

Preliminary Ecological Appraisal

Survey site:

Ashbourne Stables, Southampton, Hampshire, SO32 1HF

Client:

Fiona Dunning

Survey date:

06/08/2025

Project:

This report is prepared to inform a planning application with the Eastleigh Borough Council. The proposal is described as:
Construction of new vehicular access.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2025.](#)

Site Location and Context					
The survey site is centred on National Grid Reference SU 51772 19417 and has an area of approximately 0.03ha, however the wider site was surveyed due to the presence of two ponds. It is situated within a rural area of Fair Oak, along Mortimer's Lane. The site comprises of an equestrian facility with gravel roads and paths, a menage, ponds hedgerow and woodland. There are scattered trees within the site and extending into the local garden landscape. Aerial imagery shows the local landscape to have a rural character, with much of the area comprising of arable farmland, separated by native hedgerow and roads. Several properties are situated within the local area, but the landscape is largely farmland, with the town of Fair Oak located 1.1km west.					
Survey Details					
The site survey was undertaken by Rebecca Gane BSc (Hons) Consultant Ecologist, an accredited agent on the Natural England survey licences for bats [2018-33540-CLS-CLS (class 1).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
06/07/2025	21	78	0	5	None
Executive Summary					
Biodiversity net gain Planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain. Birds, reptiles, amphibians, badgers, otters, water voles and hedgehogs Precautionary working methods. Please see relevant sections for details. Biodiversity enhancements Please see relevant sections for details.					
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. 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.					

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, pond map in appendix 3, proposal plan in appendix 4 and photos in appendix 5). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	The site contains native hedgerow which is listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Other habitats within the site are common and widespread and have low ecological value. Further notable habitats are present within 2km. On-site habitat descriptions <u>u1c - Artificial unvegetated, unsealed surface [32 scattered trees, 33 line of trees]</u> The predominant habitat onsite is unsealed gravel surface and a menage. Two small willows are located adjacent pond 2 and a line of willows is situated to the north of pond 1 (see ponds below). Condition assessment 32: Moderate A. The tree is a native species (or at least 70% within the block are native species). (Pass) B. The tree canopy is predominantly continuous. (Pass) C. The tree is mature. (Pass) D. There is little or no evidence of an adverse impact on tree health by human activities (Pass) E. Natural ecological niches for vertebrates and invertebrates are present. (Fail) F. More than 20% of the tree canopy area is oversailing vegetation beneath. (Fail) Condition assessment 33: Moderate A. At least 70% of trees are native species. (Pass) B. Tree canopy is predominantly continuous. (Pass) C. One or more trees has veteran features and or natural ecological niches. (Fail) D. There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees. (Fail)

	E. At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). (Pass) w1g – Other broadleaved woodland A section of willow-dominated woodland is located to the east of the development site. This woodland lacks a scrub layer, and the ground flora present consists predominantly of hedge garlic (<i>Alliaria petiolata</i>), bramble and common nettle (<i>Urtica dioica</i>). The ground within this section of woodland shows signs of disturbed ground that has created bare patches. Condition assessment w1g: Poor (See appendix 6 for full condition assessment) h2a – Native Hedgerow Native hedgerow consisting of hawthorn, is located on the southern boundary, at the centre of the development area. Condition assessment h2a: (See appendix 6 for full condition assessment). h2b – Non-native ornamental hedgerow Two strips of cherry laurel hedge are located along the southern boundary. Condition assessment h2b: Poor (automatic condition) r1 41 – Non-priority pond There are two ponds located within the wider site. Pond 1 (P1) is located to the north and is an ornamental pond containing large fish. Pond 2 (P2) is another ornamental pond located to the west. Both are surrounded on all sides by artificial surfaces and contain poor quality water. Ducks were observed in both ponds. Anecdotal evidence revealed that ducks are consistently present in both ponds, often in high numbers (~30). Condition assessment 41: Poor (See appendix 6 for full condition assessment). g3c – Other neutral grassland [524 Invasive non-native species] A small strip of neutral grassland is located on either side of the ditch. This area is council owned and currently does not undergo any management. The area is currently dominated by Himalayan balsam (<i>Impatiens glandulifera</i>) but other species include: F: Dandelion (<i>Taraxacum spp.</i>), oatgrass (<i>Arrhenatherum spp.</i>) and brome (<i>Bromus spp.</i>) O: Hedge bindweed (<i>Calystegia sepium</i>), bramble (<i>Rubus fruticosus</i>), rosebay willowherb (<i>Chamerion angustifolium</i>), broadleaf dock (<i>Rumex obtusifolius</i>), and sow thistle (<i>Sonchus oleraceus</i>). Condition assessment g3c: Poor A) The parcel represents a good example of its habitat type (Fail). B) The sward height is varied (Pass). C) Bare ground coverage is between 1-5% (Pass).
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- D) Bracken or scrub coverage within the grassland is <5% (Pass).
- E) Combined cover of sp. indicative of sub-optimal conditions and physical damage <5%. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed. (Fail).
- F) There are approximately 10 vascular plant species per m² (Fail).

r1g 50 – Ditch

An offsite, straight ditch is located adjacent the southern boundary. A low level of water is present within the ditch (estimated ~5-10cm depth) which was stagnant. The ditch does not appear to undergo management, as the vegetation, consisting of the species above (g3c) dominate both sides of the ditch. No macrophytes were observed during the survey that would suggest it sustains a continuous flowing level of water. Images taken from Google Street Maps dating back to 2009 show marginal vegetation such as iris and bullrushes, that often grow in ponds and ditches. Further, the site is situated on Soilscape 18. Soilscape 18 has impeded drainage making it likely that drainage was implemented as flood management. A review of historic imagery could not locate a watercourse in this area prior to the presence of the current watercourse.

