



Client Name	Mr & Mrs Frost
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Summary

South Coast Ecology Ltd were commissioned to undertake a Preliminary Ecological Appraisal (PEA) of land along Crows Nest Lane. This was to ascertain the baseline ecological conditions, to assess the likely impacts in the absence of mitigation relating to the proposed construction of a new detached dwelling. This assessment also provides appropriate recommendations to ensure proposals are in line with legislation and policy.

The PEA involved both a desk study and field survey. This report provides the findings and recommendations relating to appropriate mitigation and enhancements. Providing the mitigation, compensation and enhancements detailed within this report are followed, it is considered unlikely there will be any residual negative impacts.

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1.0 Introduction

1.1 Background

As defined by CIEEM a Preliminary Ecological Appraisal (PEA) is the process of assessing the ecological features present, or potentially present, within a site and the zone of influence of any proposal(s). It comprises a desk study and a walkover survey.

South Coast Ecology Ltd were commissioned by Mr & Mrs Frost to undertake a Preliminary Ecological Appraisal (PEA) at Land along Crows Nest Lane. The information gained during the assessment process has been collated and presented within this report.

1.2 Aim

The aim of this PEA is to:

- identify the habitats on site and record species encountered,
- classify suitability for legally protected and/or notable species,
- identify likely ecological constraints associated with a project,
- identify any mitigation measures likely to be required,
- identify any additional surveys that may be required, and
- identify the opportunities to deliver ecological enhancement.

1.3 Objective

The overall objective of this PEA is to ensure proposals are in line with local and national policy and legislation (**Appendix I**), resulting in a net gain for biodiversity.

1.4 Report Lifespan

This report will remain valid for 18 months after the execution of the site visit (March 2025). After this point an updating site visit will be required by a professional ecologist to ensure the findings and recommendations remain in line with the status of the site (CIEEM, 2019).

1.5 Site Description

The site is located at along Crows Nest Lane in Boorley Green (central grid reference SU 51041 14422) (**Figure 1**). The site is bound to the north, south and west by neighbouring properties and associated garden space with Crows Nest Lane running along the eastern boundary. The wider area consists of residential development, agricultural land and woodland running along the River Hamble.

Figure 1. Location of site (GridReferenceFinder, 2025).



1.6 Proposals

The proposals involve the construction of a single detached dwelling.

2.0 Methodology

The survey work was undertaken by Tristanna Boxall BSc (Hons) MCIEEM Senior Ecologist (Natural England license Class Level 1 for GCN and Dormice and Class Level 2 for bats) with 12 years experience.

2.1 Desk Study

2.1.1 Site Information

A search utilising the online planning portal of the relevant planning authority was undertaken to identify any local ecological issues that have been raised. In addition, web-based aerial photos and Ordnance Survey maps were utilized to gather initial information about the site and surrounding area, giving an indication of the type of habitats and species likely to be present. This included a search for water bodies within 250m of the site.

2.1.2 Designated Site Information

A search for designated nature conservation sites within the zone of influence of the project was undertaken using online resources. The location of each designated site, distance from the redline boundary, connectivity to the project site and reason(s) for designation were recorded.

2.1.3 Species Records

A search for granted licenses was undertaken. This allows an assessment of the likelihood of such species being present on site and/or being impacted directly or indirectly by proposals. This informs whether further survey effort will be required.

2.1.4 Habitat Information

Existing information on the habitat types within the site boundary and the surrounding area was gained via the use of online resources.

2.2 Field Survey

This took place on 11th March 2024. Weather conditions consisted of 7°C, 100% cloud cover and no wind or precipitation. The habitats present were recorded along with species encountered. UK Habitat Classification (UKHab) methodology was utilised. The UKHab hierarchical system identifies primary habitat types with secondary codes linked to each.

The five levels in the hierarchy, moving in increasing detail from Level 1 to Level 5:

Level 1 – Terrestrial, Freshwater and Marine.

Level 2 – Ecosystem types.

Level 3 – Broad Habitats, based on Biodiversity Broad Habitats of the UK Biodiversity Action Plan.

Level 4 includes Priority Habitats identified through the UK Biodiversity Action Plan.

