and loft void will remain entirely unaffected, and no features with potential for bat roosting will be impacted and therefore these features are scoped out. The only feature to be directly removed and therefore impacted is the uPVC soffit box, which currently provides a sub-optimal, low-value crevice for common, crevice-dwelling bats. Considering the absence of evidence, the poor quality of the features, and the limited connectivity to surrounding foraging and commuting habitat, B1 is assessed as low suitability for roosting bats. The likelihood of bats being present is very low, and the potential impact of the works is negligible, provided precautionary measures are followed.

Recommendations

Due to the low, sub optimal conditions for bat species to roost within B1, further surveys are considered to be disproportionate. Instead, all potential roosting features should be inspected immediately prior to commencement of works, by a suitably qualified professional. This should include the use of an endoscope to fully inspect the soffit box. In the unlikely event that a bat is identified during this inspection, works must cease and a full suite of 3 surveys must be completed and a license acquired before works are able to proceed.

Suggested biodiversity enhancements

The installation of one bat boxes at the site will provide additional roosting habitat for bats.

The bat boxes will be incorporated into the fabric of the new extension. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand.

Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light

Foraging and Commuting Bats

Summary of Survey Findings

The site comprises a vegetated garden within residential curtilage. While this habitat is of marginally higher ecological value than entirely hardstanding or built surfaces, it remains of low and limited suitability for bats due to its simple structure, low plant diversity, and lack of features that support abundant invertebrate prey.

No mature trees, dense scrub, waterbodies, or buildings with suitable roosting features are present on or adjacent to the site. The

habitat is relatively uniform, and lacks sheltered or structurally diverse edge features that would typically be used by foraging or commuting bats.

A parcel of woodland is located approximately 160m to the south-east of the site, and a school recreational ground lies approximately 100m away. Whilst these habitats may provide some ecological value at a local scale, there are no direct or continuous commuting features linking them to the site. Instead, vegetation within intervening areas is fragmented, garden-based, and discontinuous, limiting its function as an effective corridor.

Habitat connectivity to the site is considered to be poor and highly constrained. The surrounding landscape is dominated by residential development, with boundary treatments primarily comprising close-board fencing and hard barriers that restrict dispersal for wildlife. There is an absence of continuous, vegetated linear features such as hedgerows, treelines, or watercourses that would typically facilitate bat commuting routes. Any vegetation present within adjacent gardens is fragmented, isolated, and discontinuous, limiting its function as an effective corridor.

In addition, widespread artificial lighting within the surrounding area further degrades connectivity by creating a fragmented nocturnal environment, deterring movement by light-sensitive species and reducing the likelihood of bats commuting through the area. As a result, the site is largely disconnected from higher-quality habitats within the wider landscape and is unlikely to form part of any established commuting network.

Overall, connectivity is considered sub-optimal, and the site is unlikely to be regularly accessed by bats.

Impacts

The proposed development will result in the loss of vegetated garden. Given the presence of more extensive areas of foraging and commuting habitat in the wider locality, this is likely to be inconsequential for bats.

Recommendations

A low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting 1.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for foraging bats:

- Planting of locally characteristic tree, shrub and hedgerows to increase foraging opportunities.

Amphibians

Summary of Survey Findings

A review of MAGIC database found no granted EPSL for great crested newts (GCN) within 2km of the site.

A check was also completed for great crested newt class survey license returns and historic pond surveys. No records were identified.

No ponds are located on, or adjacent to, the site. A review of aerial imagery shows there is one pond within 500m of the site. P1 is located ~440m south of the site, fragmented by urban development and school recreation ground.

Despite the site falling within a risk zone for great crested newts, the suitability of the site is considered negligible. The garden that, while vegetated, lacks the structural features required to support GCN. There is an absence of suitable refugia such as log piles, rubble, or undisturbed ground suitable for hibernation, and the habitat does not provide reliable foraging opportunities. Connectivity to the off-site pond within 500m is also considered poor, with no continuous or sheltered commuting corridors (e.g. dense scrub, hedgerows, or rough grassland) linking the site to surrounding habitats. Therefore amphibians including GCN are considered absent from the site.

Impacts

No impacts are anticipated on great crested newt, as a result of the proposed development as this species is considered to be absent from the site.