According to the UKHab Habitat Classification 2.0, a ditch is defined as “*an artificial standing-water or dry ditch linear feature that is <5 m wide and >20 times longer than its width.*” The ditch present on site measures approximately 1.5m in width and 780m in length, meeting this definition. Its linear alignment parallel to the roadside, combined with the absence of valleys, meanders, or other geomorphological features typical of natural watercourses, strongly supports its classification as a drainage ditch, suggesting it functions primarily as a roadside drainage feature rather than a natural or modified watercourse.

Comments received from Eastleigh Borough Council proposed that the ditch may represent headwaters of a river flowing south of the site, through a pond at Pond Farm and subsequently southwest through a golf course. However, field survey evidence indicates that the ditch is highly unlikely to form part of this river system. The feature contains stagnant water with no observable directional flow. Although rivers may at times appear still, the water quality, combined with the lack of disturbance to channel-bed vegetation, indicates an absence of continuous or seasonal flow.

The UKHab Habitat Classification defines headwaters as “*a watercourse within 2.5km of its furthest source as marked with a blue line on Ordnance Survey (OS) maps at a scale of 1:50,000.*” As the ditch is not shown on OS mapping at this scale, it cannot be considered headwaters of the adjacent river system.

Condition assessment g3c: Poor (See appendix 6 for full condition assessment).

Local notable habitats

Patches of lowland mixed deciduous woodland (LMDW) are present in close proximity to the site. The closest is located ~0.8km to the west and north. The trees on-site likely have functional connectivity to these patches of woodland, given their proximity to the site and the presence of numerous trees throughout the landscape. LMDW is classed as a priority habitat under Section

	41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site, including: • Ancient woodland – closest parcel ~0.8km west and north • Woodpasture and parkland – closest parcel ~1.1km south • Traditional orchard – closest parcel ~1.1km south • Coastal floodplain grazing marsh – closest parcel ~1.1km north
<i>Foreseen Impacts</i>	On-site habitats The habitats on-site are widespread and not notable. ~6m of native hedgerow has been removed to facilitate the access, this was undertaken in January. As far as the client is aware, no more hedgerow is due to be removed. Offsite habitats The proposed development will result in the loss of grassland. This is likely to have minimal impact on biodiversity considering the small area of habitat being lost. Notable habitats No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.
<i>Recommendations</i>	On-site habitats To compensate for the proposed habitat losses at the site, the following habitat creation measures could be incorporated: • Native scrub or hedgerow planting (within the wider site). See <i>Hazel dormice</i> section for further details. Notable habitats None required. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. The development effects >5m of linear habitat and the native hedgerow is a priority habitat, therefore, the development must be accompanied by a biodiversity net gain calculation to ensure the proposed development delivers a 10% net gain. The removal of native hedgerow and neutral grassland will need to be compensated for within the biodiversity net gain assessment. Creation or enhancement of a grassland and hedgerow is recommended.

Locality and Designated Sites	
Summary of Survey Findings	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are no known statutory sites within 2km of the site. The site lies within the impact risk zone for the River Itchen SSSI Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Hampshire Biodiversity Records Centre.
Foreseen Impacts	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers. The site lies within the impact risk zone for the River Itchen SSSI. The proposed development type is not listed as a possible high risk for this designation.
Recommendations	On-site designations None required. Statutory and non-statutory designated sites None required.
Invasive / Non-native species	
Summary of Survey Findings	Himalayan Balsam was identified on the site, which is listed as an invasive, non-native species under Schedule 9 of the Wildlife and Countryside Act 1981.
Foreseen Impacts	Construction could result in the spread of Himalayan Balsam.
Recommendations	The following measures should be implemented to control and/or eradicate Himalayan balsam from the site: • Himalayan balsam removal should be undertaken between April and June, prior to seeding. • Pull the plant up by grasping the base of the stem and giving a steady gentle pull to bring up roots.

	- Dispose of Himalayan balsam in line with appropriate controlled waste measures or by leaving it in a pile to compost down (this stops the balsam re-growing from the roots or the nodules on the stem). - Ensure biosecurity measures are in place and clean boots, clothing and vehicle tyres before leaving site.								
Invertebrates									
Summary of Survey Findings	The habitats present on-site, including unsealed surface, grassland native and non-native woodland, with a ditch offsite adjacent. These habitats are likely to provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.								
Foreseen Impacts	None foreseen.								
Recommendations	No further surveys.								
Bats									
Summary of Survey Findings	EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is 1 EPSL within a 2km radius of site as detailed below:								
	<table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2016-21766-EPS-MIT</td><td>Common pipistrelle</td><td>~0.65km east</td><td>Destruction of a resting place</td></tr></table>	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2016-21766-EPS-MIT	Common pipistrelle	~0.65km east	Destruction of a resting place
	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence					
2016-21766-EPS-MIT	Common pipistrelle	~0.65km east	Destruction of a resting place						
Foraging and commuting habitat Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of a small section of woodland, hedgerow and a grassland verge. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the hedgerows on site are mature and extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.									
Foreseen Impacts	Foraging and commuting habitat The proposed development will result in the loss of small areas of hedgerow and grassland but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting No new lighting will be installed as a result of the proposed development.								
Recommendations	Foraging and commuting habitat								