Level 5 includes Annex 1 Habitats (EU Habitats Directive, 1992).

A thorough and systematic search for evidence of legally protected and notable species was undertaken whilst on site. The habitats were assessed as to their potential to support such species.

2.3 Day Time Bat Walkover

The purpose of this aspect of the survey was to observe, assess and record any habitats suitable for bats to roost, commute and forage. Although the trees are to be retained, given their close proximity to proposals an assessment was made to establish whether they were likely to support roosting bats. This was undertaken by Tristanna Boxall BSc (Hons) Class Level 2 Natural England License holder.

Given the size of the trees a thorough assessment was possible of all limbs and trunks at ground level with the aid of a high-powered torch. The survey methodology was in line with best practise guidelines (Collins, J. ed. 2023).

2.4 Habitat Suitability Assessment

Given the scale of proposals and associated area of impact, a Habitat Suitability Index (HSI) was carried out on all identified waterbodies located within 250m of site. The HSI numerical index (geometric mean) utilises ten indices which affect Great Crested Newts and results in a value between 0 – 1 with 0 indicating the water body is unsuitable and 1 being optimal. The factors are as follows:

- Geographic Location (SI₁),
- Pond Area (SI₂),
- Permanence (SI₃),
- Water Quality (SI₄),
- Shade (SI₅),
- Presence of Waterfowl (SI₆),
- Presence of Fish (SI₇),
- Pond Count (SI₈),
- Terrestrial Habitat (SI₉),
- Macrophytes (SI₁₀).

These criteria are used to calculate a score according to ARC Guidelines (ARC 2010) using the Oldham (2000) calculation formulae:

$$HSI = (SI_1 \times SI_2 \times SI_3 \times SI_4 \times SI_5 \times SI_6 \times SI_7 \times SI_8 \times SI_9 \times SI_{10})^{1/10}$$

This gives a score between 0 and 1 of the suitability of the pond for GCN. There is a positive correlation between HSI score and the number of GCN observed:

- < 0.50: Poor suitability for GCN
- 0.5 – 0.59: Below average
- 0.60 – 0.69: Average
- 0.70 – 0.79: Good
- >0.80: Excellent

2.5 Impact Assessment

2.5.1 Valuation

As part of this assessment Ecological receptors are assigned importance in terms of biodiversity conservation value on a geographic scale. Value is assigned based on legal protection, national and local biodiversity policy and cultural and/or social significance:

- International and European
- National
- Regional
- County
- Local
- Site

2.5.2 Magnitude of Effect

The magnitude of effect represents the degree of change in an ecological receptor. These are either temporary or permanent, direct or indirect and adverse or beneficial.

2.5.3 Significance of Effect

This combines the above factors to determine the significance of effects. Impacts are categorised as Major, Moderate, Minor or Negligible.

2.6 Limitations

The survey represents the site at the time of survey. Lack of evidence of a particular species does not confirm absence. Similarly, species may take up residence and/or begin to utilize the site and/or area impact following the completion of the survey.

This survey does not constitute a full site assessment for invasive species, such as Japanese Knotweed (*Fallopia japonica*).

3.0 Results

3.1 Desk Study

3.1.1 Water bodies

Two balancing ponds were identified within 250m both to the north of Maddoxford Lane.

3.1.2 Designated Site Information

The site lies approximately 1.9km north of Solent and Southampton Water SAC, SPA and Ramsar.

3.1.3 Species Records

The online search identified records of two Common Pipistrelle eared bats EPSL applications within 2km of the site.

3.1.4 Habitat Information

No priority habitats were recorded on or adjacent to site.

3.2 Field Survey

The redline boundary consisted of Improved Grassland (g4) (please see **Plan 1** attached) which has been frequently mown (secondary code 108) (**Figure 2**). It was dominated by Rye grass (*Lolium perenne*) and Yorkshire Fog (*Holcus Lanatus*) with abundant moss, Daisy (*Bellis perennis*) and occasional Dandelion (*Taraxacum officinale*), White Clover (*Trifolium repens*) and Ribwort Plantain (*Plantago lanceolata*), Red Dead Nettle (*Lamium purpureum*) and Cat's ear (*Hypochaeris radicata*).