Recommendations

None.

Reptiles

Summary of Survey Findings

The site comprises urban and vegetated garden habitat with limited structural diversity, lacking features suitable for sheltering and foraging for reptiles. No evidence of reptiles was recorded during the survey. Connectivity to surrounding habitats is very poor, further limiting species use and the site does not form a connective pathway or stepping stone between areas of suitable reptile

habitat in the wider landscape. Overall, the site is considered to offer negligible potential to support reptiles, and the likelihood of impacts from the proposed development is very negligible.

Impacts

No impacts are anticipated on reptiles as a result of the proposed development.

Recommendations

None required.

Birds

Summary of Survey Findings

No evidence of nesting birds was identified on the site. No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. There are no suitable vegetated habitats on site which provide habitat for nesting birds. Adjacent gardens may provide suitable habitats for nesting birds.

Impacts

The proposed development could result in the disturbance and subsequent abandonment of active bird nests in adjacent garden habitats.

Recommendations

Precautions should be taken with machinery and noise levels when working close to any retained nests (for example, in neighbouring gardens) so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.

Suggested biodiversity enhancements

The installation of a minimum of two bird boxes on retained the building and incorporated into the extension will provide additional nesting habitat for birds e.g.

Schwegler No 17 Swift Nest Box (buildings)

Schwegler 1SP Sparrow Terrace (buildings)

Woodstone Nest Box (buildings or trees)

Or a similar alternative brand.

Boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

Badgers

Summary of Survey Findings

No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounded by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.

Impacts

No impacts are anticipated on badgers as a result of the proposed development.

Recommendations

None.

Riparian animals

Summary of Survey Findings

There are no riparian habitats on or adjacent to the site.

Impacts

Otters

No impacts are anticipated on riparian animals as a result of the proposed development.

Water Vole

No impacts are anticipated on riparian animals as a result of the proposed development.

Recommendations

Otters
None.

Water Vole
None.

Hazel dormouse

Summary of Survey Findings

A review of the MAGIC database for EPSL for hazel dormouse within a 2km radius of the site has been completed. 2 EPSL were identified, as detailed below:

Table 4c: EPSL records within 2km of the site - hazel dormouse

EPSL reference	Dormouse species affected	Distance from site	Impacts allowed by licence
2014-607-EPS-MIT	Dormouse	~1220m west	Destruction of a breeding place
EPSM2013-5583	Dormouse	~1220m west	Destruction of a breeding place

Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered negligible.

Impacts

No impacts are anticipated on hazel dormice as a result of the proposed development.

Recommendations

None.

Invertebrates

Summary of Survey Findings

The site provides limited habitat value for a low number of commonplace species but is unlikely to support important species and assemblages.

Impacts

The proposed development will result in the loss of vegetated garden habitat. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to the presence of more extensive habitat locally.

Recommendations

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for invertebrates:

- Installation of insect hotels
- Incorporation of bee bricks into the fabric of the new building. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation

Other e.g. small mammals

Summary of Survey Findings

The vegetated garden on site offers suitable foraging, sheltering and commuting opportunities for small terrestrial mammals such as hedgehogs, as more urban-tolerant species. The site is poorly connected to more extensive habitats such as residential gardens due to closeboard fencing, however access to the vegetated garden on the site may provide transient individual hedgehogs with suitable foraging habitat. As such, the presence of foraging and commuting small mammals on site cannot be discounted.

Impacts

The proposed development will result in the loss of vegetated garden. The loss of such habitats is likely to be inconsequential to local small mammal/hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.