	No further surveys are required. Artificial lighting None required.
Birds	
<i>Summary of Survey Findings</i>	Trees and vegetation No bird nests were identified within the hedgerow, but a single nest was found within the woodland, however they all offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees Any further hedge removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests 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. Barn owls None required. Overwintering birds

	None required.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability The dominant habitat onsite (gravel) is considered unsuitable for reptiles. The grassland and ditch will provide reptiles with foraging and commuting habitat. Wider landscape The local landscape comprised of large parcels of arable land, hedgerow and treelines, all of which are suitable for reptiles and connected to the site. Therefore, the presence of reptiles utilising these adjacent habitats as well as the ditch and grassland verge adjacent cannot be discounted.
<i>Foreseen Impacts</i>	Although a small area of suitable habitat is being removed as part of the development, there is a low risk that a low number of reptiles could be present in the vicinity of the works. These could be injured or killed without mitigation.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Once the Himalayan balsam has been successfully removed. A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned 1 granted EPSL records for great crested newts (GCN) within 2km of the site. This record is ~0.65km east of the site. Further the MAGIC database did reveal a GCN Class Survey Licence Return located ~500m southwest of the site. GCN exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat

during their life cycle; GCN are typically found within terrestrial habitats up to 500m from breeding ponds (Langton *et al.* 2001). As such, the GCN metapopulation known to be present ~500 southwest could be considered connected to the site. However, it should be noted that this pond is located on the southern side of Mortimer's Lane, which is a high-speed road subject to a fair level of traffic.

Aquatic habitat suitability (including ponds within 500m)

There are two ponds present on site. Both ponds are artificial and show signs of major impact by waterfowl. The water is of poor quality with obvious signs of pollution shown by the extreme levels of algae. Large fish are present in pond 1. An HSI was undertaken for both ponds:

SI No	SI Description	P1	P2	HIS Score	Pond Suitability
1	Geographic location	1	1	< 0.50	Poor
2	Pond area	1	0.2	0.50 - 0.59	Below average
3	Pond permanence	0.9	0.9	0.60 - 0.69	Average
4	Water quality	0.01	0.01	0.70 - 0.79	Good
5	Shade	1	1	> 0.80	Excellent
6	Waterfowl effect	0.01	0.01		
7	Fish presence	0.67	0.33		
8	Pond Density	1	1		
9	Terrestrial habitat	0.01	0.33		
10	Macrophyte cover	0.3	0.7		
HSI Score		0.21	0.26		
Pond suitability (see below)		Poor	Poor		

In addition to the pond located on site, a review of the Magic.gov.uk database and aerial imagery indicates that there is a further five ponds located within 500m of the site. See appendix 3 for locations.

- Pond 3: ~130m southwest
- Pond 4: ~400m east
- Pond 5: ~420m north
- Pond 6: ~480m north
- Pond 7: ~480m north
- Pond 8: ~500m southeast

	A pond map showing approximate pond locations is provided in Appendix 3. Between the ponds to the north (P5-7) and the site, there is a considerable stretch of suboptimal gravel habitat, making in highly unlikely that GCN within these ponds would be suitably connected to the development location. The remaining ponds (P3, 4 and 8) are separated from the site by grassland, hedgerow and a main road. Mortimer’s Lane is a high-speed main road, with traffic noted as passing constantly throughout the survey. GCN will traverse this habitat, particularly in wet weather, however the constant traffic is likely to deter/limit the dispersal of GCN towards the site from south of the road. Ponds are the preferred habitat during the breeding season for GCN; however, the offsite ditch that is proposed to be culverted may provide limited suitable habitat for breeding GCN. However, it will still provide suitable commuting and foraging habitat. As such, there is a risk that GCN will be present. The watercourse is to remain post-development but will need to be culverted. This will maintain the watercourse but result in the loss of the vegetation adjacent. Terrestrial habitat suitability The majority of the surveyed site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of gravel offer sub-optimal habitat for terrestrial amphibians given their lack of foraging opportunity and refuge. The hedgerow and grassland verge may offer commuting, foraging and refuge for these species, particularly from offsite to the east and west, however given the urban nature of the site (i.e. dominated by gravel which are sub-optimal for amphibians) it is unlikely that amphibians located to the north or west will migrate on to site.									
Foreseen Impacts	Culverting the ditch is considered unlikely to significantly affect aquatic GCN habitat. The section of the ditch to the west has already been culverted, and if GCN are present in the area, their continued presence despite the existing culvert demonstrates that this activity does not pose a significant barrier or risk to the species. As such, formal surveying is not deemed necessary at this stage. Instead, a precautionary working method is advised to minimise any potential risk to terrestrial GCN during the works. When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of grassland. If great crested newts are present within this habitat, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a Green risk score, which states: Offence Unlikely (see Figure 1 below). <table><tr><th>Component</th><th>Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)</th><th>Notional offence probability score</th></tr><tr><td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land within 100m of any breeding pond(s)</td><td>0.001 - 0.01 ha lost or damaged</td><td>0.05</td></tr></table>	Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score	Great crested newt breeding pond(s)	No effect	0	Land within 100m of any breeding pond(s)	0.001 - 0.01 ha lost or damaged	0.05
Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score								
Great crested newt breeding pond(s)	No effect	0								
Land within 100m of any breeding pond(s)	0.001 - 0.01 ha lost or damaged	0.05								