Figure 2. Modified Grassland (March, 2025).



Three scattered fruit trees (secondary code 31) were also recorded on site (evident in **Figure 2** above).

A Box (*Buxus sempervirens*) hedgerow was recorded along the eastern boundary of the site (**Figure 3**).

Figure 3. Hedgerow along Crows Nest Lane (March, 2025).



No evidence of protected or notable species was present on site during the walkover.

3.3 Day Time Bat Walkover

The trees were considered to have negligible potential to support roosting bats however it is considered highly likely bats will commute and/or forage over the site.

3.4 Habitat Suitability Index

A HSI assessment was undertaken on the balancing ponds to the north (**Figure 4** and **Table 1**) (please see **Appendix II** for details). These were considered likely to have 'below average' and 'average' suitability for Great Crested Newts respectively.

Figure 4. Location of ponds (GoogleMaps, 2025).



Table 2. Results of the HSI assessment.

Pond Number	Photo	Distance from site	HSI Score	Suitability
1		158m northeast	0.60	Below Average
2		102m Northwest	0.61	Average

4.0 Evaluation

4.1 Assessment of the likely importance of the habitats present

Due to the nature of the grassland on site (i.e. modified grassland subject to intense management) and therefore lack of floral diversity, is considered to be limited to site value.

Given the age (mature) and species (native) of the trees on site they are considered to be of at least site value.

The hedgerow is isolated and not connected to a wider network. It is therefore considered to be limited to site value.

4.2 Assessment of the likely presence of protected and priority species

4.2.1 Bats

It is considered highly unlikely the site supports roosting bats however it is considered likely bats will commute and/or forage over the site. Therefore, it is considered the site is at least of site value for bats.

4.2.2 Badgers and Hedgehogs

Similarly, although no evidence was recorded on site, it is considered there is potential for commuting and/or foraging Badgers and Hedgehogs. As a result, the site has potential to be of site value.

4.2.3 Reptiles

The grassland on site has a uniform sward structure due to continual management. As a result, it is considered there is negligible potential for reptiles.

4.2.4 GCN

The site is considered to be suboptimal for GCN given the uniform grassland and lack of cover. Similarly the water bodies are not considered suitable for Great Crested newts. As a result, it is considered there is negligible potential for GCN.

4.2.5 Nesting Birds

The scattered trees and hedgerow provide opportunities for nesting birds. As a result, the redline boundary is considered to be of site value.

4.3 Likely Impacts in the Absence of Mitigation

4.3.1 During Construction (Habitats)

The loss of grassland considered to be of site value will be permanent, albeit a relatively small area. Therefore, proposals will result in a certain, minor adverse impact at site level.

Works taking place within close proximity to the scattered trees have potential to damage the roots through compaction or severance. Therefore, in the absence of mitigation, there is potential risk of severe negative impact at site level.

4.3.2 During Construction (Wildlife)

There is a risk that trenches and/or excavations associated with the construction of the new dwelling, could trap and therefore harm or injure animals. Therefore, works have potential for moderate, adverse impacts at site level.

There is an existing gap for access however this will require widening. If vegetation removal were to take place within bird nesting season there is a risk birds could be harmed or killed and/or lead to nest disturbance and abandonment. Therefore, works have potential for adverse impact at site level.

4.3.3 Once Operational (Habitats)

By creating a native and pollen rich garden it is considered there is potential for a moderate and permanent positive impact at site level.

4.3.4 Once Operational (Wildlife)

Proposals will result in an increase in human disturbance including additional lighting. However, given the pre-existing light levels associated with neighbouring properties it is considered impacts will be minimal and limited to site level.

4.3.5 Once Operational (Designated Sites)

As the site lies within 5.6km of the Special Protection Areas associated with the Solent there is a risk that the increase in residence will result in increased disturbance. Therefore, there is potential for minor negative impact at an international level.