Recommendations

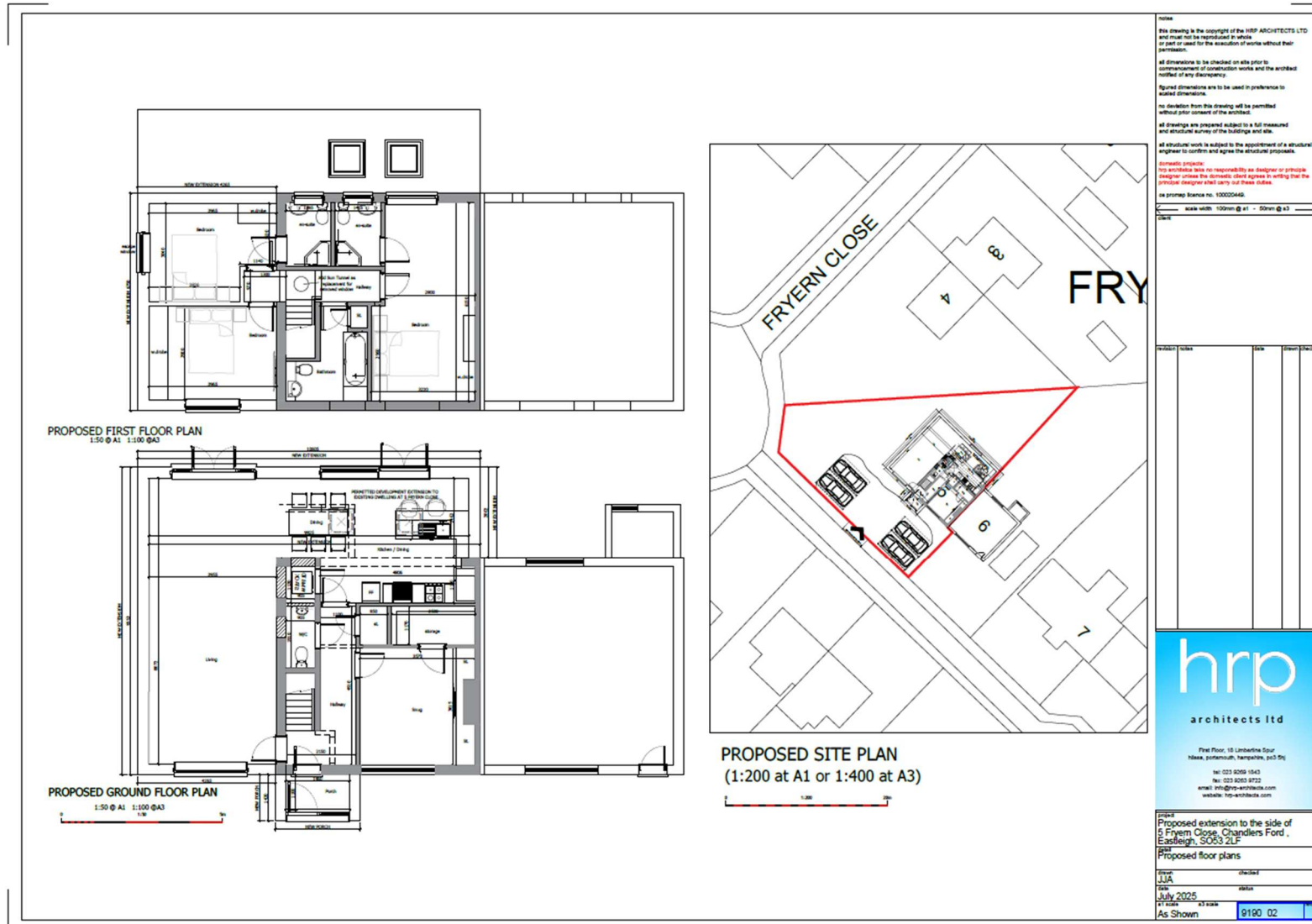
A precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Any pipework exceeding 100mm will be capped overnight.
- 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 small mammals 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.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:

- Creation of fence gaps (14cm x 14cm) to enable small mammals to travel freely through the site
- Installation of hedgehog houses in shady areas.