	Land 100-250m from any breeding pond(s)	No effect	0
	Land >250m from any breeding pond(s)	No effect	0
	Individual great crested newts	No effect	0
		Maximum:	0.05
	Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary is advised for amphibians during construction, including the following measures: • All vegetation clearance will be supervised by a qualified ecologist. • Once the Himalayan balsam has been successfully removed. A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. • Works to the ditch should be undertaken outside of the GCN breeding season (mid-March - mid-June). • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians 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 common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist. Suggested biodiversity enhancements: • A suitable portion of the offsite ditch, either side of the new access could be enhanced managed to create more optimal habitat for GCN. This could be achieved through the removal of invasive species and incorporation of native marginal plants, such a yellow flag iris. Alternatively, a district level licence (DLL) could be obtained. A DLL can be sought without any work and will require no compensatory habitat creation and less stringent onsite mitigation during construction. However, it's important to note that entering the DLL scheme requires the applicant to make a conservation payment to the DLL provider to provide the compensatory habitat creation off-site on their behalf. The cost of which is relative to the scale of the impacts. As a general recommendation, if no ponds are being removed to facilitate the development, entering the DLL scheme is likely to be the most cost-effective licensing option, if necessary.		

Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area. However, the site was considered suitable for badger sett excavation and foraging habitat.
<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. Grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger 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 badgers, if present.
<i>Recommendations</i>	- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Riparian animals	
<i>Summary of Survey Findings</i>	Otters Otters may use small ditches to forage and commute but given the distance of the ditch from a main river, the presence of otters is unlikely. Water voles The ditch adjacent the site is suitable for water voles, given its steep banks and vegetation cover.
<i>Foreseen Impacts</i>	Otters The proposed development will include alteration of riparian habitats. This is likely to be inconsequential any otters within the area owing to their low value and the presence of more extensive habitat locally. However, construction activities may result in the death or injury of otters or voles if present in the vicinity during construction. Water voles The proposed development will include alteration of riparian habitats. This is likely to be inconsequential to vole populations owing to their low value and the presence of more extensive habitat locally. However, construction activities may result in the death or injury of voles if present in the vicinity during construction.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to water voles and otters, further surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.