5.0 Mitigation

5.1 Bats

The following is from guidance published by the Institution of Lighting Professionals (ILP) (2023) relating to bats and lighting and should be considered when choosing luminaires and their potential impact:

- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability
- A warm white light source (2700Kelvin or lower) should be adopted to reduce blue light component
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012)
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt
- Where appropriate, external security lighting should be set on motion-sensors and set to as short a possible a timer as the risk assessment will allow. For most general residential purposes, a 1 or 2 minute timer is likely to be appropriate

5.2 Trees

The trees will be retained and protected via heras fencing during construction works. This will be installed prior to any works getting underway and will remain in place until all works are completed.

5.3 Nesting Birds

The widening of the access should take outside of bird nesting season (i.e. between October – February). If this is not possible a nesting bird check will be undertaken prior to works by a suitably qualified ecologist. If a nest is found a 5m buffer will be established within which works will not be able to take place until the ecologist has confirmed that the chicks have fledged and the nest is no longer active.

5.4 Badgers and Hedgehogs

During the construction phase, escape ladders should be used to prevent animals from becoming trapped in any open excavations left overnight.

5.5 GCN and Reptiles

The site is considered unlikely to support reptiles and amphibians due to the current management regime. It is essential this management is on-going (i.e. regular mowing takes place) to ensure habitats do not become suitable.

Please note is the grassland on site is allowed to develop it may become suitable for reptiles and further assessment may be required.

5.6 Designated Sites

A developer contribution needs to be paid for every net additional dwelling within 5.6km of the international designations associated with the Solent. The Bird Aware Solent Strategy (2017) introduced a sliding scale of developer contributions based upon bedroom size. The contributions from 1st April 2024 are as follows:

- 1 bedroom property £465
- 2 bedroom property £671
- 3 bedroom property £875
- 4 bedroom property £1029
- 5 bedroom property £1207
- Flat Rate £777

6.0 Compensation and Enhancement

6.1 Native Planting

Within the new garden design native species should be utilised. Where not appropriate, pollen rich species benefitting wildlife should be chosen. The following species are recommended:

6.1.1 Shrubs

The following species provide fruit for small mammals and birds:

Hawthorn

Holly

Elder

Hazel

Rowan

6.1.2 Borders and Flower Beds

Flowers that vary in colour, fragrance and time of flowering are encouraged especially those with landing platforms (i.e. Daisy family), umbellifers (i.e. Carrot family) and long pollen-tubes as they are likely to attract an array of pollinating insects. For example (BCT, 2018):

Lavender

Marjoram

Borage

Hemp Agrimony

Verbena

Sea Holly

Oxeye Daisy

Cosmos

Michaelmas Daisy

6.1.3 Trees

Not only will trees provide nesting bird opportunities once matured but also roosting and foraging potential for bats. The following species are recommended (Gunnel et al. 2012):

Willow

Beech

Ash

Elm

Birch

6.2 Bat Boxes

It is recommended that a bat roost feature be integrated within the fabric of the new build. The Ibstock Enclosed Bat Box 'B' is designed for integrated into brickwork. It provides several roosting chambers to provide zones of differing temperatures within the box. The bats are contained within the box itself and

the entrance at the bottom allows droppings to fall out, meaning that the box is maintenance free. The Enclosed Bat Box 'B' is also available in two sizes and three colours (NHBS, 2025).

This should be sited at least 3m high to prevent disturbance in a position they receive partial sunlight.

6.4 Bird Boxes

At least three woodcrete bird nest boxes will be erected on site (one per tree). An open fronted, 32mm circle entrance and 26mm circle entrance hole will be introduced.

7.0 Conclusion

The area of impact is considered to be limited in terms of Ecological value. The valuable features (the scattered trees and hedgerow) are set to be retained. Although no evidence of legally protected and/or notable species was recorded is it considered there is potential for commuting and/or foraging bats, Badgers and Hedgehogs and nesting birds. The proximity of Solent and Southampton Water SAC, SPA and Ramsar has also been highlighted.

Mitigation, compensation and enhancements have been detailed within this report. It is considered should all measure be followed and implemented proposals will result in a net gain for biodiversity.