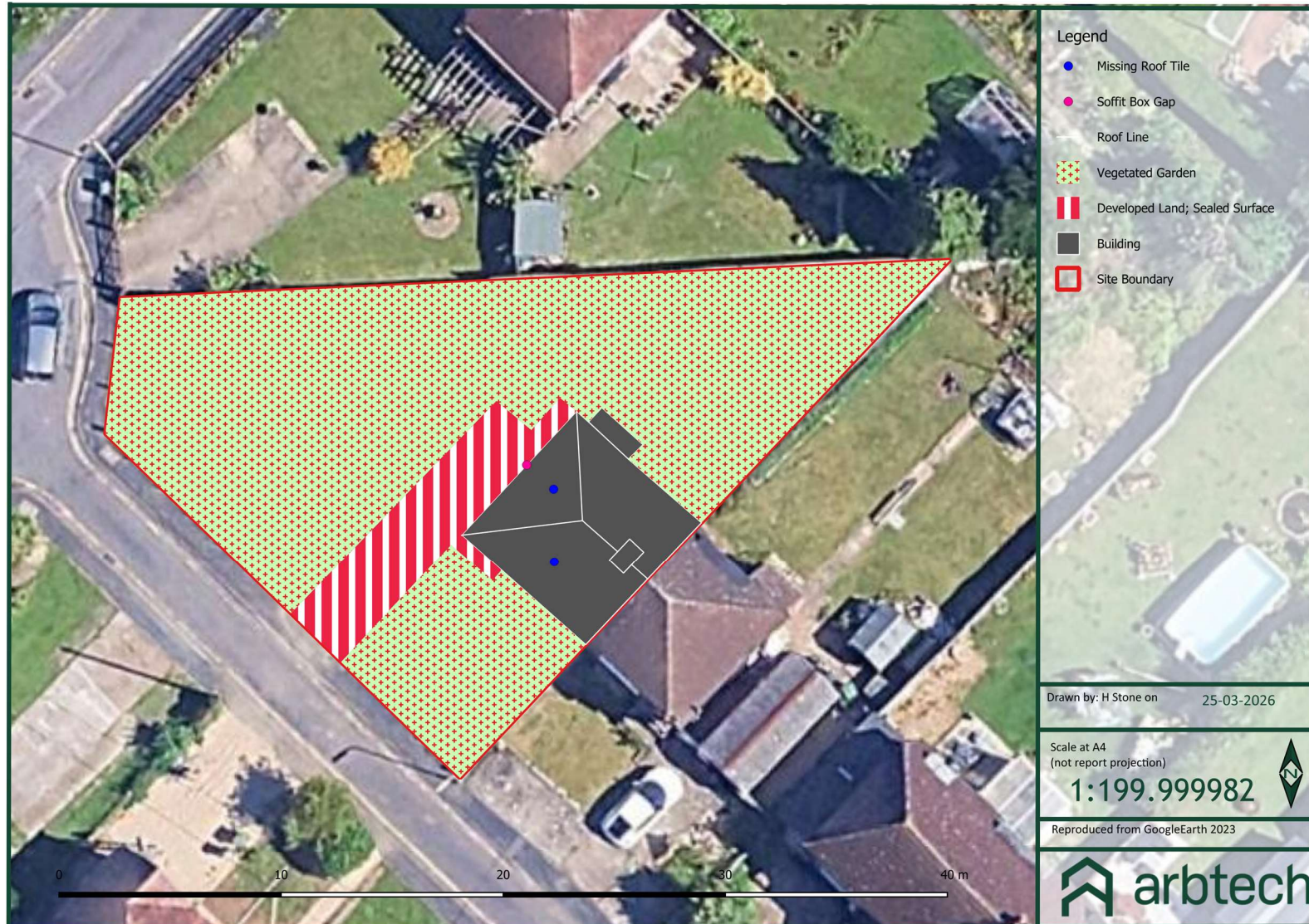
Appendix 1: Proposed Development Plan



Appendix 2: Site Location Plan



Appendix 3: Habitat Survey Plan



Appendix 4: Site Photographs



Photo 1: Modified grassland



Photo 2: Modified grassland



Photo 3: B1 with Developed land; sealed surface driveway



Photo 4: B1



Photo 5: B1 - southern elevation



Photo 6: B1 - north eastern elevation

Appendix 8: Baseline Condition Assessments

Table 8a: Modified grassland condition assessment.

	Criteria Description	Criteria Passed?
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.	N
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
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	N
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.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
		Total 4/7
	Condition Poor due to failing one or more essential criteria.	

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Version Control

Status	Issue	Name	Date
Draft	0.5	Harley Stone BSc (Hons), Senior Ecologist	24/03/2026
Final	1	Harley Stone BSc (Hons), Senior Ecologist	25/03/2026