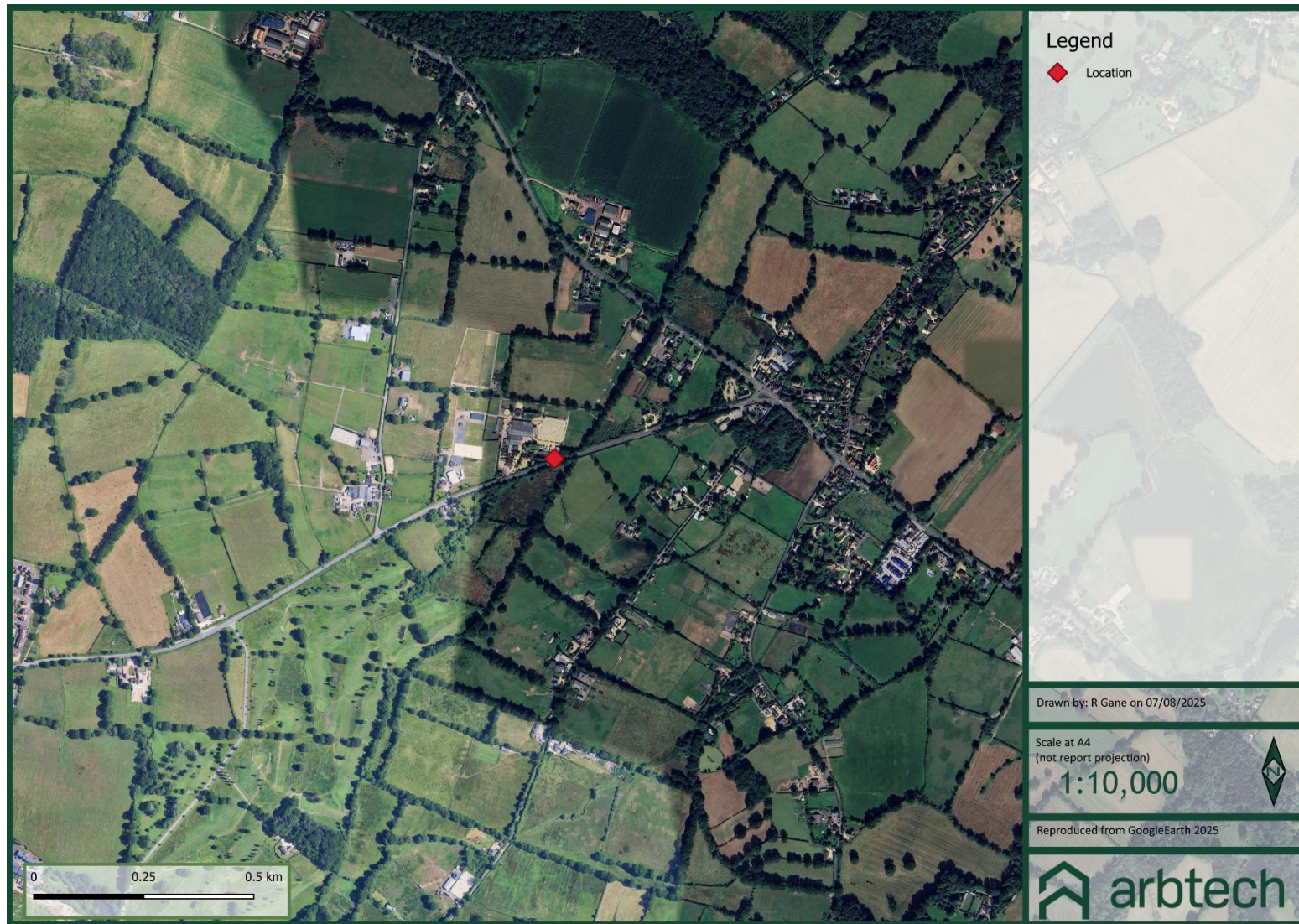
	- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to the watercourse and any retained habitats which water voles could use. - Best practice pollution prevention measures will be implemented to minimise impacts to the watercourse and any retained habitats that water vole could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that water voles or evidence of water voles is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability Habitats on site have been assessed as offering potential foraging, commuting, and nesting opportunities for dormice, primarily in the form of hedgerows and woodland. However, the woodland lacks a suitable scrub layer and is therefore not considered entirely suitable; only the southern periphery, which is connected to adjacent hedgerow, is deemed potentially valuable. It should also be noted that the hedgerow along the southern boundary lacks connectivity to the wider landscape to the west due to the presence of an access point, further limiting its ecological value. Hedgerow removal has already been undertaken on site, and as such, no further works are required.
<i>Foreseen Impacts</i>	Hedgerow has already been removed from the area of development. Should any further habitat be removed site clearance could result in the death or injury of dormice, if present.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to dormice, further dormouse surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: - Further site clearance will be undertaken outside of the dormouse hibernation season (November to March) insofar as is possible. - A toolbox talk will be given to contractors regarding the possible presence of dormice at the site. - Heras fencing will be erected around the working area to prevent encroachment into retained habitats where dormice could be present. - A pre-commencement inspection of the site will be undertaken for dormice. In the unlikely event that a dormouse or evidence of dormouse is identified, works must cease and advice must be sought from a suitably qualified ecologist.

	Suggested compensation for hedgerow removal An area of woodland to the southeast be enhanced with the incorporation of a scrub layer. This should consist of native fruit-bearing woody plants such as hazel, hawthorn and blackthorn.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The grassland, woodland and hedgerow provide foraging and commuting opportunities for hedgehogs.
<i>Foreseen Impacts</i>	Grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local 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.
<i>Recommendations</i>	Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