8.0 References

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APPENDIX I – Legislation and Policy

Legislation

The Wildlife and Countryside Act (1981) (as amended)

The primary legislation by which biodiversity is protected within the UK. Protected fauna and flora are listed under Schedules 1, 5 and 8 of the Act. They include all species of bats, making it an offence to intentionally or recklessly disturb any bat whilst it is occupying a roost or to intentionally or recklessly obstruct access to a bat roost. Similarly, this Act makes it an offence to kill or injure any species of British reptiles and also makes it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy their eggs and nests (whilst in use or being built).

The Wildlife & Countryside Act (1981) states that it is an offence to ‘plant or otherwise cause to grow in the wild’ any plant listed in Schedule 9 part II of the Act. This list over 30 plants including Japanese Knotweed (*Fallopia japonica*), Giant Hogweed (*Heracleum mantegazzianum*) and Parrot’s Feather (*Myriophyllum aquaticum*).

The Countryside and Rights of Way Act (2000)

This Act strengthens the Wildlife & Countryside Act by the addition of “reckless” offences in certain circumstances, such as where there is the likelihood of protected species being present. The Act places a duty on Government Ministers and Departments to conserve biological diversity and provides police with stronger powers relating to wildlife crimes.

Protection of Badgers Act (1992)

This relates to the welfare of Badgers (*Meles meles*) as opposed to nature conservation considerations. The Act prevents the wilful killing, injury, ill treatment or taking of Badgers and / or interference, damage to or destroying a Badger sett and disturbing a Badger while it is occupying a sett including causing a dog to enter a sett.

Natural Environment and Rural Communities Act (2006)

The Natural Environment and Rural Communities (NERC) Act 2006 requires that public bodies have due regard to the conservation of biodiversity. This means that Planning authorities must consider biodiversity when planning or undertaking activities. Section 41 of the Act lists species found in England which were identified as requiring action under the UK Biodiversity Action Plan and which continue to be regarded as conservation priorities under the *UK Post – 2010 Biodiversity Framework*.

The Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 transposed the EU Habitats Directive (Council Directive 92/43/EEC) into UK domestic law. It provides protection for sites and species deemed to be of conservation importance across Europe.

It is an offence to deliberately capture, kill or injure species listed in Schedule 2 or to damage or destroy their breeding sites or shelter. It is also illegal to deliberately disturb these species in such a way that is likely to significantly impact on the local distribution or abundance or affect their ability to survive, breed and rear or nurture their young.

Schedule 2 - European Protected Species (animals)

Common name	<i>Scientific name</i>
Bats (all species)	Vespertilionidae
Eurasian Beaver	Castor fiber
Large Blue Butterfly	Maculinea arion
Wild Cat	Felis silvestris
Dolphins, porpoises and whales (all species)	Cetacea
Dormouse	Muscardinus avellanarius
Pool Frog	Rana lessonae
Sand Lizard	Lacerta agilis
Fisher's Estuarine Moth	Gortyna borelii lunata
Great Crested Newt	Triturus cristatus
Common Otter	Lutra lutra
Lesser Whirlpool Ram's-horn Snail	Anisus vorticulus
Smooth Snake	Coronella austriaca
Sturgeon	Acipenser sturio
Natterjack Toad	Bufo calamita
Marine Turtles	Caretta caretta Chelonia mydas Lepidochelys kempii Eretmochelys imbricata Dermochelys coriacea

The Conservation of Habitats and Species Regulations 2019 (EU Exit) made changes upon the UK's exit from the European Union (EU). These include The Conservation of Habitats and Species Regulations 2017 and The Conservation of Offshore Marine Habitats and Species Regulations 2017. This legislation ensures the existing protections of the Wildlife and Countryside Act 1981 continue.

The Environment Act (2021)

The Environment Act 2021 includes the protection of water quality, clean air and biodiversity. Part 6 of The Environment Act relates to nature and biodiversity. This section makes provision for biodiversity net gain. The legislation specifies biodiversity enhancement and includes a requirement for authorities to publish biodiversity reports including local nature recovery strategies.

Within England, the legislation also provides Natural England with the power to publish 'species conservation strategies' and 'protected site strategies' to identify activities that may affect a species or site's status and outline their opinions on measures that would be appropriate to avoid, mitigate or compensate any adverse impacts.