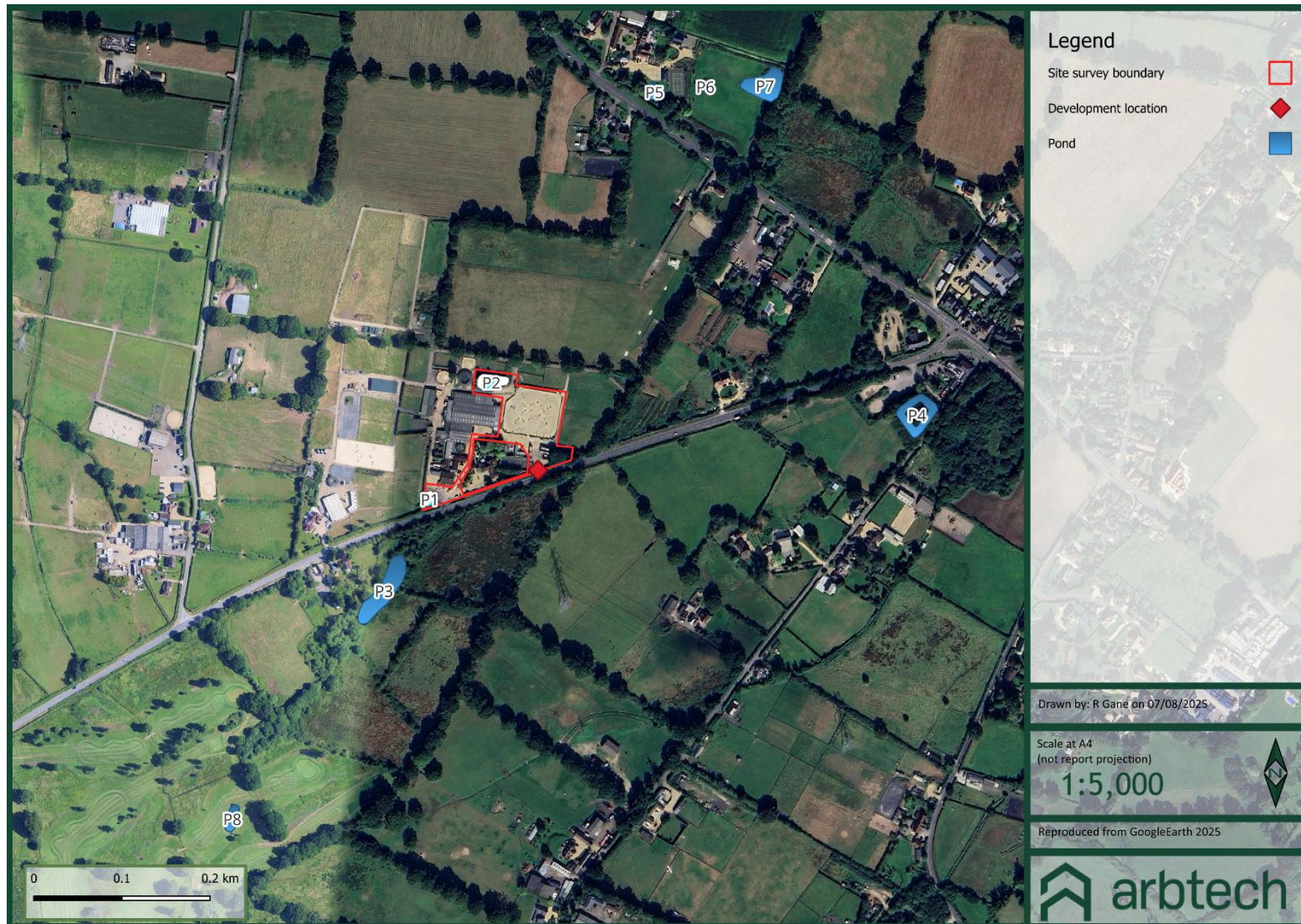
Appendix 1: Survey/Habitat map



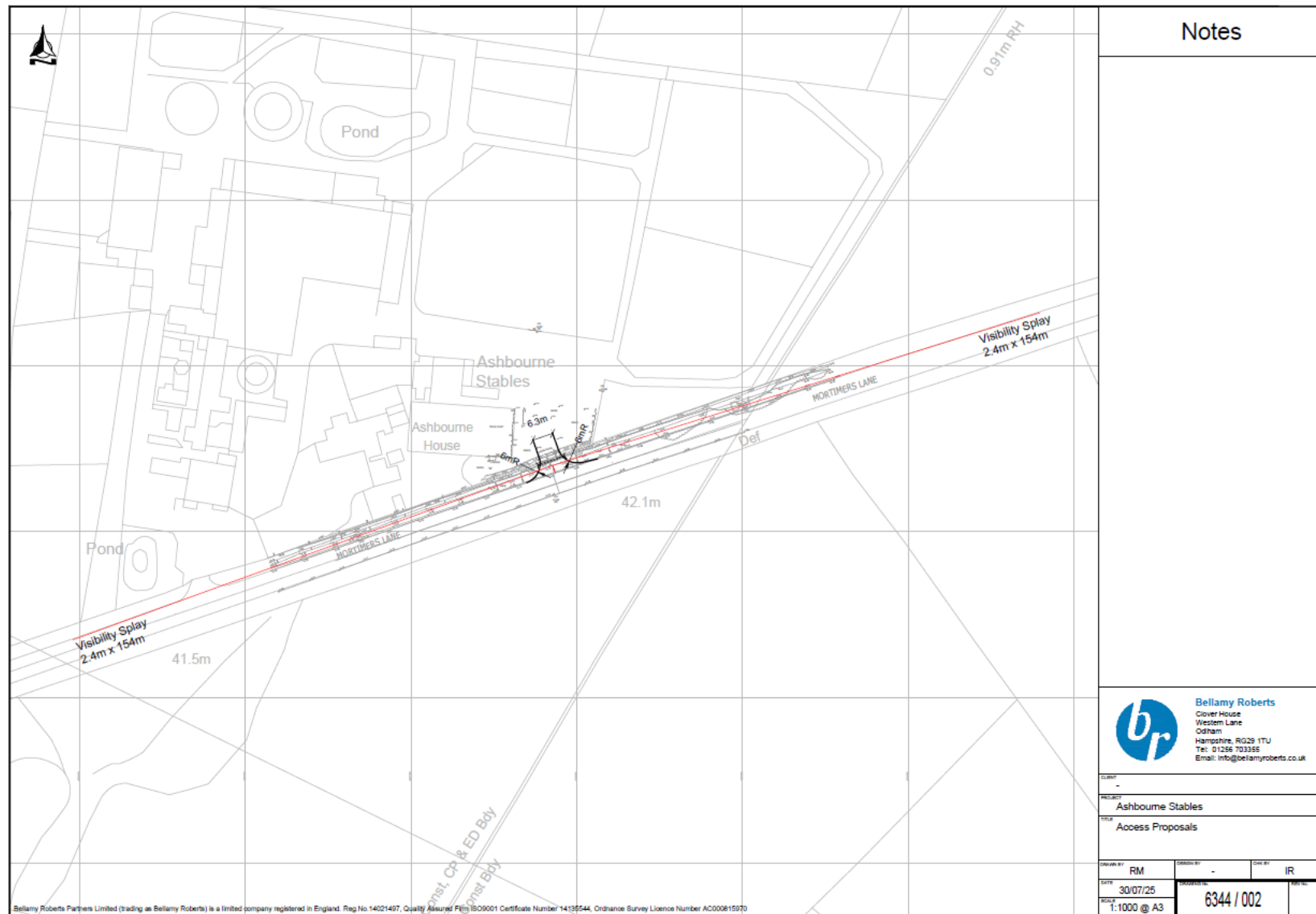
Appendix 2: Location map

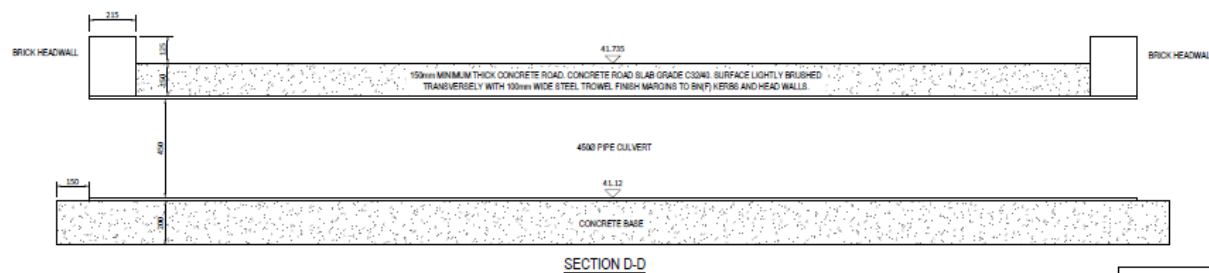
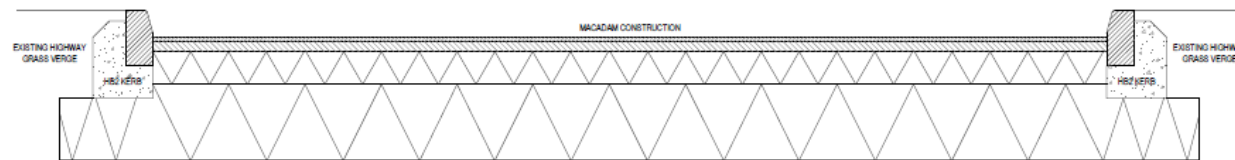
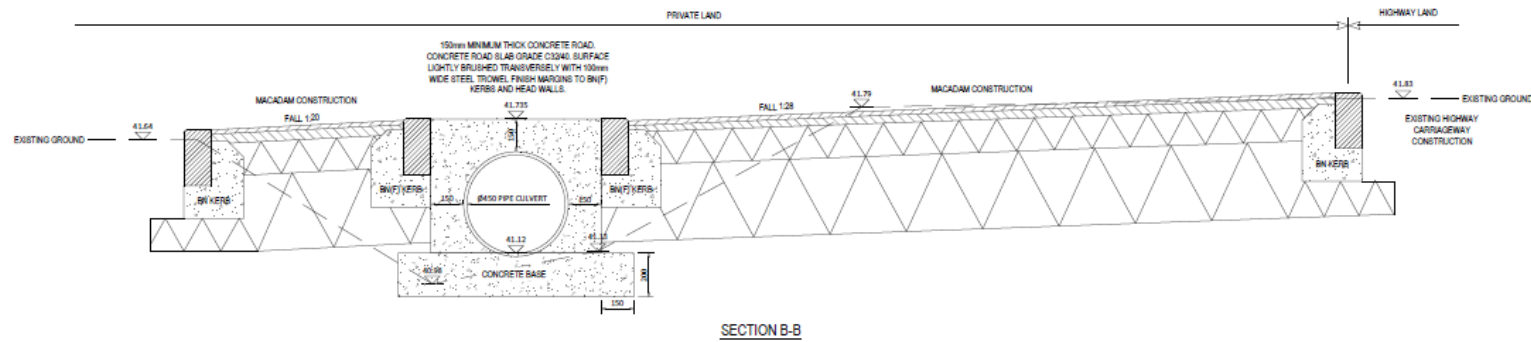
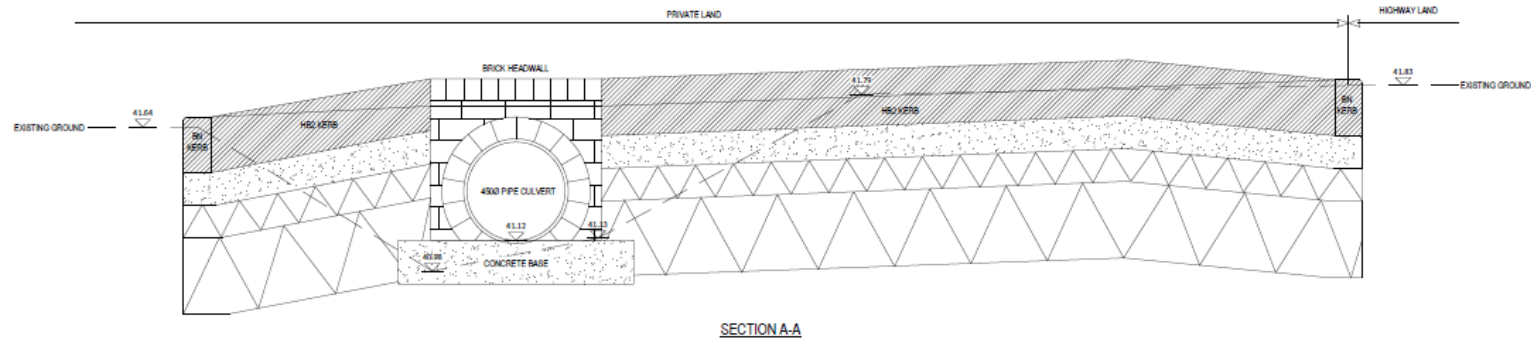