Policy

National

The National Planning Policy Framework (NPPF) (2023) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Chapter 15 'Conserving and enhancing the natural environment' states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity, the wider benefits from natural capital and ecosystem services, minimising impacts on and providing net gains for biodiversity.

The NPPF states that plans should distinguish between the hierarchy of international, national and locally designated sites and that the scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

To protect and enhance biodiversity plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation and promote the

conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species and identify and pursue opportunities for securing measurable net gains for biodiversity.

The NPPF states determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a SSSI, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSI;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Elmbridge Borough Council Core Strategy (2011)

Within the Core Strategy CS15 – Biodiversity states ‘The Council will seek to avoid loss and contribute to a net gain in biodiversity across the region and the objectives of the Surrey Biodiversity Action Plan (BAP) by:

1. Protecting and seeking to improve all sites designated for their biodiversity importance, as identified on the proposals map, in accordance with PPS9: Biodiversity and Geological Conservation and CS13-Thames Basin Heaths Special Protection Area (SPA), including those sites considered as being relevant to the integrity of the South West London Waterbodies SPA and Ramsar site. Criteria based policies against which proposals will be judged for any development on, or affecting, sites of regional or local significance will be brought forward through future DPDs that address Development Management and Site Allocations;

2. Support the implementation of the Regional Forestry and Woodland Framework by: Protecting all woodland, including ancient woodland, as shown on the proposals map, from damaging development and land uses; Promoting the effective management, and where appropriate, extension and creation of new woodland areas including, in association with areas of major development, where this helps to restore and enhance degraded landscapes, screen noise and pollution, provide recreational opportunities, helps mitigate climate change, and contributes to floodplain management; Replacing woodland unavoidably lost through development with new woodland on at least the same scale; Promoting and encouraging the economic use of woodlands and wood resources, including wood fuel as a renewable energy source; Promoting the growth and procurement of sustainable timber products.

3. Protecting and enhancing BAP priority habitats and species and seeking to expand their coverage by supporting the development of the Biodiversity Opportunity Areas; as shown on the proposals map;

4. Managing and maintaining a mosaic of habitats and rich variety of wildlife across the Council's landholdings in accordance with the Elmbridge Countryside Strategy;

5. Working in partnership to re-store and enhance: the Thames Basin Heath SPA, in accordance with CS13-Thames Basin Heaths SPA, which is an area of strategic opportunity for biodiversity improvement. Brooklands Community Park and Esher Commons Site of Special Scientific Interest (SSSI) in accordance with the Council's most up-to-date mitigation strategy for the Thames Basin Heath SPA and the Esher Commons SSSI Restoration and Management Plan.

6. Maximising the contribution of other green spaces and features, where appropriate, to the area's biodiversity resources including identifying and developing wildlife corridors to provide ecological 'stepping stones' and form a coherent local and regional biodiversity network in accordance with CS12-The River Thames and its tributaries and CS14-Green Infrastructure;

7. Directing development to previously developed land in accordance with CS1-Spatial Strategy, taking account of its existing biodiversity value.

8. Ensuring new development does not result in a net loss of biodiversity and where feasible contributes to a net gain through the incorporation of biodiversity features.

APPENDIX II – HSI Result.

Pond 1

Criteria	Result	Value
Map Location	A	1.00
Surface Area	54	0.11
Desiccation Rate	Frequently	0.10
Water quality	Moderate	0.67
Shade	0%	1.00
Waterfowl	Absent	1.00
Fish	Absent	1.00
Pond Density	5	1.00
Terrestrial Habitat	Good	1.00
Macrophyte Cover	100%	0.80

Pond 2

Criteria	Result	Value
Map Location	A	1.00
Surface Area	67	0.13
Desiccation Rate	Frequently	0.10
Water quality	Moderate	0.67
Shade	0%	1.00
Waterfowl	Absent	1.00
Fish	Absent	1.00
Pond Density	5	1.00
Terrestrial Habitat	Good	1.00
Macrophyte Cover	100%	0.80



Legend

- Scattered Trees
- Modified Grassland
- Hedgerow

Map	Habitats Map
Site	Land along Crows Nest Lane
Client	Mr & Mrs Frost
Date	13/03/2025