Appendix 3: Ponds within 500m



Appendix 4: Proposed plan





NOT FOR CONSTRUCTION

NO.	52	52 - Suitable for Information	100
REV.	001	Revised	100
Drawing Title			
52 - Suitable for Information			
GODSELL • ARNOLD			
PARTNERSHIP LTD			
Consulting Civil and Structural Engineers			
7 Arroweath Court, Station Approach			
Bromfield, Dorset, DT11 6AX			
Telephone: 01202 600 900 Website: www.gapcltd.net			
Client			
RICHARD BARNEY			
Project			
ASHBOURNE STABLES			
Drawing Title			
PROPOSED ENTRANCE SECTIONS			
Scale	1:50	Sheet	9501
Project Engineer/Consultant/Type Ref.	25041-GAP-XX-XX-DR-C	Drawing No.	9501
Revision		Sheet No.	P01

Appendix 5: Habitat Photos

Unsealed surface	
Photograph	Description
	Figure 1: Gravel drive adjacent the proposed access.
Neutral grassland and ditch	
Photograph	Description
	Figure 2: Ditch

			Figure 3: Ditch and grassland verge
Woodland			
Photograph			Description
			Figure 4: Willow-dominated woodland east of the proposed development.

		Figure 5: Nest within the woodland.
Native hedgerow		
Photograph	Description	
		Figure 6: Hawthorn hedgerow along southern site boundary



Figure 7: The proposed entrance.

Non-native hedgerow

Photograph



Description

Figure 8: Cherry laurel hedging along the southern boundary.

Ponds	
Photograph	Description
	Figure 9: P1 and line of trees behind.
	Figure 10: P1 turbid water and fish.



Figure 11: Pond 2



Figure 12: Ducks present in P1 (prior to site visit)

WOODLAND				
Condition Assessment Criteria	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator
Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	1
Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in less than 40% of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3
Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species ≥10% cover.	1 Himalayan balsam located adjacent
Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	1
Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	3
Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	2
Woodland regeneration	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	1
Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback.	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.	3
Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	1
Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	1
Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1
Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	2
Woodland disturbance	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground.	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground.	2
Total Score (out of a possible 39)				22

Condition Assessment Result	Condition Assessment Score
Total score >32 (33 to 39)	Good (3)
Total score 26 to 32	Moderate (2)
Total score <26 (13 to 25)	Poor (1)

NATIVE HEDGEROW						
Attributes and functional groupings		Criteria description	Criterion passed (Yes or No)	Condition Assessment Result	Metric Score	Score Achieved ×/✓
Core groups - applicable to all hedgerow types						
A1.	Height	>1.5 m average along length	Y	Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	
A2.	Width	>1.5 m average along length	N	Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	✓
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	Y	Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	Y	Score Achieved:		Moderate
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	Y			
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	Y			

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D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	N
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Y

OTHER STANDING WATER (POND)					
Condition Assessment Criteria		Criterion passed	Condition Assessment Result	Metric Score	Score Achieved ×/✓
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	N	Good Passes 9 criteria	3	
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	N	Moderate Passes 6-8 criteria	2	
C	Less than 10% of the water surface is covered with duckweed Lemna spp. or filamentous algae.	N	Poor Passes 5 or fewer criteria	1	✓
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	N	Score achieved:	Poor	
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams, pumps or pipework.	N			
F	There is an absence of listed non-native plant and animal species.	Y			
G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Y			
Additional Criteria - must be assessed for all non-woodland ponds:					
H	Emergent, submerged or floating plants (excluding duckweed) cover at least 50% of the pond area which is less than 3 m deep.	N			
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	Y			

OTHER STANDING WATER (DITCH)					
Condition Assessment Criteria		Criterion passed	Condition Assessment Result	Metric Score	Score Achieved ×/✓
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Y	Good Passes 8 criteria	3	
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	N	Moderate Passes 6 or 7 criteria	2	
C	There is less than 10% cover of filamentous algae and or duckweed Lemna spp. (these are signs of eutrophication).	Y	Poor Passes 5 or fewer criteria	1	✓
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	N	Score achieved: Poor		
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	Y			
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	N			
G	Less than 10% of the ditch is heavily shaded.	Y			
H	There is an absence of non-native plant and animal species.	N			

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